

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DUNKEL GLORIA K	DUNKEL DAVID A & GLORIA K	0	04/02/2023	QC	14-INTO/OUT OF TRUST	1183:2600	DEED	0.0		
RANDOLPH LARRY D	RANDOLPH LARRY D & JANE M	0	06/03/2022	QC	14-INTO/OUT OF TRUST	1181:1051	DEED	0.0		
WAGGONER RUSSEL G & SHEILA	WAGGONER RUSSEL G & SHEILA	0	06/23/2021	QC	15-LADY BIRD	1177:664	DEED	0.0		
EUREKA HUNT CLUB	EUREKA HUNT CLUB	0	01/15/2021	OTH	06-COURT JUDGEMENT	1175:0745	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status	
5800 HILLCREST RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
EUREKA HUNT CLUB 2043 WYNDHAM HILL DR HOLT MI 48842		SA:								
		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
234 L-973 P-1781 N 1/2 OF SEC 1 T23N R4W. 313.24 A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		313.000	Acres	1,500	100	469,500
		Paved Road				313.00	Total Acres	Total Est. Land Value =		469,500
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate		Size % Good		Cash Value	
		Water		Fencing: Wd, Split, 2 Rail	14.83		180 50		1,334	
		Sewer		Wood Frame	18.16		460 25		2,088	
		Electric		Wood Frame	18.16		428 25		1,943	
		Gas		Total Estimated Land Improvements True Cash Value =						5,365
		Curb								
		Street Lights								
		X	Standard Utilities							
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X	Wooded							
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009.		AA	09/23/2022	INSPECTED	2023	234,800	199,500	434,300		204,972C
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG	06/14/2011	INSPECTED	2022	203,500	125,900	329,400		195,212C
					2021	187,800	118,100	305,900		188,976C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 1508 156	Type 4in Concrete Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 884 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 44 Floor Area: 1,192 Total Base New : 244,644 Total Depr Cost: 137,000 Estimated T.C.V: 114,943			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0	
Yr Built	Remodeled	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1192 SF Floor Area = 1192 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56						
Condition: Good		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas						
Room List		Doors:		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation			Size		Cost New Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Laminate Other: Carpeted Other: Laminate			Average Fixture(s)			1 Story Brick Slab			1,192		161,384 90,375	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 3 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many			X	Ave.	Few	Water/Sewer			1		4,933 2,762	
X	Insulation	(7) Excavation		(8) Basement			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			1		5,890 3,298	
(2) Windows		(9) Basement Finish		(14) Water/Sewer			1 Water Well			Garages						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1192 S.F. Height to Joists: 0.0			1 1000 Gal Septic			Class: C Exterior: Brick Foundation: 18 Inch (Unfinished) Base Cost			884		37,048 20,747	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2000 Gal Septic			Built-Ins			1		2,806 1,571	
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Fireplaces			Appliance Allow.			1		2,806 1,571	
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer			Fireplaces			1		6,605 3,699		
X	Asphalt Shingle	Chimney: Brick		Public Sewer			1 Water Well			Exterior 1 Story			1		2,588 1,449	
				Lump Sum Items:			1 1000 Gal Septic			Wood Stove			1		2,588 1,449	
				Lump Sum Items:			2000 Gal Septic			Porches			1508		12,501 7,001	
				Lump Sum Items:			Lump Sum Items:			4in Concrete			156		10,889 6,098	
				Lump Sum Items:			Lump Sum Items:			Breezeways			Totals:		244,644 137,000	
				Lump Sum Items:			Lump Sum Items:			Frame Wall						
				Lump Sum Items:			Lump Sum Items:			Notes: 5821 TOWNLINE						
				Lump Sum Items:			Lump Sum Items:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:					114,943	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 3283	Type CCP (1 Story) 4in Concrete	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																					
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets																																
Condition: Average		Lg	Ord	Small																																	
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																	
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																	
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																																	
X Insulation				No. of Elec. Outlets																																	
(2) Windows		(7) Excavation		(13) Plumbing																																	
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1100 S.F. Slab: 1520 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement																																			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																			
X Gable Hip Flat		Gambrel Mansard Shed		(9) Basement Finish																																	
X Asphalt Shingle		(10) Floor Support		(14) Water/Sewer																																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																	
				Lump Sum Items:																																	
Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2620 SF Floor Area = 2620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,520</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,100</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>267,525</td> <td>123,061</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,614 2,122 Water Well, 100 Feet 1 5,720 2,631 Porches CCP (1 Story) 192 4,700 2,162 4in Concrete 3283 24,458 11,251 Built-Ins Appliance Allow. 1 1,961 902 Totals: 308,978 142,129										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,520			1 Story	Siding	Crawl Space	1,100			Total:				267,525	123,061	Class: CD Effec. Age: 54 Floor Area: 2,620 Total Base New : 308,978 Total Depr Cost: 142,129 Estimated T.C.V: 119,246 E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Slab	1,520																																		
1 Story	Siding	Crawl Space	1,100																																		
Total:				267,525	123,061																																
Notes: 5827 TOWNLINE ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv: 119,246																																					

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type		Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 952 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 44 Floor Area: 960 Total Base New : 198,330 Total Depr Cost: 111,064 Estimated T.C.V: 93,183			E.C.F. X 0.839			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 3 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56			Cls CD			Blt 0			
Yr Built	Remodeled	Ex	Ord	Min	No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Water/Sewer					
0 5823	TO 0				Many Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet			1 4,614 2,584 1 5,720 3,203					
Condition: Average		Lg	Ord	Small	(13) Plumbing			Porches			WCP (1 Story) WSEP (1 Story) CPP 4in Concrete 4in Concrete 4in Concrete			240 8,112 4,543 178 8,444 4,729 215 3,459 1,937 300 2,235 1,252 40 298 167 144 1,073 601					
Room List		Doors:	Solid	H.C.	(14) Water/Sewer			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost Common Wall: 1/2 Wall					
Basement	1st Floor	(5) Floors			Public Water Public Sewer Water Well			Class: D Exterior: Pole (Unfinished)			Base Cost Built-Ins			952 25,780 14,437 1 -931 -521					
2nd Floor	Bedrooms	Kitchen: Other: Other:			1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow. Fireplaces			1 1,961 1,098			1 2,179 1,220					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Lump Sum Items:			Deck			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
Wood/Shingle Aluminum/Vinyl Brick	Insulation	(7) Excavation			Public Water Public Sewer Water Well			Wood Stove											
(2) Windows	Many Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well			Deck											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Public Water Public Sewer Water Well			Deck											
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well			Deck										
Asphalt Shingle		(9) Basement Finish			Public Water Public Sewer Water Well			Deck											
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well			Deck											

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation		Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120 36 96	Type Treated Wood Treated Wood Treated Wood	Year Built:		Car Capacity:				
	0 Front Overhang 0 Other Overhang		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump							E.C.F.		No Conc. Floor:				
	(4) Interior		Drywall Paneled							Plaster Wood T&G			Total Base New : 68,640		Bsmnt Garage:	
	Wood Frame		Trim & Decoration							Class: Low			Estimated T.C.V: 20,156		Carport Area: Roof:	
Building Style: MOBILE HOME		Ex			Ord			Effec. Age: 25			X 0.839		Storage Area:			
Yr Built Remodeled 0 NO HOUS 0		Size of Closets			No./Qual. of Fixtures			Floor Area:			Total Depr Cost: 24,024		Mech. Doors:			
Condition: Average		Lg			Ord			Total Area:			Area:		% Good:			
Room List		Doors:			Solid			H.C.			Total Base New : 68,640		Storage Area:			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric			Total Depr Cost: 24,024			E.C.F.		No Conc. Floor:			
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			Estimated T.C.V: 20,156			X 0.839		Carport Area: Roof:			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			Cost Est. for Res. Bldg: 5 Mobile Home MOBILE HOME			Cls Low		Blt 0			
Insulation		Many			Ave.			Ground Area = 882 SF Floor Area = 882 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		Building Areas			
(2) Windows		(7) Excavation			(13) Plumbing			Type			Ext. Walls		Roof/Fnd.			
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home			Ribbed		Metal			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical		Plumbing			
(3) Roof		(9) Basement Finish			(14) Water/Sewer			3 Fixture Bath			Water/Sewer		1000 Gal Septic			
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet			Deck		Treated Wood			
Asphalt Shingle		(10) Floor Support			Lump Sum Items:			Built-Ins			Treated Wood		Treated Wood			
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Appliance Allow.			Treated Wood		Treated Wood			
Notes: NO HOUSE NUMBER																
ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv: 20,156																
Totals: 68,640 24,024																

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	Wood Frame	Eavestrough Insulation		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 300 140	Type		Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
		0 Front Overhang 0 Other Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump				4in Concrete 4in Concrete	E.C.F. X 0.839					
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X No Heating/Cooling			Class: CD Effec. Age: 39 Floor Area: 0 Total Base New : 20,983 Total Depr Cost: 12,799 Estimated T.C.V: 10,738		Bsmnt Garage:				
Yr Built 0 CLUB	Remodeled 0	Ex	Ord	Min	Size of Closets			Central Air Wood Furnace			E.C.F. X 0.839		Carport Area: Roof:			
Condition: Average		Lg	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 6 Single Family GARAGE			Cls CD		Blt 0			
Room List		Doors:	Solid	H.C.	(12) Electric			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61			Size		Cost New		Depr. Cost	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			0 Amps Service			Building Areas			Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
(1) Exterior		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation			4in Concrete		2,235		1,363	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Many Ave. Few			Other Additions/Adjustments			4in Concrete		1,043		636	
Insulation		(7) Excavation			(13) Plumbing			Garages			Totals:		20,983		12,799	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:		10,738			
Many Avg. Few Large Avg. Small		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer											
(3) Roof		(9) Basement Finish			Lump Sum Items:											
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Asphalt Shingle		(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 475 72	Type 4in Concrete Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 0.839	Bsmnt Garage: Carport Area: Roof:				
	Town Home												0 Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	
	Duplex	0 Other Overhang	(4) Interior			Cost Est. for Res. Bldg: 7 Mobile Home MOBILE HOME			Cls Low		Blt 0					
	A-Frame		Drywall Paneled			Plaster Wood T&G			Total Base New : 38,446			E.C.F.				
	Wood Frame		Trim & Decoration			No./Qual. of Fixtures			Total Depr Cost: 13,455			X 0.839				
	Building Style: MOBILE HOME		Ex Ord Min			No. of Elec. Outlets			Estimated T.C.V: 11,289							
	Yr Built 0		Size of Closets			Many Ave. Few										
	Remodeled 0		Lg Ord Small			(13) Plumbing										
	Condition: Average		Doors: Solid H.C.			Average Fixture(s)										
	Room List		(5) Floors			1 3 Fixture Bath										
	Basement		Kitchen:			2 Fixture Bath										
	1st Floor		Other:			Softener, Auto										
	2nd Floor		Other:			Softener, Manual										
	Bedrooms					Solar Water Heat										
	(1) Exterior					No Plumbing										
	Wood/Shingle		(6) Ceilings			Extra Toilet										
	Aluminum/Vinyl					Extra Sink										
	Brick					Separate Shower										
	Insulation					Ceramic Tile Floor										
	(2) Windows		(7) Excavation			Ceramic Tile Wains										
	Many Avg. Few		Basement: 0 S.F.			Ceramic Tub Alcove										
	Large Avg. Small		Crawl: 0 S.F.			Vent Fan										
	Wood Sash		Slab: 182 S.F.													
	Metal Sash		Height to Joists: 0.0													
	Vinyl Sash		(8) Basement													
	Double Hung		Conc. Block													
	Horiz. Slide		Poured Conc.													
	Casement		Stone													
	Double Glass		Treated Wood													
	Patio Doors		Concrete Floor													
	Storms & Screens		(9) Basement Finish													
	(3) Roof		Recreation SF													
	Gable		Living SF													
	Hip		Walkout Doors (B)													
	Flat		No Floor SF													
	Asphalt Shingle		Walkout Doors (A)													
	Chimney:		(10) Floor Support													
			Joists:													
			Unsupported Len:													
			Cntr.Sup:													

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	Wood Frame	Eavestrough Insulation		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 129 129	Type 4in Concrete Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 0.839	Bsmnt Garage:	Carport Area: Roof:		
		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											Class: D Effec. Age: 40 Floor Area: 165 Total Base New : 34,512 Total Depr Cost: 20,708 Estimated T.C.V: 17,374	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	X			Cost Est. for Res. Bldg: 8 Single Family 1 STORY			Cls D		Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ground Area = 165 SF Floor Area = 165 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas									
Room List		Doors:	Solid	H.C.	(12) Electric			Stories Exterior Foundation			Size		Cost New		Depr. Cost	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		0 Amps Service			1 Story Siding Slab			165		21,804		13,083		
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Other Additions/Adjustments									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Many Ave. Few			Water/Sewer			1		4,323		2,594		
Insulation		(7) Excavation		(13) Plumbing			Porches			1		5,584		3,350		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 165 S.F. Height to Joists: 0.0		Average Fixture(s)			Deck			129		866		520		
Many Avg. Few	Large Avg. Small	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			w/Roof (Roof portion)			129		1,935		1,161		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Notes: 5825 #2, RED SIDED ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:			Totals:		34,512		20,708		
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:												
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
N TOWNLINE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:									
Tax Description		2024 Est TCV Tentative									
234 NE 1/4 OF SW 1/4 - SE 1/4 EXC N 1/2 OF N1/2 OF NE 1/4 THEREOF SEC 1 T23N R4W. 190 A.		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		190.000	Acres	1,500	100		285,000
		Paved Road				190.00	Total Acres			Total Est. Land Value =	285,000
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2022	0	0	0		0	
					2021	0	0	0		0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 100% 06/03/1994 Qual. Ag.								
Owner's Name/Address		SA:								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
**QUAL AGR 100.00% STATE # 4737 PA 513 OF 2004 234 W1/2 OF SW1/4 - SE1/4 OF SW1/4 SEC 1 T23NR4W 120AC		Public Improvements		* Factors *				Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road				120.00	Acres	0	100	0
		Paved Road				120.00	Total Acres		Total Est. Land Value =	0
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
					2023	0	0	0		39,851S
					2022	0	0	0		37,954S
					2021	0	0	0		36,742S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: PUBLIC	Building Permit(s)		Date	Number	Status	
N TOWNLINE		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
STATE OF MICHIGAN DNR MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
234 N 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4 SEC 1 T23N R4W. 10 A.		Improved	X	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE		10.000	Acres	3,000	100	30,000
		Gravel Road				10.00	Total Acres		Total Est. Land Value =	30,000
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2022	0	0	0	0		
				2021	0	0	0	0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 100% 06/03/1994 Qual. Ag.								
Owner's Name/Address		SA:								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
**QUAL AGR 100.00% STATE # 4738 PA 513 OF 2004 234 ENTIRE SEC 2 T23N R4W 626.80 AC		Public Improvements		* Factors *				Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road				626.80 Acres		0 100		0
		Paved Road				626.80 Total Acres		Total Est. Land Value =		0
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
					2023	0	0	0		208,224S
					2022	0	0	0		198,309S
					2021	0	0	0		191,974S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
US 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.									
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:									
Tax Description		2024 Est TCV Tentative									
**QUAL AGR 100.00% STATE # 4739 PA 513 OF 2004 234 N1/2 - N1/2 OF SW1/4 - GOV'T LOT 2 - SE1/4 SEC 3 T23N R4W EXC THAT PART FOR HWY R/W 576.92 AC RECORDED IN L-311 P-152		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road				521.10	Acres		0	100	0
		Paved Road				521.10	Total Acres		Total Est. Land Value =		0
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
					2023	0	0	0		168,390S	
					2022	0	0	0		160,372S	
					2021	0	0	0		155,249S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
US 27		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT					
234 GOVT LOT 3 SEC 3 T23N R4W. 5.25 A.		Improved	X	Vacant	* Factors *				
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE			5.250 Acres	3,917 100	20,563
		Gravel Road		5.25 Total Acres Total Est. Land Value =					20,563
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
ZMUDCZYNSKI MARVIN & PAULA	REEVES RICHARD R JR & STEPHANIE A	62,000	09/29/2017	WD	20-MULTI PARCEL SALE REF	1163:2154	PROPERTY TRANSFER	100.0											
ZMUDCZYNSKI MARVIN & PAULA	ZMUDCZYNSKI MARVIN & PAULA	0	03/04/2016	QC	09-FAMILY	1157-2617	DEED	0.0											
Property Address		Class: RESIDENTIAL-COMMON		Zoning: AG		Building Permit(s)		Date	Number	Status									
FRED COOKS BLVD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%															
Owner's Name/Address		SA:		2024 Est TCV Tentative															
REEVES RICHARD R JR & STEPHANIE A 5015 FRED CROOKS BLVD HOUGHTON LAKE MI 48629		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1															
Tax Description		Public Improvements		* Factors *															
L-988 P-767 234 COM AT S 1/4 SEC 3 TH N87DEG46'24"W 1001.56FT TH N03DEG07'00"W 226.70FT FOR POB TH N09DEG38'11"W 40.36FT TH N83DEG 49'47"E 33.28FT TH S17DEG37'24"E 24.08FTTH S58DEG44'06"W 39.33FT TO POB PART OF GOVT LOT 1 SEC 3 T23NR4 ASSESSED WITH 006-471-005-0000 PP: 006-003-012-0021 (04)ASSESSED WITH 006-471-005-0000		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		RESIDENTIAL ACREAGE		Frontage Depth		0.027 Acres		9,000 100		Reason		Value					
Comments/Influences		Topography of Site		Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Rolling		Low		2024		EXEMPT		EXEMPT		EXEMPT						EXEMPT	
		High		Landscaped		2023		EXEMPT		EXEMPT		EXEMPT						EXEMPT	
		Swamp		Wooded		2022		0		0		0						0	
		Pond		Waterfront		2021		0		0		0						0	
		Ravine		Wetland															
		Flood Plain																	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZUNNO BRIAN & BRANDI	PAUL RICHARD T & PAUL STEV	48,000	07/15/2020	WD	03-ARM'S LENGTH	1173:1554	PROPERTY TRANSFER	100.0
MICHEL IRREVOCABLE TRUST	ZUNNO BRIAN & BRANDI	47,500	08/26/2019	WD	03-ARM'S LENGTH	1170:0843	PROPERTY TRANSFER	100.0
NEINO CURT E & JULIANNE O	TELLER DAWN M	27,000	03/21/2014	WD	03-ARM'S LENGTH	1137/2551	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: AG	Building Permit(s)	Date	Number	Status
5050 FRED CROOKS BLVD	School: HOUGHTON LAKE COMM SCHOOLS		SHED	09/29/2018	LU18-4202	COMPLETE
	P.R.E. 0%		GARAGE	09/29/2018	LU18-4203	COMPLETE

  

Owner's Name/Address	SA:
PAUL RICHARD T & PAUL STEVEN L & PAUL MATTHEW R 53402 BANCROFT SHELBY TOWNSHIP MI 48316	2024 Est TCV Tentative

  

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1
L-1050 P-2130(L-1021P-1956&L-993P-797) 234 COM AT S 1/4 COR SEC 3 TH N87DEG46'24"W ALG SEC LINE 943.62FT FOR POB TH N87DEG 46'24"W 57.94FT TH ALG FRED CROOKS BLVD N0DEG07'00"W 226.70FT TH N58DEG44'06"E 39.33FT TH N17DEG37'24"W 24.08FT TH S83DEG49'47"W 33.28FT TH N09DEG38'11"W 60.02FT TH N30DEG33'43"W 112.92FT TH N54DEG07'02"W 128.46FT TH N81DEG50'52"W 145.71FT TH N02DEG48'12"W ALG 1/8 LINE 766.30FT TH S88DEG47'05"E 1108.64FT TH S28DEG14'25"W ALG WLY LINE OF OLD 27 1433.24FT TO POB PART OF GOVT LOT 1 SEC 3 T23NR4W 18.39AC PP: 006-003-012-0021 (04)	X			RESIDENTIAL ACREAGE 18.00 Total Acres Total Est. Land Value = 39,000
Comments/Influences	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value RESIDENTIAL ACREAGE 18.000 Acres 2,167 100 Total Est. Land Value = 39,000  Land Improvement Cost Estimates Description Rate Size % Good Cash Value Metal Prefab 17.67 80 48 679 Wood Frame 35.39 20 48 340 Total Estimated Land Improvements True Cash Value = 1,019  Work Description for Permit LU18-4202, Issued 09/29/2018: 10X20 SHED Work Description for Permit LU18-4203, Issued 09/29/2018: GARAGE 18X22, CARPORT. NOTE SAYS "NOT UNTIL SPRING"

  

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	19,500	13,000	32,500			29,925C
2022	18,300	10,200	28,500			28,500S
2021	18,000	8,500	26,500			26,500S

  

Who	When	What
QT	05/05/2021	INSPECTED
MH	11/06/2019	INSPECTED
QT	11/12/2018	INSPECTED

  

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area Type 208 Composite		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: CD Effec. Age: 21 Floor Area: 180 Total Base New : 39,816 Total Depr Cost: 32,092 Estimated T.C.V: 26,925			E.C.F. X 0.839		Bsmnt Garage: Carport Area: 468 Roof: Aluminum					
Building Style: 1 1/4 STORY		Drywall Paneled Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Recreation Cabin 1 1/4 STORY (11) Heating System: Space Heater Ground Area = 180 SF Floor Area = 180 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79			Cls CD		Blt 0					
Yr Built Remodeled 0 0		Ex Ord Min		No. of Elec. Outlets			Building Areas			Description			Size		Cost New		Depr. Cost			
Condition: Average		Lg Ord Small		(12) Electric			(13) Plumbing			Add for Electrical			180		1,571		1,242			
Room List		Doors: Solid H.C.		0 Amps Service			Average Fixture(s)			Other Additions/Adjustments			1		4,323		3,415			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			1 3 Fixture Bath			Water/Sewer			1		5,720		4,519			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			2 Fixture Bath			Deck			Composite		208		4,245		3,990 *9	
X Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Ex. Ord. Min			Softener, Auto			Carports			468		6,369		5,032			
X Insulation		(8) Basement		Many Ave. Few			Softener, Manual			Aluminum			Totals:		39,816		32,092			
(2) Windows		(9) Basement Finish		(13) Plumbing			Solar Water Heat			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 =>		TCV:		26,925			
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			No Plumbing			1000 Gal Septic			1		4,323		3,415			
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Lump Sum Items:			208		4,245		3,990			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 =>			TCV:		26,925					
Gable X Gambrel Hip Mansard Flat Shed		Joists: Unsupported Len: Cntr.Sup:																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
US 27		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48909		SA:							
		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
234 THAT PART FOR HWY R/W RECORDED IN L-311 P-152 FOR SEC 3 & 4 T23N R4W. 61.14 A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		61.140	Acres	1,691 100	103,368
		Paved Road		61.14 Total Acres Total Est. Land Value =					103,368
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HALE JARRETT L JR & STEPHA	HALE JARRETT L JR	0	07/27/2017	QC	09-FAMILY	1178:1800	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status				
OLD US HWY 27		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%										
Owner's Name/Address		SA:		2024 Est TCV Tentative										
HALE JARRETT L JR 4127 BELL HWY EATON RAPIDS MI 48827		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1										
Tax Description		Public Improvements		* Factors *										
L-1034 P-836 (L-537 P-370) 234 COM AT SW COR GOVT LOT 1 SEC 3 TH S88DEG55'E 361.55FT TO NW LINE OF OLD US 27 TH ALG R/W 1345.02FT TH E169.18FT TH S2DEG 43'16"E 1311.38FT TH N89DEG 55'W 934.18FT TO POB PART OF GOVT LOT 1 SEC 3T23N R4W EXC R/W OF OLD US 27		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X		Gravel Road		RESIDENTIAL ACREAGE		16.590	Acres	2,308	65	TRIANGULAR-65/35	24,892	
		X		Paved Road				16.59	Total Acres	Total Est. Land Value =		24,892		
		X		Storm Sewer										
		X		Sidewalk										
		X		Water										
		X		Sewer										
		X		Electric										
		X		Gas										
		X		Curb										
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
		X		Topography of Site										
		X		Level										
		X		Rolling										
		X		Low										
		X		High										
		X		Landscaped										
		X		Swamp										
		X		Wooded										
		X		Pond										
		X		Waterfront										
		X		Ravine										
		X		Wetland										
		X		Flood Plain										
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT		05/05/2021		INSPECTED		2024	Tentative	Tentative	Tentative			Tentative
		DMG		04/18/2010		INSPECTED		2023	12,400	0	12,400			2,145C
								2022	11,600	0	11,600			2,043C
								2021	6,100	0	6,100			1,978C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 100% 06/03/1994 Qual. Ag.								
Owner's Name/Address		SA:								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
**QUAL AGR 100.00% STATE # 4740 PA 513 OF 2004 234 ENTIRE SEC 4 T23 R4W EXC GOVT LOTS 1 & 5 EXC THAT PART FOR HWY R/W RECORDED IN L-311 P-152- 604.56 AC		Public Improvements		* Factors *				Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road				603.58 Acres	0	100		0
		Paved Road				603.58 Total Acres			Total Est. Land Value =	0
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
			2023	0	0	0		221,132S		
			2022	0	0	0		210,602S		
			2021	0	0	0		203,875S		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)		Date	Number	Status	
US 27		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
234 GOVT LOTS 1 & 5 SEC 4 T23N R4W. 16.97A		Improved	X	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE			16.970	Acres	2,268 100	38,485
		Gravel Road		16.97 Total Acres Total Est. Land Value = 38,485						
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2022	0	0	0	0		
				2021	0	0	0	0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 100% 06/03/1994 Qual. Ag.								
Owner's Name/Address		SA:								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
**QUAL AGR 100.00% STATE # 4741 PA 513 OF 2004 234 ENTIRE SEC 5 T23N R4W 622.02 AC		Public Improvements		* Factors *				Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road				622.02 Acres	0	100		0
		Paved Road				622.02 Total Acres			Total Est. Land Value =	0
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
					2023	0	0	0		227,397S
					2022	0	0	0		216,569S
					2021	0	0	0		209,651S

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Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 100% 06/03/1994 Qual. Ag.								
Owner's Name/Address		SA:								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
**QUAL AGR 100.00% STATE # 4742 PA 513 OF 2004 234 NE1/4 - NE1/4 OF NW1/4 - S1/2 OF NW1/4 - S1/2 SEC 6 T23N R4W 603.37 AC		Public Improvements		* Factors *				Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative		
				2023	0	0	0	200,441S		
				2022	0	0	0	190,897S		
				2021	0	0	0	184,799S		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		SA:									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
234 NW 1/4 OF NW 1/4 SEC 6 T23N R4W. 41.79A		Public Improvements		* Factors *				Value			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			41.790	Acres	1,800	100	75,222
		Paved Road					41.79	Total Acres		Total Est. Land Value =	75,222
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2022	0	0	0		0	
					2021	0	0	0		0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS							
		P.R.E. 100% 06/03/1994 Qual. Ag.							
Owner's Name/Address		SA:							
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		2024 Est TCV Tentative							
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Tax Description		Public Improvements		* Factors *				Value	
**QUAL AGR 100.00% STATE # 4743 PA 513 OF 2004 234 NE1/4 - S1/2 OF SE1/4 - W1/2 EXC NE1/4 OF SW1/4 EXC N1/2 OF SE1/4 SEC 7 T23N R4W 538.99 AC		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road				538.99 Acres	0 100		0
		Paved Road		538.99 Total Acres				Total Est. Land Value =	0
		Storm Sewer							
		Sidewalk							
		Water Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative	
				2023	0	0	0	178,990S	
				2022	0	0	0	170,467S	
				2021	0	0	0	165,022S	

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Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)		Date	Number	Status		
		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		SA:									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
234 NE1/4 OF SW1/4-N1/2 OF SE1/4 SEC 7 T23NR4W 120 A		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		120.000	Acres	1,500	100		180,000
		Paved Road				120.00	Total Acres			Total Est. Land Value =	180,000
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2022	0	0	0		0	
					2021	0	0	0		0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 06/03/1994 Qual. Ag.									
Owner's Name/Address		SA:									
MICHIGAN DEPT OF NAT RESOURCES		2024 Est TCV Tentative									
MICHIGAN DEPT OF TREASURY											
PO BOX 30735											
LANSING MI 48909											
Tax Description		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
**QUAL AGR 100.00% STATE # 4744 PA 513 OF 2004 234 ENTIRE SEC 8 T23N R4W 604.67 AC		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road				604.76 Acres			0 100		0
		Paved Road				604.76 Total Acres			Total Est. Land Value =		0
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		When		2024	Tentative	Tentative	Tentative			Tentative	
		What		2023	0	0	0			242,962S	
				2022	0	0	0			231,393S	
				2021	0	0	0			224,001S	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
US 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.									
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
**QUAL AGR 100.00% STATE # 4745 PA 513 OF 2004 234 ENTIRE SEC 9 T23N R4W EXC GOVT LOTS 2 & 4 & EXC COM ON E LINE 66FT N OF SE COR TH N2DEG52'W ON SEC LINE 685.5FT TH S27DEG 50'W 588.8FT TH S62DEG10'E 350FT TO POB 553.91 AC		Improved	X	Vacant	* Factors *				Value		
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		Dirt Road				480.70 Acres			0 100	0	
		Gravel Road				480.70 Total Acres			Total Est. Land Value =	0	
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2024	Tentative	Tentative	Tentative			Tentative
					2023	0	0	0			148,266S
					2022	0	0	0			141,206S
					2021	0	0	0			136,696S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WILLIAMS ROBERT M & JOSEPH	HOFFMAN MICHAEL H & ELIZABETH	208,000	08/09/2021	WD	03-ARM'S LENGTH	1177:2212	PROPERTY TRANSFER	100.0						
WILLIAMS ROBERT M		0	04/07/2019	OTH	07-DEATH CERTIFICATE	1177:2211	OTHER	0.0						
WILLIAMS ROBERT M & JOSEPH	WILLIAMS ROBERT & JOSEPHIN	0	02/12/2016	QC	09-FAMILY	1157-1614	DEED	0.0						
WILLIAMS ROBERT & JOSEPHIN	WILLIAMS ROBERT M & JOSEPH	0	02/12/2016	QC	09-FAMILY	1157-1631	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
9287 ELIZABETH		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
HOFFMAN MICHAEL H & ELIZABETH M 10744 EL CENTRO AVE FOUNTAIN VALLEY CA 92708		SA:												
Tax Description		2024 Est TCV Tentative												
L-707 P-621 234 COM AT PT ON E LINE S2DEG5'E 70.54FT FROM NE COR OF GOVT LOT 2 TH S2DEG5'E 160FT TH N89DEG56'W 157.62FT TH N3DEG59'E 160FT TH N89DEG57'E 140.65FT TO POB PART OF GOVT LOT 2 SEC 9 T23NR4W		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				RV/CN W/SCHOOL	140.65	160.00	1.0000	1.0328	225	100		32,684
		Paved Road				141 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 32,684								
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description	Rate	Size	% Good	Cash Value				
		Water				D/W/P: 3.5 Concrete	6.68	435	74	2,150				
		Sewer				Wood Frame	28.40	120	74	2,522				
		Electric				Total Estimated Land Improvements True Cash Value = 4,672								
		Gas												
		Curb												
		Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
		2024	Tentative	Tentative	Tentative			Tentative						
The Equalizer. Copyright (c) 1999 - 2009.		DMG 04/23/2021	INSPECTED	2023	16,300	87,900	104,200			89,355C				
Licensed To: Township of Lake, County of		DMG 07/27/2012	INSPECTED	2022	10,900	74,200	85,100			85,100S				
Roscommon, Michigan		DMG 09/15/2009	INSPECTED	2021	12,000	39,000	51,000			39,867C				

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									90 556 48 12 12	WCP (1 Story) Treated Wood Treated Wood Treated Wood		
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace						Class: C Effec. Age: 16 Floor Area: 1,092 Total Base New : 206,249 Total Depr Cost: 171,455 Estimated T.C.V: 184,143			E.C.F. X 1.074		Bsmnt Garage:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84			Cls C Blt 0			
Condition: Good		Size of Closets			0 Amps Service			No. of Elec. Outlets			Building Areas						
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space			Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Other Additions/Adjustments			Total: 146,449 123,018			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Many X Ave. Few			Plumbing			Total: 146,449 123,018			
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1092 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Total: 146,449 123,018			
(2) Windows	Many Avg. Few X Avg. X Avg. Large Small	(8) Basement			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Total: 146,449 123,018			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Plumbing			Total: 146,449 123,018			
(3) Roof	Gable Hip Flat X Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Total: 146,449 123,018			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Plumbing			Total: 146,449 123,018			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Plumbing			Total: 146,449 123,018			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MARSH JAMES W TRUST 10/27/	SUMIEC, GERALD & JOANNE	81,000	07/13/2010	WD	03-ARM'S LENGTH	1094/2219	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
9288 ELIZABETH		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
SUMIEC GERALD & JOANNE 8132 TRENTON DR WHITE LAKE MI 48386		SA:										
Tax Description		2024 Est TCV Tentative										
L-1051 P-1241 (L-316 P-68) 234 COM AT PT S2DEG5'E 230.54FT & N89DEG56'W223.62FT FROM NE COR OF GOVT LOT 2 SEC 9 T23NR4W TH N89DEG56'W 150FT TH N5DEG 14'E 68FT TH N39DEG34'E 160FT TH S88DEG13'E 54.41FT TH S3DEG 59'W 180FT TO POB PART OF GOVT LOT 2 SEC 9 T23NR4W		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	282.00	100.00	1.0000	0.8165	225	100		51,807
		Paved Road		282 Actual Front Feet, 0.65 Total Acres Total Est. Land Value = 51,807								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		Water		D/W/P: 3.5 Concrete	6.25	512	59		1,888			
		Sewer		Wood Frame/Conc.	28.11	240	24		1,619			
		Electric		Total Estimated Land Improvements True Cash Value = 3,507								
		Gas										
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	25,900	56,000	81,900			39,229C		
		High		2022	17,300	46,800	64,100			37,361C		
		Landscaped		2021	21,200	29,200	50,400			36,168C		
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/27/2021	INSPECTED	2023	25,900	56,000	81,900		39,229C		
		DMG	07/27/2012	INSPECTED	2022	17,300	46,800	64,100		37,361C		
		DMG	09/15/2009	INSPECTED	2021	21,200	29,200	50,400		36,168C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 160 192	Type CPP Composite	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 37 Floor Area: 1,144 Total Base New : 172,792 Total Depr Cost: 108,859 Estimated T.C.V: 116,915			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
	X Insulation			Ex. X Ord. Min												
(2) Windows		No. of Elec. Outlets		Many X Ave. Few												
	Many X Avg. Few		Large X Avg. Small	(13) Plumbing												
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1144 S.F. Height to Joists: 0.0														
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CPP Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow. Deck Composite												
	X Asphalt Shingle	(9) Basement Finish		Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 116,915												
Chimney:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(10) Floor Support		(14) Water/Sewer		Lump Sum Items:												
Joists: Unsupported Len: Cntr.Sup:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MARSH JAMES W TRUST 10/27/	SUMIEC, GERALD & JOANNE	0	07/13/2010	WD	21-NOT USED/OTHER	1094/2219	OTHER	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status		
ELIZABETH		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
SUMIEC GERALD & JOANNE 8132 TRENTON DR WHITE LAKE MI 48386		SA:								
Tax Description		2024 Est TCV Tentative								
234 L-1051 P-1241 ALL THAT PART OF GOVT LOT 2 SEC 9 T23NR4W LYING BET NWLY LINE OF PLAT OF RIVERSIDE PARK AND MUSKEGON RIVER & BOUNDED ON N BY SEC LINE 3A		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		0.500 Acres	9,000	100		4,500
		Paved Road		UNDERWATER		2.500 Acres	0	100		0
		Storm Sewer		3.00 Total Acres		Total Est. Land Value =				4,500
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 07/27/2012 INSPECTED	2023	2,300	0	2,300		1,079C		
		DMG 09/15/2009 INSPECTED	2022	1,900	0	1,900		1,028C		
			2021	1,300	0	1,300		996C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		34,000	04/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
4974 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 04/05/2018									
SIZEMORE BRUCE T & BETTY J 4974 N HIGGINS LAKE ROAD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-710 P-174 234 BEG AT NW COR GOVT LOT 2 SEC 9 T23NR4W TH S 150FT TH E TO W EDGE OF MUSKEGON RIVER TH N TO N LINE OF GOVT LOT 2 TH W TO POB		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	150.00	100.00	1.0000	0.8165	225	100	27,557
		Paved Road		150 Actual Front Feet, 0.34 Total Acres	Total Est. Land Value =					27,557	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good			Cash Value	
		Water		Wood Frame	28.40	120	74			2,522	
		Sewer		Metal Prefab	25.44	24	10			61	
		Electric		Total Estimated Land Improvements True Cash Value =						2,583	
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	05/03/2021	INSPECTED	2023	13,800	108,900	122,700		60,033C	
		DMG	09/15/2009	INSPECTED	2022	9,200	91,400	100,600		57,175C	
					2021	11,300	59,900	71,200		55,349C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HILL LAWRENCE & ARRETTA TR	PATTEN PEGGY SUE	70,000	11/02/2017	WD	09-FAMILY	1164:0369	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
4964 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
PATTEN PEGGY SUE 1504 CONCORD PLACE LAPEER MI 48446		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-1050 P-1519 (L-382 P-622) 234 COM AT NW COR GOVT LOT 2 SEC 9 T23NR4W TH S 150FT FOR POB TH S100FT TH E TO W EDGE OF MUSKEGON RIVER TH N ALG RIVER 100FT TH W TO POB 4964 N HIGGINS LK RD		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RV/CN W/SCHOOL	100.00	150.00	1.0000	1.0000	225	100		22,500
			Paved Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 22,500								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		Fencing: Wd, Split, 2 Rail	16.72	40	24	161				
			Sewer		Wood Frame	38.39	48	49	903				
			Electric		Wood Frame	28.06	128	49	1,760				
			Gas		Total Estimated Land Improvements True Cash Value = 2,824								
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	11,300	60,800	72,100			33,948C		
			High		2022	7,500	50,500	58,000			32,332C		
			Landscaped		2021	7,500	23,800	31,300			31,300S		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	05/03/2021	INSPECTED									
		DMG	09/15/2009	INSPECTED									

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 649 128	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																							
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 31 Floor Area: 1,055 Total Base New : 172,735 Total Depr Cost: 119,185 Estimated T.C.V: 128,005			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:																							
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																		
Condition: Good		Lg	Ord	Small																																			
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																															
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																															
(1) Exterior					No./Qual. of Fixtures																																		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			No. of Elec. Outlets																															
X	Insulation				Many X Ave. Few			(13) Plumbing																															
(2) Windows		(7) Excavation			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 860 S.F. Slab: 0 S.F. Height to Joists: 0.0																																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																		
(3) Roof		(9) Basement Finish						(14) Water/Sewer																															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																	
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																					
Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 860 SF Floor Area = 1055 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>780</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>80</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>135,578</td> <td>93,547</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,251 Water/Sewer 1000 Gal Septic 1 4,933 3,404 Water Well, 100 Feet 1 5,890 4,064 Deck Treated Wood 649 9,080 6,265 Treated Wood 128 3,132 2,161 Built-Ins Appliance Allow. 1 2,806 1,936 Fireplaces Exterior 1 Story 1 6,605 4,557 Totals: 172,735 119,185																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	780			1 Story	Siding	Crawl Space	80			Total:				135,578	93,547
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1.25 Story	Siding	Crawl Space	780																																				
1 Story	Siding	Crawl Space	80																																				
Total:				135,578	93,547																																		
Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 128,005																																							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LEVY TERRY	LEVY TERRY R LIVING TRUST	0	07/06/2021	QC	14-INTO/OUT OF TRUST	1177:992	DEED	0.0				
ALTEMUS WILLIAM L & PAMELA	LEVY, TERRY	8,000	07/02/2010	WD	03-ARM'S LENGTH	1095/1590	OTHER	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status				
4934 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 07/02/2010										
LEVY TERRY R LIVING TRUST 4934 N HIGGINS LAKE RD HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-592 P-277 234 S 60 FT OF N 310 FT OF GOVT LOT 2 SEC 9 T23N R4W		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225	100		13,500
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		13,500		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		Wood Frame				22.99	180	74	3,062	
		Sewer		Wood Frame/Conc.				30.74	140	49	2,109	
		Electric		Total Estimated Land Improvements True Cash Value =				5,171				
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 05/03/2021 INSPECTED		2023	6,800	2,400	9,200			3,006C				
DMG 09/15/2009 INSPECTED		2022	4,500	2,200	6,700			2,863C				
		2021	4,500	0	4,500			2,772C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEVY TERRY	LEVY TERRY R LIVING TRUST	0	07/06/2021	QC	14-INTO/OUT OF TRUST	1177:990	DEED	0.0
ALTEMUS, WILLIAM	LEVY, TERRY	8,000	07/02/2010	WD	03-ARM'S LENGTH	1095/1590	OTHER	100.0
BROWN ROBERT E	ALTEMUS, WILLIAM	0	07/01/2010	OTH	21-NOT USED/OTHER	1588/1589	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status	
4944 N HIGGINS LAKE	School: HOUGHTON LAKE COMM SCHOOLS						
	P.R.E. 100% 07/02/2010						
Owner's Name/Address	SA:						
LEVY TERRY R LIVING TRUST 4934 N HIGGINS LAKE RD HOUGHTON LAKE MI 48629	2024 Est TCV Tentative						
	Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT			
	Public Improvements	* Factors *					
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value	
		RV/CN W/SCHOOL	60.00	150.00	1.0000 1.0000	225 100 13,500	
		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value = 13,500	
Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights X Standard Utilities Underground Utils.						
L-358 P-214 234 S60FT OF N370FT OF GOVT LOT 2 SEC 9 T23NR4W							
Comments/Influences							
	Topography of Site						
	X Level						
	Rolling						
	Low						
	High						
	Landscaped						
	Swamp						
	Wooded						
	Pond						
	X Waterfront						
	Ravine						
	Wetland						
	Flood Plain						
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2024	Tentative	Tentative	Tentative			Tentative
	QT 05/03/2021 INSPECTED	6,800	0	6,800			4,725C
	DMG 10/11/2011 INSPECTED	4,500	0	4,500			4,500S
	DMG 09/15/2009 INSPECTED	4,500	1,400	5,900			4,502C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LEVY TERRY	LEVY TERRY R LIVING TRUST	0	07/06/2021	QC	14-INTO/OUT OF TRUST	1177:993	DEED	0.0					
		29,900	05/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
4934 N HIGGINS LAKE RD		School: HOUGHTON LAKE COMM SCHOOLS			DEMO	10/11/2010	267	COMPLETE					
Owner's Name/Address		P.R.E. 100% 10/27/2008			GARAGE	10/08/2010	-2671	COMPLETE					
LEVY TERRY R LIVING TRUST 4934 N HIGGINS LAKE RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-786 P-313 234 COM AT NW COR OF GOVT LOT 2 TH S 370FT FOR POB TH E TO W BANK OF MUSKEGON RIVER TH SLY ALG BANK 60FT TH W TO N & S SEC LINE TH N TO POB PART OF GOVT LOT 2 SEC 9 T23NR4W		Public Improvements		* Factors *				Value					
Comments/Influences		Dirt Road		RV/CN W/SCHOOL		60.00	150.00	1.0000	1.0000	225	100	Reason	13,500
		Gravel Road		60 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =						13,500	
		Paved Road		Land Improvement Cost Estimates									
		Storm Sewer		Description		Rate	Size	% Good	Cash Value				
		Sidewalk		D/W/P: 3.5 Concrete		6.25	823	79	4,064				
		Water		D/W/P: 5in Ren. Conc.		8.11	2347	89	16,940				
		Sewer		Total Estimated Land Improvements True Cash Value =								21,004	
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative					
QT	05/03/2021	INSPECTED	2023	6,800	73,600	80,400		27,223C					
DMG	09/15/2009	INSPECTED	2022	4,500	62,700	67,200		25,927C					
			2021	4,500	29,400	33,900		25,099C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 378 140	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 46 Floor Area: 1,930 Total Base New : 236,799 Total Depr Cost: 127,872 Estimated T.C.V: 137,335			E.C.F. X 1.074 Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service								
(1) Exterior					No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets											
X	Insulation				Many			X	Ave.	Few						
(2) Windows		(7) Excavation			(13) Plumbing											
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 690 S.F. Slab: 1240 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1930 SF Floor Area = 1930 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54 Building Areas						
										Stories Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Slab 1 Story Siding Slab			Size 690 960 280		Cost New Depr. Cost	
										Total: 205,907 111,190						
										Other Additions/Adjustments						
										Exterior Brick Veneer 324 5,197 2,806						
										Plumbing 3 Fixture Bath 1 3,915 2,114						
										Water/Sewer 1000 Gal Septic 1 4,614 2,492 Water Well, 100 Feet 1 5,720 3,089						
										Deck Treated Wood 378 6,233 3,366 Treated Wood 140 3,252 1,756						
										Built-Ins Appliance Allow. 1 1,961 1,059						
										Totals: 236,799 127,872						
										Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv:					137,335	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHELL AARON J	MICHELL TIMOTHY J & ALICIA J	0	07/14/2014	OTH	21-NOT USED/OTHER	1142-461	PROPERTY TRANSFER	0.0
HSBS BANK USA	MICHELL, AARON J	25,069	09/14/2012	OTH	10-FORECLOSURE	1121/941	OTHER	100.0
		57,500	02/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status				
4924 N HIGGINS LAKE	School: HOUGHTON LAKE COMM SCHOOLS									
	P.R.E. 0%									
Owner's Name/Address	SA:									
MICHELL TIMOTHY J & ALICIA J 2767 14 MILE ROAD MARION MI 49665	2024 Est TCV Tentative									
	X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			RV/CN W/SCHOOL	60.00	126.32	1.0000	0.9177	225 100	12,389	
			60 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value =		12,389			
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 3.5 Concrete	6.25	243	64	972			
			D/W/P: Asphalt Paving	2.93	656	49	942			
			Wood Frame	26.62	96	74	1,891			
			Total Estimated Land Improvements		True Cash Value =		3,805			
	X Standard Utilities									
	Underground Utils.									
	Topography of Site									
	X Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	X Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	QT	05/03/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
	DMG	09/15/2009	INSPECTED	2023	6,200	49,000	55,200			27,103C
				2022	4,100	40,800	44,900			25,813C
				2021	4,500	29,300	33,800			24,989C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type		Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 460 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								72	WCP (1 Story)					
	Building Style: 1 STORY		Front Overhang		(4) Interior									54	CCP (1 Story)				
	Yr Built 0		Other Overhang		Drywall Paneled		Plaster Wood T&G												
	Remodeled 0				Trim & Decoration														
	Condition: Good				Ex		Ord		Min										
	Room List				Size of Closets														
	Basement 1st Floor 2nd Floor Bedrooms				Lg		Ord		Small										
	(1) Exterior				Doors:		Solid		H.C.										
	Wood/Shingle Aluminum/Vinyl Brick				(5) Floors														
	Insulation				Kitchen: Other: Other:														
	(2) Windows				(6) Ceilings														
	Many Avg. Few				No. of Elec. Outlets														
	Large Avg. Small																		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Many				X	Ave.									
	(3) Roof				(7) Excavation														
	Gable Hip Flat				Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	Gambrel Mansard Shed				(8) Basement														
	Asphalt Shingle				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	Chimney:				(9) Basement Finish														
					Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
					(10) Floor Support														
					Joists: Unsupported Len: Cntr.Sup:														
					(14) Water/Sewer														
					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
					Lump Sum Items:														
					(12) Electric														
					0 Amps Service														
					No./Qual. of Fixtures														
					Ex.		X	Ord.											
					No. of Elec. Outlets														
					(13) Plumbing														
					Average Fixture(s)														
					1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
					(15) Fireplaces														
					Class: CD Effec. Age: 37 Floor Area: 960 Total Base New : 150,058 Total Depr Cost: 94,537 Estimated T.C.V: 101,533														
					(16) Porches/Decks														
					E.C.F. X 1.074														
					(17) Garage														
					Bsmnt Garage: Carport Area: Roof:														
					Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 960 Total: 115,449 72,734 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,614 2,907 Water Well, 100 Feet 1 5,720 3,604 Porches WCP (1 Story) 72 3,642 2,294 CCP (1 Story) 54 1,500 945 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 460 17,172 10,818 Built-Ins Appliance Allow. 1 1,961 1,235 Totals: 150,058 94,537														
					Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 101,533														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MCLEAN MYRON & MCDONNELL S	GILBERT JAMES W JR & LORETTA	0	06/08/2021	QC	05-CORRECTING TITLE	UNRECORDED	PROPERTY TRANSFER	0.0			
GILBERT, JAMES W JR	GILBERT, JAMES JR & LORETTA	0	08/26/2011	QC	21-NOT USED/OTHER	1107/2653	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
4910 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS			NEW RESIDENCE	09/06/2011	179	COMPLETE			
Owner's Name/Address		P.R.E. 100% 06/13/2012		SA:							
GILBERT JAMES W JR & LORETTA 4910 N HIGGINS LAKE ROAD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
234 L-893P-169-170 4910 W HIGGINS LK RDCOM AT N1/4 COR SEC 9 TH S512.8FT FOR POB TH N72DEG 30'E 72.97FT TH E167.73FT TH S153FT TH E342FT TH S33FT TH W580.70 FT TH N236.61FT FOR POB BEING PART OF GOVT LOT 2 SEC 9 T23N T4N		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value RV/CN W/SCHOOL 120.00 125.00 1.0000 0.9129 225 100 24,648 120 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 24,648						
Comments/Influences		X	Standard Utilities Underground Utils.		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 5.86 780 84 3,840 Wood Frame/Conc. 27.83 136 24 908 Total Estimated Land Improvements True Cash Value = 4,748						
		X	Topography of Site								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond								
		X	Waterfront Ravine Wetland Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	05/03/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG	12/08/2011	INSPECTED	2023	12,300	117,100	129,400			59,409C
		DMG	10/11/2011	INSPECTED	2022	8,200	97,900	106,100			56,580C
					2021	9,000	60,000	69,000			54,773C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80 180	Type Treated Wood Treated Wood	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X Insulation				Ex. X Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many X Ave. Few												
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 1664 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
(3) Roof		(8) Basement		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer												
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
Chimney:		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Class: C		E.C.F.		Bsmnt Garage:		
(11) Heating System: Forced Air w/ Ducts										Effec. Age: 11		X 1.074		Carport Area: Roof:		
Ground Area = 1664 SF Floor Area = 1664 SF.										Floor Area: 1,664		Total Base New : 258,318		No Conc. Floor: 0		
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89										Total Depr Cost: 229,903		Estimated T.C.V: 246,916				
Building Areas										Total: 212,106		188,775				
Stories Exterior Foundation										Size		Cost New		Depr. Cost		
1 Story Siding Crawl Space										1,664						
Other Additions/Adjustments																
Plumbing										1		4,711		4,193		
3 Fixture Bath																
Water/Sewer										1		4,933		4,390		
1000 Gal Septic										1		5,890		5,242		
Water Well, 100 Feet																
Deck										80		2,296		2,043		
Treated Wood										180		3,915		3,484		
Garages																
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost										624		23,912		21,282		
Common Wall: 1 Wall										1		-2,251		-2,003		
Built-Ins																
Appliance Allow.										1		2,806		2,497		
Notes:										Totals:		258,318		229,903		
ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>												TCV:		246,916		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
9413 ELIZABETH		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MCLEAN TODD A 2697 5 MILE RD TRAVERSE CITY MI 49686		SA:											
		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
L-988 P-1250 (L-501 P-227) 234 COM AT N1/4 COR SEC 9 TH S2DEGE 749.41 FT TH N88DEG43'E 509.83 FT FOR POB TH N 88DEG43'E 70 FT TH S2DEG07'E ALG PLAT OFRIVERSIDE PK #1 248.28 FT TH S87DEG37'26"W 70 FT TH N2DEG07'W 249.59 FT TO POB PART OF GOVT LOT 2 SEC 9 T23N R4W .4A		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Standard Utilities Underground Utils.		RESIDENTIAL ACREAGE			0.400	Acres	9,000	100		3,600
		X	Topography of Site				0.40	Total Acres				Total Est. Land Value =	3,600
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		QT	04/23/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative		
		DMG	07/27/2012	INSPECTED	2023	1,800	9,800	11,600			8,291C		
		DMG	09/15/2009	INSPECTED	2022	1,500	7,600	9,100			7,897C		
					2021	1,000	7,000	8,000			7,645C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																						
		0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump								104	WCP (1 Story)																																																																								
X	Wood Frame	(4) Interior																																																																																				
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G																																																																																			
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		Kitchen: Other: Other:			0 Amps Service																																																																																	
(1) Exterior		No./Qual. of Fixtures																																																																																				
		Ex.	X	Ord.	Min																																																																																	
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						Many	X	Ave.	Few																																																																													
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Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																				
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0 (11) Heating System: Forced Warm Air Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>924</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Skirting, Metal or Vinyl, Vertical</td> <td>160</td> <td>1,750</td> <td>805</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>4,323</td> <td>1,989</td> </tr> <tr> <td colspan="3">Water Well, 100 Feet</td> <td>1</td> <td>5,584</td> <td>2,569</td> </tr> <tr> <td colspan="3">Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">WCP (1 Story)</td> <td>104</td> <td>3,680</td> <td>1,693</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>1,662</td> <td>765</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>62,631</td> <td>28,812</td> </tr> </tbody> </table> Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 21,148															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	924			Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			160	1,750	805	Water/Sewer						1000 Gal Septic			1	4,323	1,989	Water Well, 100 Feet			1	5,584	2,569	Porches						WCP (1 Story)			104	3,680	1,693	Built-Ins						Appliance Allow.			1	1,662	765	Totals:				62,631	28,812
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ODONNELL CHARLES & SHARON	ODONNELL MATTHEW & MICHELI	0	05/22/2014	QC	09-FAMILY	1139/2021	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
ELIZABETH		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ODONNELL MATTHEW & MICHELLE 41133 GREENBROOK LANE PLYMOUTH MI 48170		SA:									
Tax Description		2024 Est TCV Tentative									
L-546 P-646 234 COM AT N1/4 COR OF SEC 9 TH S2DEG00'E 749.41 FT TH N88DEG43'E 180 FT FOR POB TH N88DEG43'E 199.83 FT TH S2DEG07'E 559.17 FT TH S89DEG54'14"W 200.39 FT TH N2 DEG03'18"W 554.92 FT TO POB PART OF GOVTLOT 2 SEC 9 T23N R4W PARCEL C 2.43A		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		Gravel Road		OFF LAKE G3	0.43	0.00	2.5888	0.0000	150 100	0	
		Paved Road		RESIDENTIAL ACREAGE			2.430	Acres	6,115 100	14,860	
		Storm Sewer		0 Actual Front Feet, 2.43 Total Acres		Total Est. Land Value =				14,860	
		Sidewalk		Land Improvement Cost Estimates							
		Water		Description	Rate	Size	% Good			Cash Value	
		Sewer		Metal Prefab	13.31	100	49			652	
		Electric		Total Estimated Land Improvements True Cash Value =						652	
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	7,400	300	7,700			1,300C	
		High		2022	6,100	300	6,400			1,239C	
		Landscaped		2021	4,600	0	4,600			1,200C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	04/23/2021	INSPECTED	2023	7,400	300	7,700			1,300C
		DMG	09/15/2009	INSPECTED	2022	6,100	300	6,400			1,239C
					2021	4,600	0	4,600			1,200C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status	
ELIZABETH		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
MCLEAN TODD A 2697 5 MILE RD TRAVERSE CITY MI 49686		SA:							
		2024 Est TCV Tentative							
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE		0.75 Acres	9,000	100	6,750
				0.75 Total Acres Total Est. Land Value =				6,750	
Tax Description		X		Land Improvement Cost Estimates					
L-1039 P-1445 (L-956P-1688) 234 COM AT N 1/4 COR SEC 9 TH S0DEG 00'00"E ALG 1/4 LINE 749.41FT TH N88DEG43'00"E ALG S R/W OF ELIZABETH RD 379.83FT FOR POB TH N88DEG43'00"E 130FT TH S02DEG07' 00"E 249.46FT TH S87DEG37'26"W 130FT TH N02DEG07'00"W 251.87FT TO POB PART OF GOVT LOT 2 SEC 9 T23NR4W PAR 1 .75AC PP: 006-009-002-0151				Description	Rate	Size	% Good	Cash Value	
				Wood Frame	23.18	100	10	232	
				Total Estimated Land Improvements True Cash Value =				232	
Comments/Influences		X		Standard Utilities					
				Underground Utils.					
				Topography of Site					
		X		Level					
				Rolling					
				Low					
				High					
				Landscaped					
				Swamp					
				Wooded					
				Pond					
				Waterfront					
				Ravine					
				Wetland					
				Flood Plain					
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/23/2021 INSPECTED	3,400	100	3,500			945C	
		DMG 09/15/2009 INSPECTED	2,800	100	2,900			900C	
			1,900	0	1,900			872C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status	
MEAD RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
KRESMER TIMOTHY J & CANDACE M 12644 PEARL ST SOUTHGATE MI 48195		SA:							
		2024 Est TCV Tentative							
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3				
		Public Improvements		* Factors *					
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		0.50 Acres	9,000	100	4,500
		Paved Road		0.50 Total Acres				Total Est. Land Value =	4,500
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		Wood Frame	26.62	96	49	1,252	
		Sewer		Total Estimated Land Improvements True Cash Value =				1,252	
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative	
		QT	04/29/2021	INSPECTED	2023	2,300	500	2,800	606C
		DMG	09/15/2009	INSPECTED	2022	1,900	500	2,400	578C
					2021	1,300	0	1,300	560C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BROWN JEFFREY A		0	05/28/2022	OTH	07-DEATH CERTIFICATE	1183:1284	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
MEAD RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BROWN KELLEY 13200 DRAKE ST SOUTHGATE MI 48195		SA:									
Tax Description		2024 Est TCV Tentative									
L-956 P-1689 234 COM AT N 1/4 COR SEC 9 TH S02DEG00'00"E ALG 1/4 LINE 749.41FT TH N88DEG43'00"E ALG S R/W OF ELIZABETH RD 509.83FT TH S02DEG07'00"E 249.46FT FOR POB TH S02 DEG07"E 312.43FT TH S89DEG54'14"W 65.03 FT TH N02DEG07'00"W 309.85FT TH N87DEG 37'26"E 65FT TO POB - PART OF GOVT LOT 2SEC 9 T23NR4W PAR 3 .46AC PP:006-009-002-0151		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			0.460	Acres	9,000	100	4,140
		Paved Road					0.46	Total Acres		Total Est. Land Value =	4,140
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/29/2021 INSPECTED	2,100	0	2,100			589C			
		DMG 09/15/2009 INSPECTED	1,700	0	1,700			561C			
			1,200	0	1,200			544C			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status	
MEAD RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
PHILLIPS ROGER C & FAITH A 1063 HIGHLAND LINCOLN PARK MI 48146		SA:							
		2024 Est TCV Tentative							
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE	0.460 Acres	9,000	100		4,140
				0.46 Total Acres Total Est. Land Value =				4,140	
Tax Description		Dirt Road							
L-956 P-1691 234 COM AT N1/4 COR SEC 9 TH		Gravel Road							
S02DEG00'00"E ALG 1/4 LINE 749.41FT TH		Paved Road							
N88DEG43'00"E ALG S R/W OF ELIZABETH RD		Storm Sewer							
379.83FT TH S02DEG07'00"E 251.87FT TO POB		Sidewalk							
TH S02DEG 07'00"E 307.27FT TH		Water							
N89DEG54'14"E 65.03 FT TH N02DEG07'00"W		Sewer							
309.85FT TH S87DEG 37'26"W 65FT TO POB -		Electric							
PART OF GOVT LOT 2SEC 9 T23NR4W PAR 2		Gas							
.46AC PP: 006-009-002-0151		Curb							
Comments/Influences		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/29/2021 INSPECTED	2,100	0	2,100			589C	
Licensed To: Township of Lake, County of		DMG 04/21/2010 INSPECTED	1,700	0	1,700			561C	
Roscommon, Michigan		DMG 09/15/2009 INSPECTED	1,200	0	1,200			544C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FERENCZ DONALD & FERDINAND	FERENCZ, FERDINAND & BARBA	0	09/06/2007	QC	21-NOT USED/OTHER	1074/1150	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
9398 ELIZABETH		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
FERENCZ FERDINAND E & BARBARA E 15428 ENGLEWOOD ALLEN PARK MI 48101		SA:										
Tax Description		2024 Est TCV Tentative										
L-526 P-12 234 COM AT N1/4 COR SEC 9 TH S 716FT TH E 518FT FOR POB TH E 62 FT TH N TO SLY BK OF RIVER TH WLY 62FT TH S TO POB PART OFGOVT LOT 2 SEC 9 T23NR4W		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		X	Public Improvements		* Factors *							
		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road		RV/CN W/SCHOOL	62.00	150.00	1.0000	1.0000	225	100	13,950
		X	Paved Road		62 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 13,950							
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
			Topography of Site									
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009.		QT	04/27/2021	INSPECTED	2023	7,000	35,600	42,600	22,884C			
Licensed To: Township of Lake, County of		DMG	07/27/2012	INSPECTED	2022	4,700	29,100	33,800	21,795C			
Roscommon, Michigan		DMG	09/15/2009	INSPECTED	2021	4,700	22,200	26,900	21,099C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 190 24	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 78 Storage Area: 0 No Conc. Floor: 576
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min												
Condition: Good		Size of Closets														
Room List		Doors:	Solid	H.C.												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
Insulation				Ex. X Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many X Ave. Few												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 624 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
(3) Roof		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer												
X Asphalt Shingle		(9) Basement Finish		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
Chimney:		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 624 SF Floor Area = 624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 624 Total: 79,166 52,248										E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:				
Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,614 3,045 Water Well, 100 Feet 1 5,720 3,775 Deck Treated Wood 190 3,965 2,617 Treated Wood 24 1,088 718 Garages Class: D Exterior: Pole (Unfinished) Base Cost 576 12,983 10,127 *7 No Concrete Floor 576 -3,254 -2,538 Built-Ins Appliance Allow. 1 1,961 1,294 Totals: 106,243 71,286																
Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 76,561																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SOMMER ROBERT G	KITTLE GEORGE W REVOC TRUS	70,000	05/15/2018	WD	21-NOT USED/OTHER	1165:2634	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
9410 ELIZABETH		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
KITTLE GEORGE W REVOC TRUST 5400 KNOWLES RD NORTH ADAMS MI 49262		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-513 P-56 234 COM AT N1/4 COR SEC 9 T23NR4W TH S 716.41FT TH E 448FT FOR POB TH E 70FT TH N 228FT TO BK OF RIVER TH WLY ALG BK TO PT 208FT N OF POB TH S 208FT TO POB PARTOF GOVT LOT 2		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RV/CN W/SCHOOL	70.00	150.00	1.0000	1.0000	225	100		15,750
			Paved Road		70 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 15,750								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description								
			Water		D/W/P: 3.5 Concrete		Rate	Size		% Good	Cash Value		
			Sewer				6.25	171		49	524		
			Electric		Total Estimated Land Improvements True Cash Value = 524								
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		2023	7,900	54,800	62,700			32,224C					
		2022	5,300	45,800	51,100			30,690C					
		2021	5,300	24,500	29,800			29,710C					

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						180	CSEP (1 Story)		Bsmnt Garage:				
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace						Class: CD Effec. Age: 41 Floor Area: 880 Total Base New : 185,696 Total Depr Cost: 109,318 Estimated T.C.V: 117,408				E.C.F. X 1.074				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY			Cls CD		Blt 0					
Condition: Good		Size of Closets		0 Amps Service			Ground Area = 704 SF Floor Area = 880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59			Total: 101,884		60,111						
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Building Areas			Size		Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Stories Exterior Foundation			704								
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			1.25 Story Siding Crawl Space			Total: 43,061		25,406						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			Plumbing			1		4,614						
X	Insulation	(7) Excavation		Average Fixture(s)			Other Additions/Adjustments			1		5,720						
(2) Windows		Basement: 0 S.F. Crawl: 704 S.F. Slab: 0 S.F. Height to Joists: 0.0		12			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			3 Fixture Bath					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Water/Sewer			1000 Gal Septic		1		4,614				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1000 Gal Septic		1		4,614	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Porches			Water Well, 100 Feet		1		5,720				
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items:			CSEP (1 Story)			Deck		180		7,006				
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Deck			Treated Wood w/Roof (Roof portion)		30		1,336				
Chimney: Brick							Garages			8		168		99				
							Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		320		11,728				
							Built-Ins			Appliance Allow.		1		1,961				
							Fireplaces			Exterior 1 Story		1		5,788				
							Carpports			Comp.Shingle		160		2,430				
							Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:		117,408		*4				
							Totals:			185,696		109,318						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SOMMER ROBERT G	KITTLE GEORGE W REVOC TRUS	10,000	05/15/2018	WD	03-ARM'S LENGTH	1165:2635	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
ELIZABETH RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
KITTLE GEORGE W REVOC TRUST 5400 KNOWLES RD NORTH ADAMS MI 49262		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
L-448 P-119 234 COM AT N1/4 COR SEC 9 TH S2DEG E716.41 FT TH N88DEG 43'E 448FT FOR POB TH S88DEG 43'W 70FT TH N2DEG W TO SLY BANK OF MUSKEGON RIVER TH ELY ALG RIVER 70FT M/L TO PT N2DEG W OF POB TH S2DEGE TO POB BEING PART OF GOVT LOT 2 SEC 9 T23N R4W		Public Improvements		* Factors *				Value			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	70.00	150.00	1.0000	1.0000	225	100	15,750
		Paved Road		70 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 15,750							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative		
QT 04/27/2021 INSPECTED		2023	7,900	0	7,900			5,490C			
DMG 09/15/2009 INSPECTED		2022	5,300	0	5,300			5,229C			
		2021	5,300	0	5,300			5,062C			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ODONNELL MATTHEW ETAL	KRESMER CANDACE	0	06/08/2021	QC	05-CORRECTING TITLE	UNRECORDED	PROPERTY TRANSFER	0.0				
MCLEAN MYRON	O'DONNELL MATTHEW	17,500	07/15/2013	QC	21-NOT USED/OTHER	1131/121	OTHER	100.0				
MCLEAN ANGUS A TRUST 7/26/	MCLEAN MYRON	0	05/15/2013	QC	21-NOT USED/OTHER	1127/2667	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
9440 ELIZABETH		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KRESMER CANDACE 12644 PEARL ST SOUTHGATE MI 48195		SA:										
Tax Description		2024 Est TCV Tentative										
L-897 P-643 (L-675 P-24-25) 234 COM AT N1/4 COR SEC 9 TH S 716.41FT TH E238FT FOR POB TH N 153FT TH E 70FT TH S 153FT TH W 70FT TO POB PART OF GOVT LOT 2 SEC 9 T23NR4W		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	70.00	150.00	1.0000	1.0000	225	100		15,750
		Paved Road		70 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =		15,750		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size		% Good		Cash Value
		Water		D/W/P: 3.5 Concrete		6.25		938		73		4,280
		Sewer		Wood Frame		25.62		110		23		648
		Electric		Total Estimated Land Improvements True Cash Value = 4,928								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
MH 11/06/2019 INSPECTED		2023	7,900	71,300	79,200			33,969C				
DMG 07/27/2012 INSPECTED		2022	5,300	59,900	65,200			32,352C				
DMG 09/15/2009 INSPECTED		2021	5,300	39,500	44,800			31,319C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 37 Floor Area: 1,200 Total Base New : 181,920 Total Depr Cost: 114,610 Estimated T.C.V: 123,091			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Good		Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.	(5) Floors			(12) Electric						
	Basement 1st Floor 2nd Floor Bedrooms						Kitchen: Other: Other:			0 Amps Service						
(1) Exterior							No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			X Ex. Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1200 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63						
	Insulation						Many X Ave. Few			Building Areas						
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Stories Exterior Foundation			Size		Cost New Depr. Cost	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1200 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			1,200		Total: 135,569 85,409	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Other Additions/Adjustments						
(3) Roof		(9) Basement Finish		(14) Water/Sewer						Water/Sewer						
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet			1 4,614 2,907 1 5,720 3,604			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:						Deck			96 2,478 1,561			
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:								Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 504 18,300 11,529 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 396 13,278 8,365			
										Built-Ins			1 1,961 1,235			
										Appliance Allow.			Totals: 181,920 114,610			
										Notes:						
										ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TC			V: 123,091			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: D Effec. Age: 32 Floor Area: 288 Total Base New : 34,751 Total Depr Cost: 23,631 Estimated T.C.V: 25,380		E.C.F. X 1.074		Bsmnt Garage:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY			Cls D		Blt 0	
Yr Built	Remodeled	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 288 SF Floor Area = 288 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68								
0	GUEST H	0			Many			Building Areas								
Condition: Average		Lg	Ord	Small	(13) Plumbing			Stories Exterior Foundation 1 Story Siding Slab			Size 288		Cost New Depr. Cost			
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Other Additions/Adjustments			Total:		34,751 23,631			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Notes:			Totals:		34,751 23,631				
		Kitchen: Other: Other:		0 Amps Service			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:					25,380				
(1) Exterior		No./Qual. of Fixtures		Ex. Ord. Min												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets												
				Many Ave. Few												
	Insulation	(7) Excavation		(14) Water/Sewer												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 288 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Many Avg. Few Large Avg. Small	(8) Basement		Lump Sum Items:												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish														
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
	Gambrel Mansard Shed															
	Asphalt Shingle	(10) Floor Support														
	Chimney:	Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KRESMER CANDACE ETAL	ODONNELL MATTHEW & MICHELI	0	06/23/2021	QC	05-CORRECTING TITLE	UNRECORDED	PROPERTY TRANSFER	0.0			
MCLEAN MYRON	KRESMER CANDACE	35,000	07/15/2013	WD	03-ARM'S LENGTH	1131/125 1131/3	OTHER	100.0			
REVOCABLE TRUST OF	MCLEAN MYRON	0	05/15/2013	QC	21-NOT USED/OTHER	1127/2669	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
9426 ELIZABETH		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ODONNELL MATTHEW & MICHELLE R 41133 GREENBROOK LN PLYMOUTH MI 48170		SA:									
		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
L-897 P-644 (L-698 P-30) 234 COM AT N 1/4 COR SEC 9 TH S 2 DEG E 716.41 FT TH N 88 DEG 43'E 308 FT FOR POB TH N 2 DEG W 153 FT TO SLY BANK OF RIVER TH ELY ALG RIVER 70 FT TH S 2 DEG E 153 FT TH S 88 DEG 43'W 70 FT TO POB BEING PART OF GOVT LOT 2 SEC 9 T23N R4W		Public Improvements		* Factors *				Value			
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	70.00	153.00	1.0000	1.0100	225	100	15,907
		Paved Road		70 Actual Front Feet, 0.25 Total Acres				Total Est. Land Value =		15,907	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		Rate		Size % Good		Cash Value			
		Sewer		D/W/P: 3.5 Concrete		6.25 160 48		480			
		Electric		Total Estimated Land Improvements True Cash Value = 480							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		MH	11/06/2019	INSPECTED	2023	8,000	24,700	32,700			15,605C
		DMG	07/27/2012	INSPECTED	2022	5,300	20,000	25,300			14,862C
		DMG	09/15/2009	INSPECTED	2021	5,300	13,000	18,300			14,388C

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Roscommon, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																			
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	128	WCP (1 Story)	Year Built:	Car Capacity:																			
	Mobile Home			Wood	Coal	Steam		Cook Top								Interior 2 Story	Class: Fair	Effec. Age: 20	Floor Area:	Total Base New : 93,467	E.C.F. X 1.074	Total Depr Cost: 49,096	Estimated T.C.V: 52,729	No Conc. Floor: 0										
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher	2nd/Same Stack	Two Sided		Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator									Raised Hearth	Wood Stove	Direct-Vented Gas	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System
	Duplex	0	Other Overhang		Wall Furnace	Warm & Cool Air			Garbage Disposal	Exterior 1 Story	Exterior 2 Story						Auto. Doors: 0	Mech. Doors: 0	Area: 576	% Good: 73	Storage Area: 0	Bsmnt Garage:												
	A-Frame	(4) Interior		Warm & Cool Air	Heat Pump			Bath Heater	Heat Circulator	Heat Circulator		Auto. Doors: 0	Mech. Doors: 0	Area: 576	% Good: 73	Storage Area: 0							Bsmnt Garage:											
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: Fair							Effec. Age: 20			Floor Area:				Total Base New : 93,467			E.C.F. X 1.074			Total Depr Cost: 49,096			Estimated T.C.V: 52,729	
Building Style: MOBILE HOME		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME			Cls Fair			Blt 0																		
Yr Built	Remodeled	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 744 SF Floor Area = 744 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46			Building Areas																			
0	0					Many	X	Ave.	Few	(13) Plumbing			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost						
Condition: Good		Lg	X	Ord	Small	(12) Electric			Average Fixture(s)			Expando			72			Total:			49,219			22,641										
Room List		Doors:	Solid	X	H.C.	0 Amps Service			2 3 Fixture Bath			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical			160			1,797			827										
	Basement	(5) Floors			Kitchen:			No. of Elec. Outlets			3 Fixture Bath			Plumbing			3 Fixture Bath			1			2,765			1,272								
	1st Floor	Kitchen:			Other:			Many			No Plumbing			Water/Sewer			1000 Gal Septic			1			4,614			2,122								
	2nd Floor	Other:			Other:			X			Extra Toilet			Porches			WCP (1 Story)			128			4,795			2,206								
	Bedrooms	Other:			Other:			X			Extra Sink			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			576			22,596			16,495			*7		
(1) Exterior		(6) Ceilings			(8) Basement			(14) Water/Sewer			Built-Ins			Appliance Allow.			1			1,961			902											
X	Wood/Shingle	(6) Ceilings			Basement: 0 S.F.			Public Water			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			52,729																	
	Aluminum/Vinyl	(6) Ceilings			Crawl: 0 S.F.			Public Sewer																										
	Brick	(6) Ceilings			Slab: 0 S.F.			1 Water Well																										
	Insulation	(6) Ceilings			Height to Joists: 0.0			1 1000 Gal Septic																										
(2) Windows		(7) Excavation			(9) Basement Finish			2000 Gal Septic			Lump Sum Items:																							
X	Many	X	Large	Basement: 0 S.F.																														
	Avg.	X	Avg.	Crawl: 0 S.F.																														
	Few		Small	Slab: 0 S.F.																														
	Wood Sash	(7) Excavation			Height to Joists: 0.0																													
	Metal Sash	(7) Excavation			Height to Joists: 0.0																													
	Vinyl Sash	(7) Excavation			Height to Joists: 0.0																													
	Double Hung	(7) Excavation			Height to Joists: 0.0																													
	Horiz. Slide	(7) Excavation			Height to Joists: 0.0																													
	Casement	(7) Excavation			Height to Joists: 0.0																													
	Double Glass	(7) Excavation			Height to Joists: 0.0																													
	Patio Doors	(7) Excavation			Height to Joists: 0.0																													
	Storms & Screens	(7) Excavation			Height to Joists: 0.0																													
(3) Roof		(7) Excavation			Height to Joists: 0.0																													
X	Gable	(7) Excavation			Height to Joists: 0.0																													
	Hip	(7) Excavation			Height to Joists: 0.0																													
	Flat	(7) Excavation			Height to Joists: 0.0																													
	Asphalt Shingle	(7) Excavation			Height to Joists: 0.0																													
Chimney: Vinyl		(7) Excavation			Height to Joists: 0.0																													
Chimney: Vinyl		(7) Excavation			Height to Joists: 0.0																													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		59,000	03/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status			
4844 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
PIERCE ROBERT E & KAY B 16102 E ERIE RD ALBION MI 49224		SA:									
Tax Description		2024 Est TCV Tentative									
L-1004 P-938 (L-649 P-675) 234 4844 N HIGGINS LK RD COM AT N1/4 COR SEC 9 TH S 749.41FT FOR POB TH S 66FT TH E 180FT TH N 66FT TH W 180 FT TO POB PART OF GOVT LOT 2 SEC 9 T23NR4W		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	66.00	150.00	0.9460	1.0000	150	100	9,365
		Paved Road		66 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =		9,365	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size	% Good	Cash Value
		Water		D/W/P: 3.5 Concrete				6.68	1828	74	9,036
		Sewer		Total Estimated Land Improvements				True Cash Value =		9,036	
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		QT	05/03/2021 INSPECTED	2023	4,700	20,300	25,000			20,790C	
		DMG	09/15/2009 INSPECTED	2022	3,100	16,700	19,800			19,800S	
				2021	3,100	17,500	20,600			19,573C	

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 140 32 90 111	Type WGEP (1 Story) CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:	
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures													
X Insulation				No. of Elec. Outlets													
(2) Windows		(7) Excavation		(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
										Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME			Cls Fair		Blt 0		
										(11) Heating System: Forced Warm Air							
										Ground Area = 672 SF Floor Area = 672 SF.							
										Phy/Ab.Phy/Func/Econ/Comb. % Good=41/100/100/100/41							
										Building Areas							
										Type Ext. Walls Roof/Fnd.			Size		Cost New Depr. Cost		
										Main Home Siding Metal			672				
										Total:			42,474		17,414		
										Other Additions/Adjustments							
										Skirting, Metal or Vinyl, Vertical			136		1,527 626		
										Plumbing							
										3 Fixture Bath			1		2,765 1,134		
										Water/Sewer							
										1000 Gal Septic			1		4,614 1,892		
										Water Well, 100 Feet			1		5,720 2,345		
										Porches							
										WGEP (1 Story)			140		8,826 6,178 *7		
										CCP (1 Story)			32		791 324		
										Deck							
										Treated Wood			90		2,399 984		
										Treated Wood			111		2,747 1,126		
										Built-Ins							
										Appliance Allow.			1		1,961 804		
										Garages							
										Class: CD Exterior: Pole (Unfinished)							
										Base Cost			1152		25,240 10,348		
										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
										Base Cost			192		9,780 4,010		
										Totals:			108,844		47,185		
										Notes:							
										ECF (4003 OFF LAKE 3) 0.734 => TCV:					34,634		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		24,000	08/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
4838 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
PIERCE ROBERT E & KAY B 16102 E ERIE RD ALBION MI 49224		SA:										
Tax Description		2024 Est TCV Tentative										
(L-990P-2380&L-988P-950&L-516 P-405) 234 L-1011 P-2198 COM AT N1/4 COR SEC 9 T23NR4W TH S 815.41FT FOR POB TH S132 FT TH E 180FT TH N 132FT TH W 180FT TO POB .55A		X Improved		Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	132.00	100.00	0.8235	0.9221	150	100		15,036
		Paved Road		132 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 15,036								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size		% Good	Cash Value	
		Water		Wood Frame	22.51			120		49	1,323	
		Sewer		Total Estimated Land Improvements True Cash Value = 1,323								
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2023	7,500	8,600	16,100		10,555C		
		QT	05/03/2021	INSPECTED	2022	5,000	6,600	11,600		10,053C		
		DMG	09/15/2009	INSPECTED	2021	5,000	5,800	10,800		9,732C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 12	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures													
X	Rib Siding Insulation	Ex.	X	Ord.	Min	No. of Elec. Outlets											
(2) Windows		Many	X	Ave.	Few	(13) Plumbing											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Many Avg. Few	X	Large Avg. Small	(8) Basement													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic													
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME										Cls Low		Blt 0					
(11) Heating System: Forced Warm Air																	
Ground Area = 672 SF Floor Area = 672 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46																	
Building Areas																	
Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost																	
Main Home Ribbed Metal 672																	
Total: 37,200 17,112																	
Other Additions/Adjustments																	
Skirting, Metal or Vinyl, Vertical 136 1,488 684																	
Water/Sewer																	
1000 Gal Septic 1 4,323 1,989																	
Water Well, 100 Feet 1 5,584 2,569																	
Built-Ins																	
Appliance Allow. 1 1,662 765																	
Porches																	
CPP 12 304 140																	
Totals: 50,561 23,259																	
Notes:																	
ECF (4003 OFF LAKE 3) 0.734 => TCV:														17,072			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		15,500	11/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV Zoning: R-2		Building Permit(s)		Date	Number	Status				
4820 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
SLAY MITCHELL L & BEVERLY A 3765 LONE TREE RD MILFORD MI 48380		SA:										
Tax Description		2024 Est TCV Tentative										
L-910 P-145 (L-787 P-600) 234 COM AT N1/4 COR SEC 9 TH S 947.41FT FOR POB TH S 132FT TH E 180FT TH N 132FT TH W 180FT TO POB PART OF GOVT LOT 2 SEC 9 T23NR4W .55A Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	142.00	100.00	0.8116	0.9221	150	100		15,940
		Paved Road		142 Actual Front Feet, 0.33 Total Acres				Total Est. Land Value =		15,940		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				5.86	192	24	270	
		Sewer		Wood Frame				23.18	100	49	1,136	
		Electric		Wood Frame				30.15	50	87	1,312	
		Gas		Total Estimated Land Improvements True Cash Value =								
		Curb		2,718								
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	8,000	6,200	14,200			8,261C		
		High		2022	5,300	5,000	10,300			7,868C		
		Landscaped		2021	5,300	3,700	9,000			7,617C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	05/03/2021	INSPECTED	2023	8,000	6,200	14,200			8,261C	
		DMG	09/15/2009	INSPECTED	2022	5,300	5,000	10,300			7,868C	
					2021	5,300	3,700	9,000			7,617C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																															
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																											
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G																																																												
Yr Built		Remodeled		Trim & Decoration																																																											
0	0	Ex	Ord	Min	Size of Closets																																																										
Condition: Good		Lg	Ord	Small																																																											
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																											
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																											
	Wood/Shingle Aluminum/Vinyl Brick X Rib Siding X Insulation	(6) Ceilings		No./Qual. of Fixtures																																																											
		Ex.	X	Ord.	Min	No. of Elec. Outlets																																																									
		Many	X	Ave.	Few	(13) Plumbing																																																									
(2) Windows		(7) Excavation		Average Fixture(s)																																																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																											
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																																										
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:																																																											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																													
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0 (11) Heating System: Forced Warm Air Ground Area = 470 SF Floor Area = 470 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>470</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Skirting, Plywd/Hrdbd</td> <td>114</td> <td>1,330</td> <td>465</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>4,323</td> <td>1,513</td> </tr> <tr> <td colspan="3">Water Well, 100 Feet</td> <td>1</td> <td>5,584</td> <td>1,954</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>41,298</td> <td>14,453</td> </tr> </tbody> </table> Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 10,609																Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	470			Other Additions/Adjustments						Skirting, Plywd/Hrdbd			114	1,330	465	Water/Sewer						1000 Gal Septic			1	4,323	1,513	Water Well, 100 Feet			1	5,584	1,954	Totals:				41,298	14,453
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																										
Main Home	Ribbed	Metal	470																																																												
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Water Well, 100 Feet			1	5,584	1,954																																																										
Totals:				41,298	14,453																																																										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
STEFANKIEWICZ KEVIN	C & K ENTERPRIZES LLC	0	01/23/2023	QC	21-NOT USED/OTHER	1183:805	DEED	100.0				
COY CHARLES A	STEFANKIEWICZ KEVIN	25,000	02/23/2018	WD	03-ARM'S LENGTH	1164:2590	PROPERTY TRANSFER	100.0				
COY CHARLES A & KIMBERLY A	COY, CHARLES	0	05/07/2012	OTH	21-NOT USED/OTHER	1114/1955	OTHER	0.0				
		59,000	07/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
4790 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
C & K ENTERPRIZES LLC 895 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1008 P-2597 (L-382 P-359) 234 COM AT N1/4 COR SEC 9 T23N R4W TH S 1079.41 FT FOR POB TH S 66 FT TH E 180 FT TH N 66 FT .27A		X Improved		Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value				
		Dirt Road		OFF LAKE G3		66.00 150.00 0.9460 1.0000 150 100		9,365				
		Gravel Road		66 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =		9,365				
		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value						
		Storm Sewer		Fencing: Wd, Solid, 6 ft.		31.32 160 24		1,203				
		Sidewalk		Fencing: Gates, Wood/SqFt		16.83 60 24		242				
		Water		D/W/P: 3.5 Concrete		6.68 1980 69		9,126				
		Electric		Wood Frame		35.58 64 24		546				
		Gas		Total Estimated Land Improvements True Cash Value =				11,117				
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT		05/03/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG		09/15/2009	INSPECTED	2023	4,700	19,000	23,700			15,616C
						2022	3,100	15,800	18,900			14,873C
						2021	3,100	11,600	14,700			14,398C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough	X	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:	Class: D	Exterior: Pole		
	Mobile Home																	0	Front Overhang
	Town Home	0			X	Forced Warm Air Wall Furnace				Interior 2 Story	448	Treated Wood	Exterior: Pole	Brick Ven.: 0	Stone Ven.: 0	Common Wall: Detache	Foundation: 18 Inch		
	Duplex	0				Warm & Cool Air Heat Pump				2nd/Same Stack	24	Roof Cover Onl	Finished ?:	Auto. Doors: 0	Mech. Doors: 0	Area: 512	% Good: 60		
	A-Frame									Two Sided				Storage Area: 0	No Conc. Floor: 0				
X	Wood Frame	(4) Interior																	
Building Style: MOBILE HOME		Drywall Paneled		Plaster Wood T&G															
Yr Built		Remodeled	Ex	Ord	Min														
Condition: Good		Size of Closets																	
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace														
	Basement	(5) Floors			(12) Electric														
	1st Floor	Kitchen:			0 Amps Service														
	2nd Floor	Other:			No./Qual. of Fixtures														
	Bedrooms	Other:			Ex. X Ord. Min														
(1)	Exterior	(6) Ceilings			No. of Elec. Outlets														
X	Wood/Shingle				Many X Ave. Few														
	Aluminum/Vinyl				(13) Plumbing														
	Brick				Average Fixture(s)														
	Insulation				2 3 Fixture Bath														
(2)	Windows	(7) Excavation			2 Fixture Bath														
X	Many		Large	Basement: 0 S.F.															
	Avg.	X	Avg.	Crawl: 0 S.F.															
	Few		Small	Slab: 0 S.F.															
	Wood Sash	Height to Joists: 0.0			Softener, Auto														
X	Metal Sash	(8) Basement			Softener, Manual														
X	Vinyl Sash				Solar Water Heat														
X	Double Hung				No Plumbing														
X	Horiz. Slide	Conc. Block			Extra Toilet														
X	Casement	Poured Conc.			Extra Sink														
X	Double Glass	Stone			Separate Shower														
X	Patio Doors	Treated Wood			Ceramic Tile Floor														
X	Storms & Screens	Concrete Floor			Ceramic Tile Wains														
(3)	Roof	(9) Basement Finish			(14) Water/Sewer														
X	Gable		Recreation	SF	Public Water														
	Hip		Living	SF	Public Sewer														
	Flat	Gambrel	Walkout Doors (B)		1 Water Well														
	Asphalt Shingle	Mansard	No Floor	SF	1 1000 Gal Septic														
	Chimney:	Shed	Walkout Doors (A)		2000 Gal Septic														
					Lump Sum Items:														
					Joists:														
					Unsupported Len:														
					Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
COULOMBE SHARI L	COULOMBE SHARI L & KIRK M	0	06/06/2019	QC	21-NOT USED/OTHER	1169:1408	PROPERTY TRANSFER	50.0			
BRAMAN DUANE R	COULOMBE, SHARI	25,000	08/31/2011	WD	21-NOT USED/OTHER	1107/499	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status			
4770 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
COULOMBE SHARI L & KIRK MICHAEL D 4021 KNIGHTSBRIDGE LN JACKSON MI 49201		SA:									
Tax Description		2024 Est TCV Tentative									
L-246 P-454 234 COM AT N 1/4 COR SEC 9 TH S 1145.41 FT FOR POB TH E 180 FT TH S 154.39 FT TH W 180 FT TH N 154.39 FT TO POB PART OF GOV'T LOT 2 SEC 9 T23N R4W.		X Improved		Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	154.00	100.00	0.7985	0.9221	150	100	17,009
		Paved Road		154 Actual Front Feet, 0.35 Total Acres				Total Est. Land Value =		17,009	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size % Good		Cash Value
		Water		D/W/P: 3.5 Concrete				6.25	35 74		162
		Sewer		D/W/P: 3.5 Concrete				6.25	9 74		41
		Electric		Total Estimated Land Improvements True Cash Value =				203			
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
QT 05/03/2021 INSPECTED				2023	8,500	48,400	56,900	37,668C			
DMG 09/15/2009 INSPECTED				2022	5,700	39,800	45,500	35,875C			
				2021	5,700	36,000	41,700	34,729C			

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 108 9	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 832 % Good: 68 Storage Area: 0 No Conc. Floor: 0																																																																								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 22 Floor Area: 960 Total Base New : 148,146 Total Depr Cost: 113,824 Estimated T.C.V: 83,547			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:																																																																								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																																																	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																																			
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Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																																																																																
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X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																	
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X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																																			
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																						
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 960 SF Floor Area = 960 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td></td> <td>Crawl Space</td> <td>960</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>115,449</td> <td>90,050</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,614</td> <td>3,599</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>4,462</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>108</td> <td>2,688</td> <td>2,097</td> </tr> <tr> <td>Treated Wood</td> <td>9</td> <td>408</td> <td>318</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: D Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>832</td> <td>17,306</td> <td>11,768</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,530</td> </tr> <tr> <td colspan="2">Totals:</td> <td>148,146</td> <td>113,824</td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (4003 OFF LAKE 3) 0.734 =&gt; TCV: 83,547</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding		Crawl Space	960			Total:					115,449	90,050	Item	Quantity	Cost	Depr. Cost	Water/Sewer				1000 Gal Septic	1	4,614	3,599	Water Well, 100 Feet	1	5,720	4,462	Deck				Treated Wood	108	2,688	2,097	Treated Wood	9	408	318	Garages				Class: D Exterior: Pole (Unfinished)				Base Cost	832	17,306	11,768	Built-Ins				Appliance Allow.	1	1,961	1,530	Totals:		148,146	113,824
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 41 Floor Area: 380 Total Base New : 47,120 Total Depr Cost: 27,800 Estimated T.C.V: 20,405			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		Trim & Decoration	Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 380 SF Floor Area = 380 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas			Cls D		Blt 0						
Yr Built 0	Remodeled 0	Ex Ord Min	No./Qual. of Fixtures Ex. Ord. Min			Stories Exterior Foundation 1 Story Siding Slab			Size 380		Cost New 47,120	Depr. Cost 27,800					
Condition: Average		Size of Closets Lg Ord Small	No. of Elec. Outlets Many Ave. Few			Other Additions/Adjustments			Totals:		47,120	27,800					
Room List		Doors: Solid H.C.	(12) Electric 0 Amps Service			Notes: ECF (4003 OFF LAKE 3) 0.734 => TCv: 20,405											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors Kitchen: Other: Other:	(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Metal X Insulation	(6) Ceilings	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
(2) Windows	Many X Avg. Few	Large X Avg. Small	Lump Sum Items:														
	Wood Sash X Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 380 S.F. Height to Joists: 0.0															
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed															
	X Asphalt Shingle	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
Chimney:		(9) Basement Finish															
		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
COPPINGER CHARLES & KELLY	COPPINGER CHARLES	0	05/20/2022	QC	06-COURT JUDGEMENT	1181:798	DEED	0.0			
BENNETT KRISTA L	COPPINGER CHARLES & KELLY	145,000	08/03/2020	WD	20-MULTI PARCEL SALE REF	1173:1386	PROPERTY TRANSFER	100.0			
KING GARY	BENNETT KRISTA L	15,000	11/10/2017	WD	03-ARM'S LENGTH	1164:0619	PROPERTY TRANSFER	100.0			
ROSCOMMON COUNTY TREASURER	KING GARY	0	05/17/2016	OTH	21-NOT USED/OTHER	1158-2604	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status		
N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 05/26/2022									
Owner's Name/Address		SA:									
COPPINGER CHARLES 4969 N HIGGINS LAKE RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				RV/CN W/SCHOOL	150.00	79.00	1.0000	0.7257	225	100	24,493
				150 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 24,493							
Tax Description											
L1027/P177 L703/P396 234 COM AT N 1/4 COR SEC 9 TH S01DEG44'20"E ALG 1/4 LINE 51.66FT FOR POB TH S01DEG 44'20"E 118.34FT TH N89DEG45'50"W ALG N LINE OF LOT 1 EXTENDED OF PLAT OF CAINS PINE CREST 27.88FT TO BANK OF CANAL TH N15DEG40'32"W 52.31FT TH N84DEG 09'35"W 135.97FT TH N04DEG55'47"W 80.47 FT TH N89DEG41'04"E 73.74FT TH S76DEG01'14"E 110.12FT TO POB - PART OF GOVT LOT 4 SEC 9 T23N4W PAR 2 PP: 009-005-0020 (05)		X		Dirt Road							
				Gravel Road							
				Paved Road							
				Storm Sewer							
				Sidewalk							
				Water							
				Sewer							
				Electric							
				Gas							
				Curb							
				Street Lights							
		X		Standard Utilities							
				Underground Utils.							
Comments/Influences				Topography of Site							
				Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
		X		Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 05/03/2021 INSPECTED	2023	12,200	0	12,200		8,610C			
		DMG 09/15/2009 INSPECTED	2022	8,200	0	8,200		8,200S			
			2021	17,700	0	17,700		17,700S			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
COPPINGER CHARLES & KELLY	COPPINGER CHARLES	0	05/20/2022	QC	06-COURT JUDGEMENT	1181:798	DEED	0.0						
BENNETT KRISTA L	COPPINGER CHARLES & KELLY	145,000	08/03/2020	WD	19-MULTI PARCEL ARM'S LEN	1173:1386	PROPERTY TRANSFER	100.0						
HARTWELL SCOTT	BENNETT KRISTA L	115,000	11/10/2017	WD	03-ARM'S LENGTH	1164:0621	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status						
4969 N HIGGINS LAKE RD		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 100% 05/26/2022												
COPPINGER CHARLES 4969 N HIGGINS LAKE RD HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
L1036/P1926 L1027/P177 L703/P396 234 COM AT N 1/4 COR SEC 9 TH S01DEG44'20"E ALG 1/4 LINE 51.66FT TH N76DEG01'14"W 110.12FT TH S89DEG41'04"W 73.74FT TO POB TH S04DEG55'47"E 80.47FT TO BANK OF CANAL TH S80DEG24'23"W ALG CANAL 150.51 FT TH N04DEG56'05"W 79.96FT TH N74DEG34' 44"E 83.66FT TH N87DEG10'31"E 67.81FT TO POB - PART OF GOVT LOT 4 SEC 9 T23NR4W PAR 1 PP: 006-009-005-0020 (05)		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road		RV/CN W/SCHOOL		135.00	80.00	1.0000	0.7303	225	100	Reason	Value	
		Gravel Road		135 Actual Front Feet, 0.25 Total Acres		Total Est. Land Value =					22,183			
		Paved Road												
		Storm Sewer												
		Sidewalk												
		Water												
		Sewer												
		Electric												
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT		05/03/2021		INSPECTED		2024	Tentative	Tentative	Tentative			Tentative
		DMG		10/28/2009		INSPECTED		2023	11,100	70,100	81,200			58,245C
								2022	7,400	65,600	73,000			55,472C
								2021	16,000	37,700	53,700			53,700S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 35	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min												
Condition: Good		Size of Closets														
Room List		Doors:	Solid	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		200 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Insulation			No. of Elec. Outlets												
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.												
(3) Roof		(9) Basement Finish		Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
	GRAMLICH DAVID & DONNA &	360,000	11/19/2020	WD	16-LC PAYOFF	1174:1930	DEED	0.0				
KING GARY	GRAMLICH DAVID & DONNA &	360,000	06/30/2020	LC	03-ARM'S LENGTH	1173:871	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
4975 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GRAMLICH DAVID & DONNA & GOLDEN KEVIN & KIMBERLY 214 E LIBERTY MILFORD MI 48381		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
L-1027 P-177 L-703 P-396 - 234 - PART OF GOVT LOT 4 SEC 9 T23NR4W DESCRIBED AS COM AT N 1/4 COR SEC 9 FOR POB TH S01DEG44'20"E ALG 1/4 LINE 34FT TH N76DEG01'14"W 72.52FT TH N89DEG33'20"W 191.31FT TH S74DEG34'44"W 73.94FT TH S04DEG 56'05"E 124FT M/L TO BANK OF CANAL TH SWLY ALG BANK OF CANAL TO A PT N03DEG15'32"W 124.18FT TH N03DEG15'32"W 17FT TH S54DEG20'35"W 84.85FT TH ALG RAD CURV TO RIGHT 134.65FT TH S88DEG25'14"W 191.88FT TO BANK OF CANAL TH NLY ALG CANAL TO BANK OF RIVER TH N65DEG37'E 648.34FT ALG RIVER TH S89 DEG33'E ALG N LINE OF GOVT LOT 4 700FT TO POB SPLIT ON 01/19/2010 FROM 006-009-005-0070;		X	Public Improvements		* Factors * ACTUAL OVER 650' FRONTAGE							
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Split/Comb. on 01/13/2010 completed 01/13/2010 BSA OWNERS REQUEST ; Parent Parcel(s): 006-009-005-0070; Child Parcel(s): 006-009-005-0071, 006-009-005-0072;		X	Gravel Road		RV/CN W/SCHOOL	200.00	150.00	1.0000	1.0000	225	100	45,000
-----		X	Paved Road		UNUSABLE ACREAGE					0	100	0
		X	Storm Sewer		200 Actual Front Feet, 5.33 Total Acres Total Est. Land Value = 45,000							
		X	Sidewalk		Land Improvement Cost Estimates							
		X	Water		Description	Rate	Size	% Good	Cash Value			
		X	Electric		Fencing: Wd, Split, 2 Rail	16.72	200	24	803			
		X	Gas		D/W/P: Crushed Rock	2.30	1308	49	1,474			
		X	Curb		Total Estimated Land Improvements True Cash Value = 2,277							
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Level		2024	Tentative	Tentative	Tentative			Tentative	
		X	Rolling		2023	22,500	210,500	233,000			155,972C	
		X	High		2022	15,000	179,400	194,400			148,545C	
		X	Landscaped		2021	37,500	106,300	143,800			143,800S	
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	05/03/2021	INSPECTED	2023	22,500	210,500	233,000			155,972C	
		DMG	10/27/2009	INSPECTED	2022	15,000	179,400	194,400			148,545C	
					2021	37,500	106,300	143,800			143,800S	

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 162 208 450 100 336	Type WCP (1 Story) CGEP (1 Story) WGEP (1 Story) Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 600 % Good: 82 Storage Area: 576 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 41 Floor Area: 5,205 Total Base New : 656,520 Total Depr Cost: 392,464 Estimated T.C.V: 421,506			E.C.F. X 1.074		Bsmnt Garage: Carport Area: 260 Roof: Aluminum	
Building Style: 1 3/4 STORY		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY			Cls C Blt 0						
Yr Built 0	Remodeled 0	Ex	Ord	Min	0 Amps Service			No. of Elec. Outlets			Ground Area = 3245 SF Floor Area = 5205 SF.						
Condition: Good		Size of Closets			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59			Building Areas						
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation			Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Other Additions/Adjustments			Plumbing						
(1) Exterior		Kitchen: Other: Other:			Ex. X Ord. Min			Plumbing			2 Story Siding Crawl Space			574			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Average Fixture(s)			2 3 Fixture Bath			1.75 Story Siding Crawl Space			1,248			
X	Insulation	No. of Elec. Outlets			2 Fixture Bath			1 Story Siding Crawl Space			1 Story Siding Crawl Space			759			
(2) Windows		Many X Avg. Few Large X Avg. Small			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Water Well, 100 Feet			1.75 Story Siding Crawl Space			Total:			527,004		310,932	
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Water Well, 100 Feet			Other Additions/Adjustments			Plumbing						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 3245 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Plumbing			3 Fixture Bath			1		4,711	2,779
(3) Roof		(8) Basement			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Water Well, 100 Feet			Plumbing			Water/Sewer			1		4,933	2,910
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Water Well, 100 Feet			Plumbing			Porches			162		7,053	4,161
X	Asphalt Shingle	(9) Basement Finish			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			WCP (1 Story)			208		12,960	7,646
Chimney: Block		(10) Floor Support			Ceramic Tub Alcove Vent Fan			Plumbing			WGEP (1 Story)			450		29,934	17,661
		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood w/Roof (Roof portion)			100 336		2,590 5,245	1,528 3,095
		Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 600 23,244 Storage Over Garage 576 8,024			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 600 23,244 Storage Over Garage 576 8,024					19,060 *8 6,580	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area 15 20	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X			Class: D Effec. Age: 46 Floor Area: 252 Total Base New : 24,866 Total Depr Cost: 13,429 Estimated T.C.V: 14,423			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No Heating/Cooling			Central Air Wood Furnace			Doors: Solid H.C.		(5) Floors		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Lg Ord Small			Kitchen: Other: Other:		(12) Electric		0 Amps Service		
Condition: Average		No Heating/Cooling		No./Qual. of Fixtures			Ex. Ord. Min			No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		
Room List		Basement 1st Floor 2nd Floor Bedrooms		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			1			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 14,423				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 252 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 252 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Basement: 0 S.F. Crawl: 252 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Basement: 0 S.F. Crawl: 252 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		Basement: 0 S.F. Crawl: 252 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
X	Storms & Screens	(10) Floor Support		Basement: 0 S.F. Crawl: 252 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
(3) Roof		(10) Floor Support		Basement: 0 S.F. Crawl: 252 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Basement: 0 S.F. Crawl: 252 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:						
Asphalt Shingle X Metal		(10) Floor Support		Basement: 0 S.F. Crawl: 252 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
Chimney:		(10) Floor Support		Basement: 0 S.F. Crawl: 252 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type	Year Built:	Car Capacity:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: D Effec. Age: 46 Floor Area: 252 Total Base New : 24,866 Total Depr Cost: 13,429 Estimated T.C.V: 14,423			15	WGEP (1 Story)	Class:	Exterior:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: D Effec. Age: 46 Floor Area: 252 Total Base New : 24,866 Total Depr Cost: 13,429 Estimated T.C.V: 14,423			20	Treated Wood	Exterior:	Brick Ven.:			
Yr Built	Remodeled	Trim & Decoration		X No Heating/Cooling			Class: D Effec. Age: 46 Floor Area: 252 Total Base New : 24,866 Total Depr Cost: 13,429 Estimated T.C.V: 14,423			E.C.F. X 1.074		Storage Area:	No Conc. Floor:			
0	0	Ex	Ord	Min	Central Air Wood Furnace			Class: D Effec. Age: 46 Floor Area: 252 Total Base New : 24,866 Total Depr Cost: 13,429 Estimated T.C.V: 14,423			E.C.F. X 1.074		Bsmnt Garage:	Carport Area:		
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 3 Recreation Cabin 1 STORY			E.C.F. X 1.074		Cls D		Blt 0		
Room List		Doors:	Solid	H.C.	(12) Electric			Ground Area = 252 SF Floor Area = 252 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54			E.C.F. X 1.074		Roof:			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		0 Amps Service			Building Areas			E.C.F. X 1.074		Roof:				
(1) Exterior		Kitchen:		No. of Elec. Outlets			Description			E.C.F. X 1.074		Roof:				
X Wood/Shingle Aluminum/Vinyl Brick		Other:		Many			Other Additions/Adjustments			E.C.F. X 1.074		Roof:				
Insulation		Other:		Ave.			Porches			E.C.F. X 1.074		Roof:				
(2) Windows		Other:		Few			WGEP (1 Story)			E.C.F. X 1.074		Roof:				
Many	Large	Basement: 0 S.F.		Average Fixture(s)			Deck			E.C.F. X 1.074		Roof:				
X Avg.	X Avg.	Crawl: 252 S.F.		3 Fixture Bath			Treated Wood			E.C.F. X 1.074		Roof:				
Few	Small	Slab: 0 S.F.		2 Fixture Bath			Totals:			E.C.F. X 1.074		Roof:				
X Wood Sash Metal Sash Vinyl Sash		Height to Joists: 0.0		Softener, Auto			Notes:			E.C.F. X 1.074		Roof:				
X Double Hung Horiz. Slide Casement		(8) Basement		Softener, Manual			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			E.C.F. X 1.074		Roof:				
X Double Glass Patio Doors		Conc. Block Poured Conc. Stone		Solar Water Heat			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			E.C.F. X 1.074		Roof:				
X Storms & Screens		Treated Wood Concrete Floor		1 No Plumbing			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			E.C.F. X 1.074		Roof:				
(3) Roof		(9) Basement Finish		Extra Toilet			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			E.C.F. X 1.074		Roof:				
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Extra Sink			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			E.C.F. X 1.074		Roof:				
X Asphalt Shingle Metal		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Separate Shower			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			E.C.F. X 1.074		Roof:				
Chimney:		(10) Floor Support		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			E.C.F. X 1.074		Roof:				
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			E.C.F. X 1.074		Roof:				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KING GARY	RETFERFORD, JESSIE	60,000	12/22/2009	OTH	21-NOT USED/OTHER	1089/2149	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
N HIGGINS LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
RETFERFORD JESSIE PO BOX 696 HOUGHTON LAKE MI 48629		SA: NEW FOR 2010									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
		Improved	X	Vacant							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	118.00	345.00	1.0000	1.5166	225	100	40,265
		Paved Road		118 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 40,265							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
Comments/Influences		Split/Comb. on 01/13/2010 completed 01/13/2010 BSA OWNERS REQUEST ; Parent Parcel(s): 006-009-005-0070; Child Parcel(s): 006-009-005-0071, 006-009-005-0072;		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	05/03/2021	INSPECTED	2023	20,100	0	20,100		14,070C	
		DMG	10/27/2009	INSPECTED	2022	13,400	0	13,400		13,400S	
					2021	24,600	0	24,600		23,727C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LEVY TERRY	LEVY TERRY R LIVING TRUST	0	07/06/2021	QC	14-INTO/OUT OF TRUST	1177:991	DEED	0.0		
TRIER, HARRY & CHERYL	LEVY, TERRY	7,500	04/18/2008	WD	03-ARM'S LENGTH	1071/343	OTHER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status		
N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING		04/24/2009	36	COMPLETE		
Owner's Name/Address		P.R.E. 100% 04/07/2010		SA: NEW FOR 2011						
LEVY TERRY R LIVING TRUST 4934 N HIGGINS LAKE RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative		Land Value Estimates for Land Table 4005.4005 OFF LAKE 2						
Tax Description		X	Improved	Vacant	* Factors * 100					
L-1071/343 - 234 - COM AT SE COR GOVT LOT 4 SEC 9 TH ALG E LINE OF GOVT LOT 4 TH N01DEG44'20"W 864.05FT FOR POB TH CONT ALG E LINE OF GOVT LOT 4 N01DEG44'20"W 62.52FT TO INTERSEC OF GOVT LOT LINE WITH SLY R/W OF CRISTI LANE TH N89DEG50'33"W 141.25FT TH S01DEG35'32"E 62.45FT TH S89DEG48'55"E 141.42FT TO POB.- PART OF GOVT LOT 4 IN NE 1/4 OF NW 1/4 SEC 9 T23NR4W - PAR C-1A - .20AC SPLIT ON 01/13/2011 FROM 006-009-005-0105;		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Comments/Influences		Dirt Road		OFF LAKE GROUP2 100.00 63.00 1.0000 1.0000 150 100 15,000						
		Gravel Road		100 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 15,000						
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description Rate Size % Good Cash Value						
		Sidewalk		D/W/P: 3.5 Concrete 6.68 1990 82 10,900						
		Water		Total Estimated Land Improvements True Cash Value = 10,900						
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level		2024	Tentative	Tentative	Tentative			Tentative
		Rolling		2023	7,500	13,800	21,300			13,532C
		Low		2022	7,500	11,800	19,300			12,888C
		High		2021	7,500	12,000	19,500			12,477C
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What						
		QT	11/13/2018	INSPECTED						
		DMG	10/27/2009	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2009 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1508 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C Effec. Age: 12 Floor Area: 0 Total Base New : 29,195 Total Depr Cost: 25,692 Estimated T.C.V: 18,858		E.C.F. X 0.734		Bsmnt Garage:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Total Base New : 29,195		E.C.F. X 0.734		Bsmnt Garage:		
Yr Built 2009	Remodeled 0	Ex	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 2009			
Condition: Excellent		Lg	Ord	Small	Central Air Wood Furnace			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Size		Cost New	Depr. Cost		
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Garages		Class: D Exterior: Pole (Unfinished)			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Class: D Exterior: Pole (Unfinished)		Base Cost		1508	29,195	25,692
	(1) Exterior	Kitchen: Other: Other:		0 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:		ECF (4005 OFF LAKE 2) 0.734 => TCV:		18,858		
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Plumbing			Totals:		29,195		25,692		
	(2) Windows	(7) Excavation		Ex. Ord. Min			(13) Plumbing			Totals:		29,195		25,692		
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Average Fixture(s)			Totals:		29,195		25,692	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Many Ave. Few			Average Fixture(s)			Totals:		29,195		25,692		
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing			Average Fixture(s)			Totals:		29,195		25,692		
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Average Fixture(s)			Totals:		29,195		25,692	
	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Totals:		29,195		25,692		
	Chimney:	(10) Floor Support		Lump Sum Items:			Average Fixture(s)			Totals:		29,195		25,692		
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Average Fixture(s)			Totals:		29,195		25,692		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LEVY TERRY	TRIER, HARRY & CHERYL	5,000	02/14/2011	WD	03-ARM'S LENGTH	1101/2152	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 03/27/2011									
TRIER HARRY M & CHERYL L 4881 NORTH HIGGINS LAKE ROAD HOUGHTON LAKE MI 48629		SA: NEW FOR 2011									
Tax Description		2024 Est TCV Tentative									
L-1071/343 - 234 - COM AT SE COR OF GOVT LOT 4 SEC 9 TH N01DEG44'20"W 801.53FT FOR POB TH N01DEG44'20"W 62.52FT TH N89DEG48'55"W 141.42FT TH N01DEG35'32"W 62.45FT TO SLY R/W OF CRISTI LANE TH N89DEG50'33"W 100.08FT TH ALG R/W S0DEG35'34"E 124.80FT TH S89DEG47'18"E 241.66FT TO POB - PART OF GOVT LOT 4 IN NE 1/4 OF NW 1/4 SEC 9 T23NR4W - PAR C-1B .49AC SPLIT ON 01/13/2011 FROM 006-009-005-0105;		Improved	X	Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP2	100.00	124.00	1.0000	1.0000	150	100	15,000
		Paved Road		100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 15,000							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling		2023	7,500	0	7,500			4,453C	
		Low		2022	7,500	0	7,500			4,241C	
		High		2021	7,500	0	7,500			4,106C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		QT	11/13/2018	INSPECTED							
		CSZ	01/25/2016	INSPECTED							
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEUTSCHE BANK NATIONAL TRU	TRIER, HARRY & CHERYL	27,000	01/12/2008	WD	12-FROM LENDING INSTITUTI	1068/265	OTHER	0.0
LIMBAN ANDREW & CHERILYN F	DEUTSCHE BANK NATIONAL TRU	67,500	06/22/2007	SD	10-FORECLOSURE	1061/1585	OTHER	100.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status
4911 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 01/12/2009				
Owner's Name/Address		SA: NEW FOR 09		2024 Est TCV Tentative				
TRIER HARRY M & CHERYL L 4881 N HIGGINS LAKE ROAD HOUGHTON LAKE MI 48629		X Improved		Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2			
Tax Description		Public Improvements		* Factors *				Value
L-1068 P-265 234 COM AT SE COR GOVT LOT 4 SEC 9 TH ALG E LINE OF GOVT LOT 4 & ALG N-S 1/4 LINE N01DEG44'20"W 676.48FT FOR POB; TH N01DEG44'20"W 125.05FT, TH N89DEG 47'18"W 241.66FT TO ELY PLATTED R/W OF CRISTI LN, TH ALG SD ELY PLATTED R/W S01DEG35'34"E (RECORDED AS S01DEG37'50"E) 124.81 FT, TH S89DEG44'03"E 241.99FT TO POB - PART OF GOVT LOT 4 SEC 9 T23NR4W PAR C-2 .69AC SPLIT ON 12/15/2008 FROM 006-009-005-0100;		X Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason				18,750
Comments/Influences		X Gravel Road		OFF LAKE GROUP2 125.00 100.00 1.0000 1.0000 150 100				18,750
		X Paved Road		125 Actual Front Feet, 0.29 Total Acres				Total Est. Land Value =
		X Storm Sewer						
		X Sidewalk						
		X Water Sewer						
		X Electric						
		X Gas						
		X Curb						
		X Street Lights						
		X Standard Utilities						
		X Underground Utils.						
		Topography of Site						
		X Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		X Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 11/13/2018 INSPECTED	2023	9,400	40,900	50,300		17,225C
		DMG 11/17/2009 INSPECTED	2022	9,400	32,800	42,200		16,405C
			2021	9,400	32,300	41,700		15,881C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 84	Type CGEP (1 Story) CPP	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 324 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 43 Floor Area: 1,296 Total Base New : 210,092 Total Depr Cost: 119,754 Estimated T.C.V: 87,899			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 1/2 STORY		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls CD		Blt 0	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57						
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation 1.5 Story Siding Crawl Space Size 864 Total: 136,705 77,923						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0						Other Additions/Adjustments Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) CPP Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Storage Over Garage Common Wall: 2 Wall Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 2 Wall Built-Ins Appliance Allow.			1 3,915 2,232 1 4,614 2,630 1 5,720 3,260 192 10,865 6,193 84 1,660 946 640 21,632 12,330 480 5,952 3,393 1 -4,142 -2,361 328 13,766 7,847 1 -4,142 -2,361 1 1,961 1,118			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1			Lump Sum Items: Appliance Allow.						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
Chimney: Block																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		90,000	10/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV Zoning: R-2		Building Permit(s)		Date	Number	Status					
4881 N HIGGINS LAKE RD		School: HOUGHTON LAKE COMM SCHOOLS		DECK		09/25/2020	LU20-4349	COMPLETE					
Owner's Name/Address		P.R.E. 100% 04/29/2008		DECK		04/20/2015	PB15-0050	COMPLETE					
TRIER HARRY M & CHERYL L 4881 N HIGGINS LAKE RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2								
L-945 P-965 (L-665 P-28) 234 COM AT SE COR GOV'T LOT 4 SEC 9 T23N R4WTH N 526.5 FT FOR POB TH W 242.3 FT TH N 150 FT TH E 241.9 FT TH S 150 FT TO POB.		X	Public Improvements		* Factors *								
Comments/Influences					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					OFF LAKE GROUP2	150.00	150.00	1.0000	1.0000	150	100		22,500
					150 Actual Front Feet, 0.52 Total Acres				Total Est. Land Value =	22,500			
					Land Improvement Cost Estimates								
					Description	Rate	Size	% Good	Cash Value				
					D/W/P: 3.5 Concrete	6.25	3468	72	15,606				
					D/W/P: Brick on Sand	16.77	156	72	1,884				
					Wood Frame	21.86	240	72	3,777				
					Wood Frame/Conc.	26.61	640	72	12,262				
					Total Estimated Land Improvements True Cash Value =				33,529				
		X	Standard Utilities		Work Description for Permit LU20-4349, Issued 09/25/2020: ADDITION TO EXISTING DECK								
			Underground Utils.		Work Description for Permit PB15-0050, Issued 04/20/2015: 10*14 DECK								
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	Tentative	Tentative	Tentative			Tentative		
		QT	10/27/2020	INSPECTED	2023	11,300	102,700	114,000			74,372C		
		QT	11/13/2018	INSPECTED	2022	11,300	84,700	96,000			70,831C		
		CSZ	01/25/2016	INSPECTED	2021	11,300	82,500	93,800			68,569C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 180 380 420 230 77	Type WGEP (1 Story) Composite Treated Wood Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 78 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 2,484 Total Base New : 337,716 Total Depr Cost: 255,000 Estimated T.C.V: 187,170			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/2 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No. of Elec. Outlets			Ground Area = 2052 SF Floor Area = 2484 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Condition: Good		Lg	X Ord		Small	(13) Plumbing			Building Areas							
Room List		Doors:	Solid	X	H.C.	Average Fixture(s)			Stories Exterior Foundation			Size		Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			1 Story Siding Crawl Space			1,188					
(1) Exterior		Kitchen: Other: Other:			100 Amps Service			1.5 Story Siding Crawl Space			864					
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures			Other Additions/Adjustments			Total:		259,944	194,959		
		Ex.	X Ord.		Min	Plumbing			Plumbing			3 Fixture Bath		1	3,915	2,936
(2) Windows		No. of Elec. Outlets			Average Fixture(s)			Water/Sewer			1000 Gal Septic		1	4,614	3,460	
	Many X Avg. Few		X Avg.		Small	Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			1		5,720	4,290	
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(7) Excavation			Plumbing			Porches			WGEP (1 Story)		180	13,077	9,808	
		Basement: 0 S.F. Crawl: 2052 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Deck			Treated Wood		420	6,678	5,008	
		(8) Basement			2 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood		230	4,503	3,377	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Garages			Composite		380	6,544	4,908	
		(9) Basement Finish			Average Fixture(s)			w/Roof (Roof portion)			77		1,349	1,268		
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Built-Ins			Appliance Allow.		1	1,961	1,471	
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Fireplaces			Wood Stove		1	2,179	1,634		
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Class: D Exterior: Pole (Unfinished)			Base Cost		1200	23,232	18,121	*7
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		24,000	05/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 04/26/2007									
WOJCIECHOWSKI DANIEL 159 PINECREST DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-1035 P-2611 (L-723 P-360) 234 BEG AT SW COR OF LOT 48 CAIN'S PINE CREST 1ST ADD TH N 9 DEG 28' E 149.6 FT TH S 18 DEG 25' W 158 FT TH E'LY ALONG ARC OF 50' RAD CURVE TO RT 25.55 FT TO POB PART OF GOVT LOT 4 SEC 9 T23N R4W.		Improved X Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	25.00	50.00	1.0000	0.5774	225	100	3,248
		Paved Road		25 Actual Front Feet, 0.03 Total Acres Total Est. Land Value = 3,248							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/05/2021	INSPECTED	2023	1,600	0	1,600	137C			
		CSZ 01/25/2016	INSPECTED	2022	1,100	0	1,100	131C			
		DMG 08/10/2012	INSPECTED	2021	1,900	0	1,900	127C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
BRADFORD DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.									
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:									
Tax Description		2024 Est TCV Tentative									
**QUAL AGR 100.00% STATE # 4746 PA 513 OF 2004 234 N1/2 OF NE1/4 AND GOVT LOTS 5 - 7 & 10 SEC 10 T23N R4W 165.48 AC		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		When		2024	Tentative	Tentative	Tentative			Tentative	
		What		2023	0	0	0			65,095S	
				2022	0	0	0			61,996S	
				2021	0	0	0			60,016S	

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Roscommon, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
HODGES JAMES C & GLADYS A	GINGRAS DONALD J & SHARON	140,000	04/20/2018	WD	20-MULTI PARCEL SALE REF	1165:1873	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status	
SHORE VIEW		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
GINGRAS DONALD J & SHARON M 6119 WATERWORKS RD SALINE MI 48176		SA:							
		2024 Est TCV Tentative							
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE	2.880 Acres	5,208	100		15,000
				2.88 Total Acres Total Est. Land Value =				15,000	
Tax Description		Dirt Road							
234 L-581 P-259 BEG AT NE COR OF GOVT LOT		Gravel Road							
2 SEC 10 T23N R4W TH S 1 DEG 24' E 186.1		Paved Road							
FT TH S 83 DEG 10' W 550.52 FT TH N 1 DEG		Storm Sewer							
24' W 270.7 FT TH S 88 DEG 01' E 549.3 FT		Sidewalk							
TO POB. 2.88 A.		Water							
Comments/Influences		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		QT 06/08/2022 INSPECTED	2023	7,500	0	7,500		5,531C	
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 09/21/2011 INSPECTED	2022	6,600	0	6,600		5,268C	
			2021	5,100	0	5,100		5,100S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DUWE HARRY C TRST & DUWE J	DUWE HARRY C & JANNET A	0	02/22/2018	QC	21-NOT USED/OTHER	1164:2614	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status		
301 SHOREVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 05/02/1994								
DUWE HARRY C & JANET A 301 SHOREVIEW DR HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L-874 P-411-412 (L-368 P-464) 234 301 SHOREVIEW DRIVE 48629COM AT NE COR GOVT LOT 2 SEC 10 T23N R4WTH W 549.3 FT FOR POB TH S 270 FT TH W 50.23 FT TH S 143 FT TH W 200 FT TH N 422 FT TH E 248.15 FT TO POB		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE			2.250 Acres	6,444 100	14,500	
		Paved Road				2.25 Total Acres		Total Est. Land Value =	14,500	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25	610	75	2,860		
		Electric		D/W/P: Asphalt Paving	2.93	920	50	1,348		
		Gas		D/W/P: Brick on Sand	16.77	49	75	616		
		Curb		Wood Frame	29.13	80	75	1,747		
		Street Lights		Total Estimated Land Improvements True Cash Value =				6,571		
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling	2024	Tentative	Tentative	Tentative			Tentative
			Low	2023	7,300	60,900	68,200			27,585C
			High	2022	5,600	38,500	44,100			26,272C
			Landscaped	2021	4,400	36,000	40,400			25,433C
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/08/2022	INSPECTED						
		DMG	09/21/2011	INSPECTED						
		DMG	05/03/2010	INSPECTED						

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 200 130 64 40	Type Treated Wood Treated Wood Roof Cover Onl Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1056 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Class: CD Effec. Age: 32 Floor Area: 1,553 Total Base New : 218,143 Total Depr Cost: 148,336 Estimated T.C.V: 124,454	E.C.F. X 0.839	Bsmnt Garage: Carport Area: Roof:					
													Condition: Good		Size of Closets		Central Air Wood Furnace
Building Style: 1 1/4 STORY		Trim & Decoration			No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few			
Yr Built 0	Remodeled 0	Ex	Ord	Min	0 Amps Service						(13) Plumbing						
Room List		Doors: Solid H.C.			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Kitchen: Other: Other:			Ex. X Ord. Min			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior		(6) Ceilings			(7) Excavation			No. of Elec. Outlets			Plumbing			Total: 165,244 112,365			
X Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1385 S.F. Height to Joists: 0.0			Many X Ave. Few			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments				
X Insulation	(7) Excavation			(8) Basement			(13) Plumbing			Plumbing			Deck				
(2) Windows		(8) Basement			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			
Many Avg. X Large Avg. X Small	(9) Basement Finish			(10) Floor Support			Lump Sum Items:			Appliance Allow.			Garages				
X Wood Sash Metal Sash Vinyl Sash	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			Totals: 1056 30,846 20,975				
X Double Hung Horiz. Slide Casement Double Glass	Joists: Unsupported Len: Cntr.Sup:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 124,454									Totals: 218,143 148,336				
X Patio Doors X Storms & Screens																	
(3) Roof																	
X Gable Hip Flat																	
X Asphalt Shingle																	
Chimney: Block																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
BRADFORD DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
SCITURRO BILL V & SCITURRO JOSEPH 18608 BITTERSWEET ST FRASER MI 48026		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-621 P-304 SURVEY 234 COM AT NW COR OF GOVT LOT 2 SEC 10 TH S 88DEG01'E 497.45FT TH S0LDEG24'E 800.8FT TH N86DEG18W 100FT TH N87DEG09'W 50FT THN87DEG47'W 61FT TH S89DEG15'W 50FT TH S 87DEG15'W 146FT TH S81DEG33'W 87.8FT TO W LINE OF GOVT LOT 2 TH N01DEG33'W 827.4 FT TO POB PART OF GOVT LOT 2 SEC 10 T23N R 4W		Public Improvements		* Factors *				Value			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			9.500	Acres	3,061	100	29,083
		Paved Road		9.50 Total Acres				Total Est. Land Value =		29,083	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	14,500	0	14,500		6,016C	
		QT	06/08/2022	INSPECTED	2022	13,700	0	13,700		5,730C	
		DMG	09/21/2011	INSPECTED	2021	11,900	0	11,900		5,547C	
		DMG	05/03/2010	INSPECTED							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MYERS STEVEN A & LINDA S	VANDERMEER DRYON K & SANDE	15,000	07/12/2013	WD	03-ARM'S LENGTH	1130/516	OTHER	100.0				
		30,000	07/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING		08/12/2013	168	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
VANDERMEER BRYON K & SANRA L 61927 BRADBURY RUN WASHINGTON MI 48094		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000								
				Land Improvement Cost Estimates								
				Description	Rate		Size		% Good	Cash Value		
				D/W/P: 3.5 Concrete	6.68		840		90	5,050		
				Total Estimated Land Improvements True Cash Value = 5,050								
Comments/Influences		X	Dirt Road									
		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	06/08/2022	INSPECTED	2023	10,000	17,600	27,600				15,650C
		DMG	12/02/2013	INSPECTED	2022	8,800	13,100	21,900				14,905C
		DMG	09/21/2011	INSPECTED	2021	8,100	12,500	20,600				14,429C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2013 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 48,435 Total Depr Cost: 43,591 Estimated T.C.V: 32,737		E.C.F. X 0.751		Bsmnt Garage:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2013	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures								
Condition: Excellent		Lg	Ord	Small	X			100 Amps Service								
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100 Amps Service			No. of Elec. Outlets									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing									
	Wood/Shingle Aluminum/Vinyl Brick X Metal Insulation			Many			X	Ave.	Few	Average Fixture(s)						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
	Many Avg. Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish													
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
Chimney:																
<p>Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2013                  (11) Heating System: No Heating/Cooling                  Ground Area = 0 SF Floor Area = 0 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  Other Additions/Adjustments                  Garages                  Class: BC Exterior: Pole (Unfinished)                  Base Cost 1500 48,435 43,591                  Totals: 48,435 43,591                  Notes: ECF (4006 OFF LAKE 1) 0.751 =&gt; TCV: 32,737</p>																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MYERS STEVEN A & LINDA S 4665 S FOREST HILL ROAD SAINT JOHNS MI 48879		SA:										
		2024 Est TCV Tentative										
		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000								
Tax Description				Land Improvement Cost Estimates								
L-940 P-265-267 (L-532 P-139-140) 234 COM AT N1/4 COR SEC 10 TH S1DEG 33'E 2144.56FT TH N81DEG 33' E 87.5FT TH N87DEG 15'E 46FT FOR POB TH N87DEG 15'E 50FT TH S1DEG 23'43'E 110.55FT TO NLY LINE OF E HGHTN LK DR TH S86 DEG 47'34"W50FT TH N1DEG 23'45"W 110.95FT TO POB BEING PART OF GOVT LOT 2 SEC 10 T23N R4W.13A PAR 2		X	Dirt Road									
		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
Comments/Influences		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				
		QT	06/08/2022	INSPECTED	2023	10,000	17,600	27,600			10,512C	
		DMG	09/21/2011	INSPECTED	2022	8,800	13,100	21,900			10,012C	
		DMG	05/03/2010	INSPECTED	2021	8,100	12,500	20,600			9,693C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2013 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 48,435 Total Depr Cost: 43,591 Estimated T.C.V: 32,737		E.C.F. X 0.751		Bsmnt Garage:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2013	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Excellent		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100 Amps Service			No./Qual. of Fixtures									
(1) Exterior		Ex.	X	Ord.	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C Blt 2013				
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			X	Ave.	Few	(11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90						
X	Metal Insulation			(13) Plumbing						Building Areas						
(2) Windows		(7) Excavation		Average Fixture(s)						Stories Exterior Foundation			Size Cost New Depr. Cost			
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Garages						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Class: BC Exterior: Pole (Unfinished) Base Cost			1500 48,435 43,591 Totals: 48,435 43,591			
(3) Roof		(9) Basement Finish		(14) Water/Sewer						Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 32,737			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
GREER DOUGLAS R & THERESA	SCHMIDT TIMOTHY J & MARGA	189,222	08/08/2022	WD	03-ARM'S LENGTH	1182:0112	PROPERTY TRANSFER	100.0						
		139,900	04/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status					
12550 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 100% 08/08/2022												
SCHMIDT TIMOTHY J & MARGARET J 12550 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
(L-951P-625&L-940P-265&L-532P-139-40) 234 L-1020 P-1622 (L-960P-1167) COM AT N1/4 COR SEC 10 TH S1DEG33'E 2144.56 FT FOR POB TH N81DEG33'E 87.5 FT TH N87DEG15'E 46 FT TH S1DEG23'45"E 110.95 FT TO NLY LINE OF E HGHTN LK DR TH S86DEG47'34"W 46 FT TH S82DEG23'W 57 FT TH N1DEG33'W 50 FT TH S82DEG23'W 30 FT TH N1DEG33'W 60 FT TO POB PART OF GOV'T LOT 2 SEC 10 T23N R4W PARCEL 3&4 .31A		X Improved		Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				OFF LAKE GROUP1	103.00	150.00	1.0000	1.0000	400	100		41,200
		Paved Road				103 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 41,200								
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description			Rate	Size		% Good	Cash Value	
		Water				D/W/P: 3.5 Concrete			6.25	1973		75	9,248	
		X Sewer				Total Estimated Land Improvements True Cash Value = 9,248								
		Electric												
		Gas												
		Curb												
		Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
		2024	Tentative	Tentative	Tentative			Tentative						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/08/2022 INSPECTED	20,600	61,700	82,300			82,300S						
		DMG 05/15/2013 INSPECTED	18,000	46,100	64,100			44,607C						
		DMG 09/21/2011 INSPECTED	16,700	42,500	59,200			43,182C						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 180 28	Type CPP CCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 33 Floor Area: 1,536 Total Base New : 245,199 Total Depr Cost: 164,282 Estimated T.C.V: 123,376			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67					Cls C Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Building Areas								
Condition: Good		Size of Closets		Lg			Ord			Small						
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Total Depr Cost: 164,282			X 0.751		
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:			0 Amps Service			Estimated T.C.V: 123,376						
(1) Exterior		(7) Excavation		Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Porches						
	Insulation	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Garages						
(2) Windows		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 960 32,890 22,036 Water/Sewer Public Sewer 1 1,515 1,015 Water Well, 100 Feet 1 5,890 3,946 Built-Ins Appliance Allow. 1 2,806 1,880						
Many Avg. Few	Large Avg. Small	(14) Water/Sewer		Joists: Unsupported Len: Cntr.Sup:						Totals: 245,199 164,282						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(15) Fireplaces								Notes:						
(3) Roof		(16) Porches/Decks								ECF (4006 OFF LAKE 1) 0.751 => TCV: 123,376						
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PAQUETTE WILLIAM H & DESIR	WOLF JAMES & KELLY &	149,900	03/29/2021	WD	03-ARM'S LENGTH	1175:2667	PROPERTY TRANSFER	100.0					
		77,500	10/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
12520 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			REMODEL		05/14/2007	PB07-0102	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:									
WOLF JAMES & KELLY & MANTHEI ANDREW R & MICHELLE M 5384 S GLEN OAK DR SAGINAW MI 48603		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-993 P-1828 (L-874P-260&L-587 P-495) 234 12520 E HOUGHTON LK DR COM AT NE COR OF GOVT LOT 2 TH S ON 1/8 LN 935.5FT TO NLY R/W OF CO RD TH WLY ON R/W 1011FT FOR POB TH N1DEG24'W 110FT THS89DEG05'W 50FT TH S1DEG24'E 110FT TO R/W TH N89DEG05'E 50FT TO POB PART OF GOVT LOT 2 SEC 10 T23N R4W		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1		50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	20,000
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete		6.68		125		74	618		
		Sewer		D/W/P: 3.5 Concrete		6.68		78		89	464		
		Electric		D/W/P: Patio Blocks		15.83		180		74	2,108		
		Gas		Wood Frame		24.76		224		74	4,104		
		Curb		Wood Frame		39.09		44		49	843		
		Street Lights		Total Estimated Land Improvements True Cash Value =									8,137
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative					
QT 08/20/2021 INSPECTED		2023	10,000	70,700	80,700			70,560C					
DMG 05/23/2013 INSPECTED		2022	8,800	58,400	67,200			67,200S					
DMG 09/21/2011 INSPECTED		2021	8,100	47,000	55,100			40,556C					

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 312 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								40	CCP (1 Story)			
Building Style: 2 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 16 Floor Area: 1,632 Total Base New : 231,501 Total Depr Cost: 191,589 Estimated T.C.V: 143,883						Bsmnt Garage: Carport Area: Roof:
Yr Built	Remodeled	Trim & Decoration			No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 624 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84						Cls C Blt 0
0	0	Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Building Areas						
Condition: Good		Lg Ord Small			(13) Plumbing						Stories Exterior Foundation 2 Story Siding Slab 1 Story Siding Overhang 1 Story Siding Overhang 1 Story Siding Overhang						Cost New Depr. Cost
Room List		Doors: Solid H.C.			Average Fixture(s)						Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Plumbing 3 Fixture Bath Porches CCP (1 Story) WSEP (1 Story) Deck Treated Wood w/Roof (Roof portion) w/Roof (Roof portion) Balcony Wood Balcony, Roof Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet						
	(1) Exterior	(6) Ceilings			(14) Water/Sewer						Total: 189,022 158,778						
	Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Total: 189,022 158,778						
	X Insulation	(8) Basement			Lump Sum Items:						Total: 189,022 158,778						
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 624 S.F. Height to Joists: 0.0									Total: 189,022 158,778						
	Many Avg. X Avg. Large Few Small	(9) Basement Finish									Total: 189,022 158,778						
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(10) Floor Support									Total: 189,022 158,778						
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									Total: 189,022 158,778						
	X Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:									Total: 189,022 158,778						
	X Asphalt Shingle										Total: 189,022 158,778						
	Chimney:										Total: 189,022 158,778						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WICKSTANDT PAMELA J	CHENEVARE JOSEPH L	113,900	11/05/2021	WD	03-ARM'S LENGTH	1178:2357	PROPERTY TRANSFER	100.0			
MOORE FREDERICK L		0	04/10/2020	OTH	07-DEATH CERTIFICATE	1178:2355	OTHER	0.0			
MOORE BEAULA M		0	07/20/2018	OTH	07-DEATH CERTIFICATE	1178:2356	OTHER	0.0			
MOORE FREDERICK L & BEAULA	MOORE FREDERICK L & BEAULA	0	12/10/2011	QC	09-FAMILY	1163:2601	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
12516 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 11/08/2021									
Owner's Name/Address		SA:									
CHENEVARE JOSEPH L 12516 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
L-985 P-2601 (L-626 P-106) 234 COM AT NE COR OF GOVT LOT 2 SEC 10 T23N R4W TH S1DEG24'E 935.5 FT TO R/W TH N86 DEG18'W 950 FT FOR POB TH N1DEG24'W 110 FT TH N88DEG11'W 61 FT TH S1DEG24'E 110 FT TH S88DEG11'E 61 FT TO POB		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value OFF LAKE GROUP1 61.00 150.00 1.0000 1.0000 400 100 24,400 61 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 24,400						
Comments/Influences		X	Topography of Site		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.25 48 75 225 D/W/P: Asphalt Paving 2.93 970 50 1,421 Total Estimated Land Improvements True Cash Value = 1,646						
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		DMG	06/08/2022	INSPECTED	2023	12,200	38,100	50,300			46,200C
		DMG	05/23/2013	INSPECTED	2022	10,700	33,300	44,000			44,000S
		DMG	09/21/2011	INSPECTED	2021	9,900	30,600	40,500			29,296C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240	Type CGEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,056 Total Base New : 164,269 Total Depr Cost: 106,775 Estimated T.C.V: 80,188			E.C.F. X 0.751 Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			Many X Ave. Few			Building Areas					
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:			0 Amps Service			1 Story Siding Crawl Space			1,056 Total: 128,931 83,805			
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Porches CGEP (1 Story) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			240 12,763 8,296 320 13,549 8,807 1 1,345 874 1 5,720 3,718 1 1,961 1,275 Totals: 164,269 106,775			
(2) Windows		(9) Basement Finish		(10) Floor Support			(14) Water/Sewer			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 80,188			
Many Avg. Few	X Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
US BANK	GIBSON, JOHN D	55,000	02/15/2013	OTH	10-FORECLOSURE	1125/1585	OTHER	100.0
SMITH STEVEN A & VALLI A	US BANK	0	01/01/2013	WD	21-NOT USED/OTHER		OTHER	0.0
		106,742	06/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
12496 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					

  

Owner's Name/Address	SA:
GIBSON JOHN D 1103 ZODO AVE ERIE CO 80516	2024 Est TCV Tentative

  

Tax Description	Public Improvements	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1																																			
L-1034 P-196 (L-769 P-571) 234 12496 E HOUGHTON LK DR COM AT NE COR GOVT LOT 2 SEC 10 TH S01 DEG124'E 935.5FT TO RD TH N86DEG18'W 850FT FOR POB TH N1DEG24'W 110FT TH N86 DEG18'W 100FT TH S01DEG24'E 110FT TH S86DEG18'E 100FT TO POB PP: 006-010-003-0120 & 003-0140	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value OFF LAKE GROUP1 100.00 150.00 1.0000 1.0000 400 100 40,000 100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 40,000																																			
	<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	Land Improvement Cost Estimates Description Rate Size % Good Cash Value Fencing: Wd, Solid, 6 ft. 31.32 144 25 1,127 Fencing: Gates, Wood/SqFt 16.83 128 25 538 D/W/P: 3.5 Concrete 6.68 132 75 661 Total Estimated Land Improvements True Cash Value = 2,326																																			
	<input checked="" type="checkbox"/> Topography of Site <input checked="" type="checkbox"/> Level <input type="checkbox"/> Rolling <input type="checkbox"/> Low <input type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input type="checkbox"/> Wooded <input type="checkbox"/> Pond <input type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain	<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>Tentative</td> <td>Tentative</td> <td>Tentative</td> <td></td> <td></td> <td>Tentative</td> </tr> <tr> <td>2023</td> <td>20,000</td> <td>51,600</td> <td>71,600</td> <td></td> <td></td> <td>40,668C</td> </tr> <tr> <td>2022</td> <td>17,500</td> <td>38,300</td> <td>55,800</td> <td></td> <td></td> <td>38,732C</td> </tr> <tr> <td>2021</td> <td>16,300</td> <td>35,200</td> <td>51,500</td> <td></td> <td></td> <td>37,495C</td> </tr> </tbody> </table>	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2024	Tentative	Tentative	Tentative			Tentative	2023	20,000	51,600	71,600			40,668C	2022	17,500	38,300	55,800			38,732C	2021	16,300	35,200	51,500			37,495C
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																															
2024	Tentative	Tentative	Tentative			Tentative																															
2023	20,000	51,600	71,600			40,668C																															
2022	17,500	38,300	55,800			38,732C																															
2021	16,300	35,200	51,500			37,495C																															

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 128 144	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 28 Floor Area: 1,176 Total Base New : 200,941 Total Depr Cost: 144,678 Estimated T.C.V: 108,653			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72					Cls C Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas								
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,176		Cost New 156,392		Depr. Cost 112,603	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			Plumbing								
(1) Exterior		(6) Ceilings			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick										Porches WCP (1 Story)			128		5,897		4,246	
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0						Deck Treated Wood			144		3,385		2,437	
(2) Windows		Many Avg. Few	X Avg. Small	Large	(8) Basement						Garages								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall			576 1		22,596 -2,251		16,269 -1,621	
(3) Roof		(9) Basement Finish									Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed										Public Sewer Water Well							
X	Asphalt Shingle	(10) Floor Support									1000 Gal Septic 2000 Gal Septic								
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:						Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV:					108,653			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
FREED CHARLES E & FREED ER	DOUGHERTY SHIRLEY L & MICH	39,000	03/30/2023	WD	16-LC PAYOFF	1184:451	DEED	0.0						
ECCEF LLC	FREED CHARLES E & FREED ER	0	01/22/2015	QC	21-NOT USED/OTHER	1146-2651	PROPERTY TRANSFER	0.0						
FREED CHARLES E & FREED ER	DOUGHERTY MICHAEL & SHIRLE	39,000	12/22/2014	LC	03-ARM'S LENGTH	1146-2652	PROPERTY TRANSFER	100.0						
CEECF LLC	ECCEF, LLC	0	06/29/2009	QC	21-NOT USED/OTHER	1084/2105	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status					
12476 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 100% 02/23/2016												
DOUGHERTY SHIRLEY L & MICHAEL 12476 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
234 L-1036 P-1301 (L-540P-184) COM AT NE COR OF GOVT LOT 2 SEC 10 T23N R4W TH S 1 DEG 24' E 825.5 FT TH N 86 DEG 18' W 750 FT FOR POB TH S 1 DEG 24' E 110 FT TH N 86 DEG 18' W 100 FT THN 1 DEG 24' W 110 FT TH S 86 DEG 18' E 100 FT TO POB.		X Improved		Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	400	100		40,000
		X Paved Road				100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 40,000								
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description	Rate		Size		% Good	Cash Value		
		Water				Fencing: Gates, Mesh, 10'	864.81		1		25	216		
		X Sewer				Wood Frame	31.63		64		25	506		
		Electric				Metal Prefab	18.62		70		25	326		
		Gas				Total Estimated Land Improvements True Cash Value = 1,048								
		Curb												
		Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	06/08/2022	INSPECTED	2023	20,000	29,700	49,700		25,134C						
DMG	05/23/2013	INSPECTED	2022	17,500	15,800	33,300		23,938C						
DMG	09/21/2011	INSPECTED	2021	16,300	14,400	30,700		23,174C						

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 48 120 40 24 64	Type CCP (1 Story) WGEP (1 Story) Treated Wood Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 986 Total Base New : 140,345 Total Depr Cost: 83,636 Estimated T.C.V: 62,811			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Trim & Decoration Ex Ord Min			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 986 SF Floor Area = 986 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 0				
Yr Built	Remodeled	Size of Closets Lg Ord Small			No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Cost New		Depr. Cost				
Condition: Good		Room List Basement 1st Floor 2nd Floor Bedrooms			(12) Electric 0 Amps Service			Stories Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Slab			Total: 117,898		70,740				
(1) Exterior		(5) Floors Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Porches WGEP (1 Story) CCP (1 Story) Deck Treated Wood Treated Wood Treated Wood w/Roof (Roof portion) Water/Sewer Public Sewer Water Well, 100 Feet			1 1,961		1,177				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins Appliance Allow.			Totals: 140,345		83,636				
X	Insulation	(7) Excavation Basement: 0 S.F. Crawl: 918 S.F. Slab: 68 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCv:			62,811						
(2) Windows Many Avg. Few Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:												
(3) Roof Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle	(10) Floor Support															
Chimney: Block																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HUNTINGTON NATIONAL BANK	TOOMEY, LEON & LINDA	62,000	06/19/2009	OTH	21-NOT USED/OTHER	1085/1886	OTHER	100.0				
PENNINGTON DAVID	HUNTINGTON NATIONAL BANK	97,811	08/17/2007	SD	10-FORECLOSURE	1063/1479	OTHER	100.0				
		139,600	10/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
12444 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			REMODEL	08/27/2010	220	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
TOOMEY LEON M & LINDA M TRUST 371 TANBARK DR DIMONDALE MI 48821		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-1015 P-587-588(L-959P-252&L-728 P-187)234 COM AT SW COR OF LOT 1 LA ROCQUE HEIGHTSTH W 50.23 FT FOR POB TH S 110 FT TO NLY R/W OF CTY RD TH W 149.8 FT TH N 110 FT TH E 150 FT TO POB SEC 10 GOV'T LOT 2 T23N R4W. PARCEL H.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	150.00	100.00	1.0000	0.8165	400	100		48,990
		Paved Road		150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 48,990								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		1032		75	4,837		
		Sewer		Wood Frame	31.63		64		50	1,012		
		Electric		Total Estimated Land Improvements True Cash Value = 5,849								
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	24,500	62,700	87,200			51,104C		
		High		2022	21,400	50,800	72,200			48,671C		
		Landscaped		2021	19,900	46,300	66,200			47,117C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	06/08/2022	INSPECTED								
		DMG	05/23/2013	INSPECTED								
		DMG	09/21/2011	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 297 144	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 75 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Good Effec. Age: 9 Floor Area: Total Base New : 221,772 Total Depr Cost: 171,668 Estimated T.C.V: 128,923			E.C.F. X 0.751 Bsmnt Garage: Carport Area: Roof:						
Building Style: MANUFACTURED		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED			Cls Good		Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			(12) Electric			Ground Area = 1620 SF Floor Area = 1620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78									
Condition: Good		Size of Closets			0 Amps Service			No. of Elec. Outlets			Building Areas									
Room List		Doors:	Solid	H.C.	Lg			Ord			Small									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(13) Plumbing			Average Fixture(s)			Type			Size						
(1) Exterior		Kitchen: Other: Other:			Ex. X Ord. Min			2 3 Fixture Bath			Ext. Walls			Roof/Fnd.						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few			2 Fixture Bath			Siding			Comp.Shingle						
X	Insulation	(7) Excavation			(14) Water/Sewer			2 Fixture Bath			Roof/Fnd.			Size						
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water			2 Fixture Bath			Roof/Fnd.			Size						
X	Many Avg. Few	X	Large Avg. Small	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath			Roof/Fnd.			Size							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Public Sewer			Deck			Roof/Fnd.			Size						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Sewer			Treated Wood			Roof/Fnd.			Size						
X	Gable Hip Flat	(9) Basement Finish			1 Water Well			Garages			Roof/Fnd.			Size						
X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Roof/Fnd.			Size						
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Common Wall: 1/2 Wall			Roof/Fnd.			Size						
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Base Cost			Roof/Fnd.			Size						
Notes:															Totals:		221,772		171,668	
															ECF (4006 OFF LAKE 1) 0.751 =>		TCV:		128,923	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		62,500	08/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
12420 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 03/26/1997										
CRAVEN DOUGLAS L & KAREN L 12420 E HOUGHTON LK DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-648 P-291 234 12420 E HOUGHTON LK DR 48629 COM AT NE COR OF GOVT LOT 2 SEC 10 TH S 825.5FT TH W 450FT TO POB TH S 110FT TH W 100FT TH N 110FT TH E 100FT TO POB SEC 10 T23N R4W		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	400	100		40,000
		Paved Road		100 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =		40,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: Asphalt Paving				Rate	Size		% Good	Cash Value
		Sewer		D/W/P: 3.5 Concrete				3.15	768		50	1,209
		Electric						6.68	8		75	40
		Gas		Total Estimated Land Improvements True Cash Value = 1,249								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 06/07/2022 INSPECTED				2023	20,000	55,200	75,200	41,736C				
DMG 05/23/2013 INSPECTED				2022	17,500	38,700	56,200	39,749C				
DMG 09/21/2011 INSPECTED				2021	16,300	35,500	51,800	38,480C				

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 64	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,253 Total Base New : 223,285 Total Depr Cost: 156,298 Estimated T.C.V: 117,380			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1232 SF Floor Area = 1253 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
Condition: Good		Size of Closets		Lg			Ord	Small	Building Areas							
Room List		Doors:	Solid	H.C.	(12) Electric			Stories Exterior Foundation								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			0 Amps Service			1 Story Siding Crawl Space			1,232					
(1) Exterior		Kitchen: Other: Other:			Ex. X Ord. Min			1 Story Siding Overhang			21					
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			Many X Ave. Few			Other Additions/Adjustments			Total:		169,561 118,693			
X Insulation		(7) Excavation			(13) Plumbing			Deck			Treated Wood		192 4,086 2,860			
(2) Windows		Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Treated Wood			64 2,055 1,438					
Many X Avg. Few	X Avg. Small	(8) Basement			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 624 23,912 16,738			
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 336 15,711 10,998					
(3) Roof		(9) Basement Finish			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer 1 1,515 1,060					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,806 1,964				
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			Notes:			Water Well, 100 Feet 1 5,890 4,123			Totals: 223,285 156,298		ECF (4006 OFF LAKE 1) 0.751 => TCV: 117,380			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HANSON STEVE M & PATRICIA	HANSON STEVEN M & PATRICIA	0	10/15/2018	QC	21-NOT USED/OTHER	1167:1457	DEED	0.0				
SIMONS STEVEN H & KATHRINE	HANSON STEVE M & PATRICIA	224,900	08/18/2018	WD	20-MULTI PARCEL SALE REF	1166:2469	PROPERTY TRANSFER	100.0				
SCITTURO JEFFREY	SIMONS STEVEN H & KATHRINE	189,250	10/13/2015	WD	20-MULTI PARCEL SALE REF	1154-1407	PROPERTY TRANSFER	100.0				
WEITZEL GUNTHER & MADELEIN	SCITTURO, JEFFREY	235,000	08/30/2007	WD	03-ARM'S LENGTH	1063/1952	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
12403 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HANSON STEVEN M & PATRICIA A TRUST 4786 E CENTER RD HASTINGS MI 49058		SA:										
Tax Description		2024 Est TCV Tentative										
L-652 P-535 234 COM AT NE COR OF GOV'T LOT 2 TH S 825 FT TH W 400 FT FOR POB TH S 110 FT TH W 50 FT TH N 110 FT TH E 50 FT TO POB SEC 10 T23N R4W.		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		20,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value	
		Sewer						6.25	6	75	28	
		Electric		Total Estimated Land Improvements True Cash Value =								
		Gas										
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009.		QT 06/07/2022	INSPECTED	2023	10,000	5,000	15,000	13,087C				
Licensed To: Township of Lake, County of		DMG 05/23/2013	INSPECTED	2022	8,800	4,900	13,700	12,464C				
Roscommon, Michigan		DMG 09/21/2011	INSPECTED	2021	8,100	5,000	13,100	12,066C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 33 Floor Area: 0 Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678		E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678		E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			X No Heating/Cooling			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678		E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:
Condition: Good		Lg	Ord	Small	No./Qual. of Fixtures			No. of Elec. Outlets			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678		E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:
Room List		Doors:	Solid	H.C.	100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678		E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Building Areas			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678		E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:	
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Building Areas			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678		E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:	
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Building Areas			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678		E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:	
(2) Windows		Many	X	Ord.	Min	(13) Plumbing			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678			E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:	
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678			E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(14) Water/Sewer			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678			E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678			E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:				
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		Lump Sum Items:			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678			E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:		
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678			E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:			
Chimney:		(10) Floor Support		Lump Sum Items:			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678			E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:			
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 21,222 Total Depr Cost: 14,219 Estimated T.C.V: 10,678			E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HANSON STEVE M & PATRICIA	HANSON STEVEN M & PATRICIA	0	10/15/2018	QC	21-NOT USED/OTHER	1167:1457	DEED	0.0				
SIMONS STEVEN H & KATHRINE	HANSON STEVE M & PATRICIA	224,900	08/18/2018	WD	20-MULTI PARCEL SALE REF	1166:2469	PROPERTY TRANSFER	100.0				
SCITTURO JEFFREY	SIMONS STEVEN H & KATHRINE	189,250	10/13/2015	WD	20-MULTI PARCEL SALE REF	1154-1407	PROPERTY TRANSFER	100.0				
WEITZEL GUNTHER & MADELEIN	SCITTURO, JEFFREY	0	08/30/2007	WD	21-NOT USED/OTHER	1063/1952	OTHER	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HANSON STEVEN M & PATRICIA A TRUST 4786 E CENTER RD HASTINGS MI 49058		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Tax Description		Public Improvements		* Factors *								
L-652 P-535 234 COM AT NE COR OF GOVT LOT 2 SEC 10 T23N R4W TH S 1 DEG 24' W 825.5 FT TH N 86 DEG 18'W 350 FT FOR POB TH S 1 DEG 24' E 110 FT TO R/W OF CO RD TH N 86 DEG 18' W ON R/W 50 FT TH N 1 DEG 24' W 110 FT TH S 86 DEG 18' E 50 FT TO POB PART OF GOVT LOT 2 SEC 10 T23N R4W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Storm Sewer		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000								
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	06/07/2022	INSPECTED	2023	10,000	0	10,000				8,247C
		DMG	09/21/2011	INSPECTED	2022	8,800	0	8,800				7,855C
		DMG	04/28/2010	INSPECTED	2021	8,100	0	8,100				7,605C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
STEIMEL CAROL L	STEARN, DEAN	0	10/08/2012	QC	21-NOT USED/OTHER	1119/2186	OTHER	100.0				
		19,900	10/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
12390 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION	05/31/2023	LU23-4576					
Owner's Name/Address		P.R.E. 0%		SA:								
STEARNS DEAN 2418 EIFERT RD HOLT MI 48842		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-708 P-96 234 COM AT NE COR GOV'T LOT 2 SEC 10 T23N R4W TH S 825.5 FT TH W 250 FT FOR POB TH S 110 FT TH W 100 FT TH N 110 FT TH E 100 FT TO POB.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		20,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		51		47	150		
		Sewer		Wood Frame	21.86		240		72	3,777		
		Electric		Total Estimated Land Improvements True Cash Value = 3,927								
		Gas		Work Description for Permit LU23-4576, Issued 05/31/2023: ADDITION TO DWELLING, NEW SHED AREA, PRIVACY FENCE								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 11/12/2018	INSPECTED	2023	10,000	30,300	40,300	21,077C				
		DMG 05/23/2013	INSPECTED	2022	8,800	25,400	34,200	20,074C				
		DMG 09/21/2011	INSPECTED	2021	8,100	23,400	31,500	19,433C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 256	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 364 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 38 Floor Area: 1,092 Total Base New : 131,649 Total Depr Cost: 81,623 Estimated T.C.V: 61,299			E.C.F. X 0.751 Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 3/4 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 468 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62			Cls CD		Blt 0			
Yr Built 0	Remodeled 0	Ex	X Ord		Min	200 Amps Service			No./Qual. of Fixtures			Building Areas						
Condition: Good		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories			Size		Cost New		Depr. Cost	
Room List		Doors:		Solid	X	H.C.	Average Fixture(s)			1.75 Story			Slab					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Laminate Other: Carpeted Other: Laminate			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			0.75 Story			Overhang		Total:		110,162 68,301	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments			Deck		Treated Wood		256 4,828 2,993	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many			X	Ave.		Few	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			364		14,698 9,113		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 468 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1		1,961 1,216	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Notes:			ECF (4006 OFF LAKE 1) 0.751 =>		TCV:		61,299	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Totals:			131,649		81,623			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4006 OFF LAKE 1) 0.751 =>			TCV:		61,299			
X	Double Glass Patio Doors Storms & Screens	(3) Roof		Gable Hip Flat			Gambrel Mansard Shed			Chimney: Brick								
X	Asphalt Shingle																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
12352 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
BRADFORD SCOTT F 4782 ANNHURST RD COLUMBUS OH 43228		SA:											
Tax Description		2024 Est TCV Tentative											
L-959 P-1215 (L-444 P-639) 234 COM AT NE COR OF GOVT LOT 2 SEC 10 T23N R4W TH S 1 DEG 24' E 825.5 FT TH N 86 DEG 18' W 200 FT FOR POB TH S 1 DEG 24' E 110 FT TH NW'LY ON R/W 50 FT TH N 1 DEG 24' W 110 FT TH S 86 DEG 18' E 50 FT TO POB.		X Improved		Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road			50 Actual Front Feet,	0.17	Total Acres			Total Est. Land Value =			20,000
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description	Rate	Size	% Good		Cash Value			
		Water			D/W/P: Asphalt Paving	2.93	720	50		1,055			
		Sewer			Wood Frame	26.62	96	75		1,917			
		Electric			Metal Prefab	21.46	35	50		375			
		Gas			Total Estimated Land Improvements True Cash Value =								3,347
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling			2024	Tentative	Tentative	Tentative			Tentative		
		Low			2023	10,000	16,300	26,300			14,581C		
		High			2022	8,800	8,500	17,300			13,887C		
		Landscaped			2021	8,100	8,000	16,100			13,444C		
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who		When	What								
		QT		06/07/2022	INSPECTED								
		DMG		05/23/2013	INSPECTED								
		DMG		04/28/2010	INSPECTED								
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 40 12	Type CPP CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G														
Yr Built 0	Remodeled 0	Ex	Ord	Min													
Condition: Good		Trim & Decoration															
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric												
(1) Exterior		Kitchen: Other: Other:			0 Amps Service												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures												
	X Insulation				Ex. X Ord. Min												
(2) Windows		No. of Elec. Outlets			Many X Ave. Few												
	X Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(7) Excavation			(13) Plumbing												
	X Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 486 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(3) Roof		(8) Basement															
	X Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	X Asphalt Shingle	(9) Basement Finish															
Chimney: Block		(10) Floor Support															
		Joists: Unsupported Len: Cntr.Sup:															
		Lump Sum Items:															
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY															
		(11) Heating System: Space Heater															
		Ground Area = 486 SF Floor Area = 486 SF.															
		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60															
		Building Areas															
		Stories Exterior Foundation Size Cost New Depr. Cost															
		1 Story Siding Crawl Space 486															
		Total: 61,940 37,165															
		Other Additions/Adjustments															
		Porches CPP 40 985 591															
		CPP 12 321 193															
		Water/Sewer															
		Public Sewer 1 1,345 807															
		Water Well, 100 Feet 1 5,720 3,432															
		Totals: 70,311 42,188															
		Notes:															
		ECF (4006 OFF LAKE 1) 0.751 => TCV: 31,683															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
FLACK CYNTHIA	FLACK CYNTHIA M [LE]	0	11/11/2019	WD	18-LIFE ESTATE	1171:517	PROPERTY TRANSFER	0.0						
KEITH EDWARD J		0	07/19/2000	OTH	07-DEATH CERTIFICATE	1171:516	OTHER	0.0						
KNOERR HOWARD & MARIE	KEITH EDWARD J & CYNTHIA M	232,000	08/02/1999	WD	03-ARM'S LENGTH	0846:435	PROPERTY TRANSFER	100.0						
		232,000	08/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status					
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
FLACK CYNTHIA [LE] 310 WHETSTONE DR W POWELL OH 43065		SA:												
Tax Description		2024 Est TCV Tentative												
L-846 P-435 (L-613 P-611) 234 COM AT NE COR OF GOVT LOT 2 SEC 10 T23N R4W TH S1DEG24'E 825.5 FT TH N86DEG18'W 150 FT FOR POB TH S1DEG24'E 110 FT TO N R/W OF RD TH N86DEG18'W 50 FT TH N1DEG24'W 110 FT TH S86DEG18'E 50 FT TO POB PART OF GOVT LOT 2 SEC 10 T23N R4W		X Improved		Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road				50 Actual Front Feet,	0.17	Total Acres	Total Est. Land Value =	20,000				
		Storm Sewer												
		Sidewalk												
		Water												
		Sewer												
		Electric												
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	06/07/2022	INSPECTED	2023	10,000	6,900	16,900		11,802C						
DMG	04/28/2010	INSPECTED	2022	8,800	5,700	14,500		11,240C						
			2021	8,100	5,900	14,000		10,881C						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 24,707 Total Depr Cost: 19,766 Estimated T.C.V: 14,844			E.C.F. X 0.751		Bsmnt Garage:		
Building Style: GARAGE		X	Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace			(12) Electric								
Yr Built		Remodeled		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD		Blt 0		
0	0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 0 SF Floor Area = 0 SF.							
Condition: Good		Size of Closets			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas						
Room List		Doors:		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation			Size		Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
(1) Exterior		Kitchen: Laminate Other: Carpeted Other: Laminate			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Base Cost			768		24,707	19,766
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Notes:			Totals:			24,707		19,766	
	X Insulation	X	Drywall				(14) Water/Sewer			ECF (4006 OFF LAKE 1) 0.751 => TCV:					14,844		
(2) Windows		(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Many X Avg. Few		Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:										
	X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish			Joists: Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MARTZOLFF CLEMENT L RL TRU	PODVIN JUDITH L	0	12/22/2022	QC	21-NOT USED/OTHER	1183:393	DEED	100.0				
MARTZOLFF CLEMENT L & MARY	MARTZOLFF CLEMENT L RL TRU	0	11/30/2017	QC	21-NOT USED/OTHER	1164:0906	PROPERTY TRANSFER	0.0				
MARTZOLFF CLEMENT L & MARY		0	05/09/2009	OTH	21-NOT USED/OTHER	1141-484	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
12336 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
PODVIN JUDITH L 5074 VINES RD HOWELL MI 48843		SA:										
Tax Description		2024 Est TCV Tentative										
L-535 P-531 234 COM AT NE COR GOV'T LOT 2 SEC 10 TH S 825.5 FT TH W 100 FT FOR POB TH S 110 FT TH W 50 FT TH N 110 FT TH E 50 FT TO POB PART OF GOV'T LOT 2 SEC 10 T23N R4W.		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		Water		D/W/P: 3.5 Concrete	6.68	108	75		541			
		Electric		D/W/P: Asphalt Paving	3.15	764	50		1,203			
		Gas		Wood Frame	29.95	96	50		1,437			
		Curb		Total Estimated Land Improvements True Cash Value = 3,181								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	2023	10,000	19,900	29,900		29,900S		
		QT	06/07/2022	INSPECTED	2022	8,800	13,900	22,700		21,263C		
		DMG	05/15/2013	INSPECTED	2021	8,100	13,000	21,100		20,584C		
		DMG	04/28/2010	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 487 156	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G													
Yr Built	Remodeled	Ex	Ord	Min												
Condition: Good		Size of Closets														
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric											
(1) Exterior		Kitchen: Other: Other:			0 Amps Service											
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures											
X Insulation					Ex. X Ord. Min											
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing											
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X Gable Hip Flat		Gambrel Mansard Shed			(14) Water/Sewer											
X	Asphalt Shingle	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney:		(10) Floor Support			Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME										Cls Average		Blt 0				
(11) Heating System: Warm & Cool Air																
Ground Area = 1216 SF Floor Area = 1216 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53																
Building Areas																
Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost																
Main Home Siding Comp.Shingle 1216																
Expando 7																
Total: 73,830 39,130																
Other Additions/Adjustments																
Skirting, Metal or Vinyl, Vertical 186 2,143 1,136																
Plumbing 3 Fixture Bath 1 3,097 1,641																
Deck																
Treated Wood 487 7,529 3,990																
w/Roof (Roof portion) 156 2,769 1,468																
Water/Sewer																
Public Sewer 1 1,515 803																
Water Well, 100 Feet 1 5,890 3,122																
Built-Ins																
Appliance Allow. 1 2,806 1,487																
Totals: 99,579 52,777																
Notes:																
ECF (4006 OFF LAKE 1) 0.751 => TCv:														39,636		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROMPHF IRENE,	ROMPHF ARLINGTON E	0	08/02/2013	OTH	21-NOT USED/OTHER	1131/1104	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
12320 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/02/1994										
RompHF ARLINGTON E 12320 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1011 P-156 (L-281 P-609) 234 COM AT NE COR GOV'T LOT 2 SEC 10 TH S 825.5 FT TH W 50 FT FOR POB TH W 50 FT TH S 110 FT TH E 50 FT TH N 110 FT TO POB PART OF GOV'T LOT 2 SEC 10 T23N R4W.		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		20,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate				Size		% Good		Cash Value
		Sewer		Fencing: Vnyl, 2 Rail	15.49		36		75		418	
		Electric		Fencing: Wire Mesh, #11	3.26		840		50		1,369	
		Gas		Fencing: Gates, Mesh, 3'	388.14		2		50		388	
		Curb		D/W/P: 3.5 Concrete	6.25		848		50		2,650	
		Street Lights		D/W/P: Asphalt Paving	2.93		210		50		307	
		Standard Utilities		Total Estimated Land Improvements True Cash Value =								5,132
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/07/2022 INSPECTED	2023	10,000	43,700	53,700		33,909C				
		DMG 05/15/2013 INSPECTED	2022	8,800	39,300	48,100		32,295C				
		DMG 04/28/2010 INSPECTED	2021	8,100	36,100	44,200		31,264C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									120	WGEP (1 Story) 20 Treated Wood 12 Treated Wood 8 Roof Cover Onl	
Building Style: 1 STORY		(4) Interior		Central Air Wood Furnace												
Yr Built 0		Remodeled 0		Trim & Decoration												
Condition: Good		Ex		Lg												
Room List		Doors:		Solid			H.C.									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
Insulation				Ex. X Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many X Ave. Few												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing												
		Basement: 0 S.F. Crawl: 1390 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Class: CD		E.C.F.				
(11) Heating System: Forced Air w/ Ducts										Effec. Age: 41		X 0.751				
Ground Area = 1390 SF Floor Area = 1390 SF.										Floor Area: 1,390		Total Base New : 200,459				
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59										Total Depr Cost: 118,271		Estimated T.C.V: 88,822				
Building Areas										Total: 158,937		93,773				
Stories Exterior Foundation										Size		Cost New		Depr. Cost		
1 Story Siding Crawl Space										1,390						
Other Additions/Adjustments																
Plumbing										1		3,915		2,310		
3 Fixture Bath																
Porches										120		10,144		5,985		
WGEP (1 Story)																
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost										528		18,892		11,146		
Common Wall: 1 Wall										1		-2,074		-1,224		
Water/Sewer																
Public Sewer										1		1,345		794		
Water Well, 100 Feet										1		5,720		3,375		
Built-Ins																
Appliance Allow.										1		1,961		1,157		
Deck																
Treated Wood										20		907		535		
Treated Wood										12		544		321		
w/Roof (Roof portion)										8		168		99		
Notes:										Totals:		200,459		118,271		
										ECF (4006 OFF LAKE 1) 0.751 =>		TCV:		88,822		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
GROVER ROBERT L & YVONNE S	GROVER TIMOTHY L & KIMBERLY S	0	11/20/2013	WD	21-NOT USED/OTHER	1134/2351	OTHER	100.0	
		26,500	06/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status	
12308 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
GROVER TIMOTHY L & KIMBERLY S 2158 NORTH STATE ROAD IONIA MI 48846		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1					
L-840 P-574-575 (L-762P-498&L-768P-216) 234 COM AT NE COR OF GOV'T LOT 2 SEC 10 TH S 825.5 FT FOR POB TH W 50 FT TH S 110 FT TH E 50 FT TH N 110 FT TO POB PART OF GOV'T LOT 2 SEC 10 T23N R4W.		X	Improved	Vacant	* Factors *				
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		Dirt Road		OFF LAKE GROUP1 50.00 150.00 1.0000 1.0000 400 100 20,000					
		Gravel Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000					
		X	Paved Road	Land Improvement Cost Estimates					
		X	Storm Sewer	Description Rate Size % Good Cash Value					
		X	Sidewalk	Metal Prefab 18.62 70 50 651					
		X	Water	Total Estimated Land Improvements True Cash Value = 651					
		X	Sewer						
		X	Electric						
		X	Gas						
		X	Curb						
		X	Street Lights						
		X	Standard Utilities						
		X	Underground Utils.						
		Topography of Site							
		X	Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
			Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative	
		QT	06/07/2022	INSPECTED	2023	10,000	12,700	22,700	14,935C
		DMG	05/15/2013	INSPECTED	2022	8,800	10,200	19,000	14,224C
		DMG	04/28/2010	INSPECTED	2021	8,100	9,500	17,600	13,770C

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MCCUNE RICHARD JR & CATHY	MOEGGENBORG HOWARD R & COI	82,500	08/29/2019	WD	21-NOT USED/OTHER	1170:1014	PROPERTY TRANSFER	100.0					
HOWARD, LUCILLE & HOWARD,	MCCUNE JR. RICHARD & CATHY	65,000	08/22/2011	WD	03-ARM'S LENGTH	1106/2164	OTHER	100.0					
SMITH DEBORAH ETAL	HOWARD, LUCILLE & HOWARD,	0	08/08/2011	OTH	21-NOT USED/OTHER		OTHER	50.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
105 SHORE VIEW		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/21/2021	PB21-0152	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
MOEGGENBORG HOWARD R & COLLEEN R 11921 N WINANS RD ALMA MI 48801		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2								
L-721 P-356 234 COM AT SW COR OF LOT 1 LA ROCQUE HEIGHTS TH N 86 DEG 18' W 50.2 FT FOR POB TH N 86 DEG 18' W 150 FT TH N 1 DEG 24' W 75 FT TH S 88 DEG 13' E 150 FT TH S 1 DEG 24' E 80 FT TO POB PART OF GOVT LOT 2 SEC 10 T23N R4W. .27 A.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Standard Utilities Underground Utils.		OFF LAKE GROUP2	80.00	150.00	1.0000	1.0000	150	100		12,000
		X	Topography of Site		80 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 12,000								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Land Improvement Cost Estimates								
		X			Description	Rate		Size % Good		Cash Value			
		X			D/W/P: 3.5 Concrete	6.25		360 97		2,182			
		X			Total Estimated Land Improvements True Cash Value = 2,182								
		X			Work Description for Permit PB21-0152, Issued 05/21/2021: ONE STORY RESIDENTIAL DETACHED METAL FRAME GARAGE AND STORAGE. 30 X 36 X 9 = 1080 SQUARE FT. LAKE TOWNSHIP LAND USE DATED 5/10/21 #004387. ROSCOMMON COUNTY ROAD COMMISSION ROAD PERMIT FOR DRIVEWAY DATED 5/12/21 #21D026.								
		X			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X			2024	Tentative	Tentative	Tentative			Tentative		
		X	QT 11/09/2021 INSPECTED		2023	6,000	42,600	48,600			42,210C		
		X	DMG 05/03/2010 INSPECTED		2022	6,000	34,200	40,200			40,200S		
		X			2021	6,000	27,400	33,400			33,360C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 220 70	Type Treated Wood Treated Wood	Year Built: 2021 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1080 % Good: 97 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 37 Floor Area: 1,040 Total Base New : 176,580 Total Depr Cost: 121,973 Estimated T.C.V: 89,528			E.C.F. X 0.734		Bsmnt Garage:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63					
Condition: Good		Lg	Ord	Small	Kitchen: Other: Other:			No. of Elec. Outlets			Building Areas					
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			1 Story Siding Crawl Space			1,040 123,748 77,963		
(1) Exterior					No./Qual. of Fixtures			Plumbing			Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			Average Fixture(s)			Deck					
X	Insulation				Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet			220 4,374 2,756 70 2,097 1,321		
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Built-Ins					
X	Many Avg. Few	X	Large Avg. Small				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Appliance Allow.			1 1,961 1,235			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement						Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces			1 5,788 3,646		
(3) Roof		(9) Basement Finish						(13) Plumbing			Garages					
X	Gable Hip Flat	Gambrel Mansard Shed							(14) Water/Sewer			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			1080 31,547 30,601 Totals: 176,580 121,973	
X	Asphalt Shingle	(10) Floor Support						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4005 OFF LAKE 2) 0.734 => TCV: 89,528		
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BARRON JEANETTE L	HOUSTON GARY G & CYNTHIA I	52,000	11/13/2015	PTA	03-ARM'S LENGTH	1155-1301	PROPERTY TRANSFER	100.0				
ASHLEY EVELYN ETAL	ASHLEY EVELYN LE	0	06/23/2006	QC	21-NOT USED/OTHER	1045-1769	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
201 SHORE VIEW		School: HOUGHTON LAKE COMM SCHOOLS		FENCE		05/24/2022	LU22-4497	COMPLETE				
Owner's Name/Address		P.R.E. 100% 07/18/2018		Res. Add/Alter/Repair		06/21/2019	PB19-0175	COMPLETE				
HOUSTON GARY G & CYNTHIA L 201 SHORE VIEW DR HOUGHTON LAKE MI 48629		SA:		SHED		06/01/2018	PB18-0115	COMPLETE				
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4005.4005 OFF LAKE 2								
L-1045 P-1769 (L-402 P-419) 234 COM AT NE COR GOV'T LOT 2 SEC 10 T23N R4W TH W 797.45 FT TH S 602.35 FT FOR POB TH S 198.45 FT TH E 49.9 FT TH N 75 FT TH E 149.75 FT TH N 125 FT TH W 199.75 FT TO POB.		X	Improved	Vacant	* Factors *				Value			
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road		OFF LAKE GROUP2	145.00	198.20	1.0000	1.0000	150	100		21,750
		Gravel Road		145 Actual Front Feet, 0.66 Total Acres Total Est. Land Value = 21,750								
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate			Size		% Good	Cash Value	
		Sidewalk		Fencing: Wd, Solid, 6 ft.	29.22			16		95	445	
		Water		Fencing: Wd, Solid, 6 ft.	29.22			16		50	234	
		Sewer		D/W/P: 3.5 Concrete	6.25			1254		89	6,976	
		Electric		Wood Frame/Conc.	31.49			120		72	2,721	
		Gas		Wood Frame	20.36			576		72	8,443	
		Curb		Total Estimated Land Improvements True Cash Value = 18,819								
		Street Lights		Work Description for Permit LU22-4497, Issued 05/24/2022: FENCING								
		Standard Utilities		Work Description for Permit PB19-0175, Issued 06/21/2019: ONE STORY RESIDENTIAL ATTACHED GARAGE LEAN-TO ADDITON TO THE REAR 10 X 16 X 8 = 160 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4236								
		Underground Utils.		Work Description for Permit PB18-0115, Issued 06/01/2018: ONE STY RES DETACHED STORAGE BUILDING 16X36								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	Tentative	Tentative	Tentative			Tentative		
		Rolling		2023	10,900	54,000	64,900			51,595C		
		Low		2022	10,900	43,900	54,800			48,948C		
		High		2021	10,900	42,900	53,800			47,385C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	11/03/2022	INSPECTED	2023	10,900	54,000	64,900			51,595C	
		QT	10/27/2020	INSPECTED	2022	10,900	43,900	54,800			48,948C	
		MH	11/06/2019	INSPECTED	2021	10,900	42,900	53,800			47,385C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 33 Floor Area: 1,192 Total Base New : 195,142 Total Depr Cost: 132,637 Estimated T.C.V: 97,356			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0					
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1192 SF Floor Area = 1192 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67										
Condition: Good		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Total:		143,215	95,954					
Room List		Doors:		Solid	X	H.C.	(12) Electric			Building Areas			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1 Story			Siding		Crawl Space		1,192			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			X Ex.			Ord.			Min							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1192 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Exterior			Stone Veneer		84	2,912	1,951
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches			CCP (1 Story)		35	1,056	993	*9		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood		196	4,043	2,709			
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		440	16,641	11,149	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Common Wall: 1 Wall		1	-2,074	-1,390			
Chimney: Vinyl										Water/Sewer			Public Sewer		1	1,345	901			
										Built-Ins			Appliance Allow.		1	1,961	1,314			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MICHALSKI LOTTIE		0	09/10/2011	OTH	07-DEATH CERTIFICATE	1168:0450	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
205 SHORE VIEW		School: HOUGHTON LAKE COMM SCHOOLS		Garage, detached		05/24/2019	PB19-0124	COMPLETE					
Owner's Name/Address		P.R.E. 100% 08/02/2018		DEMO		09/05/2018	PB18-0263	COMPLETE					
FLUHART MICHAEL & ROBERTS BARBARA E 205 SHORE VIEW HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2								
L-453 P-366 L-549 P-95-6 234 COM AT N1/4 COR SEC 10 TH S1DEG33'E 1317.16 FT TH S88DEG01'E ALG N LINE OF GOV'T LOT 2 497.45 FT TH S1DEG24'E 502.35 FT FOR POB TH S1DEG24'E 100 FT TH S88DEG13'E 199.75 FT TH N1DEG24'W 100 FT TH N88 DEG13'W 200 FT TO POB PART OF GOV'T LOT 2 SEC 10 T23N R4W .46A		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP2		80.00	150.00	1.0000	1.0000	150	100		12,000
		Paved Road		80 Actual Front Feet, 0.28 Total Acres		Total Est. Land Value =		12,000					
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete		6.25		1430		93	8,312		
		Sewer		Wood Frame		26.62		96		87	2,224		
		Electric		Total Estimated Land Improvements True Cash Value = 10,536									
		Gas		Work Description for Permit PB19-0124, Issued 05/24/2019: 1 1/2 STORY									
		Curb		RESIDENTIAL DEETACHED GARAGE - STORAGE, MAILN 32 X 38 X 10, LOFT 15 X 38 = TOTAL SQ FT 1786; LAKE TOWNSHIP LAND USE PERMIT 4232									
		Street Lights		Work Description for Permit PB18-0263, Issued 09/05/2018: DEMO GARAGE DAMAGED BY STORMS									
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		MH 11/06/2019	6,000	56,500	62,500			45,435C					
		QT 11/12/2018	6,000	45,900	51,900			43,272C					
		DMG 05/03/2010	6,000	45,000	51,000			41,890C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 248 96	Type Treated Wood Treated Wood	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1216 % Good: 93 Storage Area: 608 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: CD Effec. Age: 38 Floor Area: 1,256 Total Base New : 217,784 Total Depr Cost: 151,229 Estimated T.C.V: 111,002			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1232 SF Floor Area = 1256 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62			Cls CD		Blt 1970			
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Total:		149,287	92,558		
Condition: Good		Lg	X	Ord		Small	No. of Elec. Outlets			Stories			Total:		149,287	92,558		
Room List		Doors:		Solid	X	H.C.	(13) Plumbing			1 Story			Total:		149,287	92,558		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			1 Story			Total:		149,287	92,558		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Total:		149,287	92,558		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Total:		149,287	92,558		
	Insulation						(13) Plumbing			1 Story			Total:		149,287	92,558		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			1 Story			Total:		149,287	92,558		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Total:		149,287	92,558		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			1 Story			Total:		149,287	92,558		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Average Fixture(s)			1 Story			Total:		149,287	92,558			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1			Total:		149,287	92,558
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			1			Total:		149,287	92,558		
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			1			Total:		149,287	92,558		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		52,000	06/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
207 SHORE VIEW		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
DUWE BRIAN L & NANNA 301 SHOREVIEW DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-796 P-213 234 COM AT SW COR OF LOT 1 LA ROCQUE HTS TH W 50.23 FT TH N 305 FT FOR POB TH W 200 FT TH N 80 FT TH E 200 FT TH S 80 FT TO POB SEC 10 GOV'T LOT 2 T23N R4W.		X	Improved	Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2								
Comments/Influences		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		OFF LAKE GROUP2	80.00	150.00	1.0000	1.0000	150	100		12,000
			Paved Road		80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	12,000
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description				Rate	Size	% Good	Cash Value	
			Water		D/W/P: Asphalt Paving			2.93	657	50		962	
			Electric		D/W/P: 3.5 Concrete			6.25	265	75		1,242	
			Gas		Wood Frame			26.62	96	75		1,917	
			Curb		Total Estimated Land Improvements True Cash Value = 4,121								
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	6,000	30,700	36,700			20,597C		
			High		2022	6,000	18,200	24,200			19,617C		
			Landscaped		2021	6,000	18,200	24,200			18,991C		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
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		DMG	05/03/2010	INSPECTED									

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								16 21 36	CPP Treated Wood Roof Cover Onl			
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace												
Yr Built 1975		Trim & Decoration			(12) Electric												
Remodeled 0		Drywall Paneled			0 Amps Service												
Condition: Good		Plaster Wood T&G			No./Qual. of Fixtures												
Ex		Lg			Ex.												
Ord		Ord			X												
Min		Small			Ord.												
Size of Closets		H.C.			Min												
Room List		(5) Floors			No. of Elec. Outlets												
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			Many												
(1) Exterior		(6) Ceilings			(13) Plumbing												
Wood/Shingle Aluminum/Vinyl Brick					Average Fixture(s)												
X					1												
X					2												
X					3												
X					4												
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FREED CHARLES & SUE & FREE	FREED FAMILY TRUST	0	08/23/2021	QC	21-NOT USED/OTHER	1178:379	DEED	0.0					
FREED NELLIE MAE	CEECF, LLC	0	11/30/2004	QC	21-NOT USED/OTHER	1084/2103	OTHER	100.0					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: R-2	Building Permit(s)	Date	Number	Status					
12222 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		SA:											
CEECF LLC 1396 CHIMNEY RIDGE DR TRAVERSE CITY MI 49686		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
L-343 P-318 234 COM AT NW COR OF GOVT LOT 1 SEC 10 T23N R4W TH S1DEG 24'E ON 1/8 LINE 835 1/2 FT TH ELY PAR WITH RD 400FT TH S100FT TO RDTH E ON R/W 100FT TH N100FT TH S86DEG 19'E 762FT TH S1DEG 24'E 100FT TO R/W THELY ON R/W TO E LINE OF GOVT LOT 1 TH N1DEG 15'W TO N LINE OF GOVT LOT 1 TH N88DEG 1'W 1294.9FT TO POB PARCEL D		X	Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					COMM FF RATE	0.00	100.00	1.0000	0.8165	150	100		0
					RESIDENTIAL ACREAGE		25.000	Acres	2,000	100			50,000
							25.00	Total Acres				Total Est. Land Value =	50,000
Comments/Influences		X	Standard Utilities		Land Improvement Cost Estimates								
			Underground Utils.		Description								
			Topography of Site			Rate	Size	% Good	Cash Value				
		X	Level		D/W/P: Asphalt Paving	2.93	470	50	688				
			Rolling		D/W/P: 3.5 Concrete	6.25	40	50	125				
			Low		Total Estimated Land Improvements True Cash Value =				813				
			High		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Landscaped		2024	Tentative	Tentative	Tentative			Tentative		
			Swamp		2023	25,000	32,800	57,800			31,558C		
			Wooded		2022	23,800	20,800	44,600			30,056C		
			Pond		2021	21,300	19,200	40,500			29,096C		
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/07/2022	INSPECTED									
		DMG	05/15/2013	INSPECTED									
		DMG	04/21/2010	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 2400 % Good: 65 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G														
Yr Built	Remodeled	Trim & Decoration															
0	0	Ex	Ord	Min													
Condition: Good		Size of Closets															
		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric												
		Kitchen: Other: Other:			0 Amps Service												
(1) Exterior		No./Qual. of Fixtures															
		Ex.	X	Ord.	Min												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets												
X	Metal Insulation				Many	X	Ave.	Few									
(2) Windows		(7) Excavation			(13) Plumbing												
		Average Fixture(s)															
		1 3 Fixture Bath															
		2 Fixture Bath															
		Softener, Auto															
		Softener, Manual															
		Solar Water Heat															
		No Plumbing															
		Extra Toilet															
		Extra Sink															
		Separate Shower															
		Ceramic Tile Floor															
		Ceramic Tile Wains															
		Ceramic Tub Alcove															
		Vent Fan															
(3) Roof		(8) Basement			(14) Water/Sewer												
		Recreation SF															
		Living SF															
		Walkout Doors (B)															
		No Floor SF															
		Walkout Doors (A)															
X	Asphalt Shingle	(9) Basement Finish															
		Public Water															
		Public Sewer															
		Water Well															
		1000 Gal Septic															
		2000 Gal Septic															
Chimney:		(10) Floor Support			Lump Sum Items:												
		Joists:															
		Unsupported Len:															
		Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family GARAGE		Cls CD		Blt 0													
(11) Heating System: Space Heater																	
Ground Area = 0 SF Floor Area = 0 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																	
Building Areas																	
Stories Exterior Foundation		Size		Cost New		Depr. Cost											
Other Additions/Adjustments																	
Garages																	
Class: CD Exterior: Pole (Unfinished)		2400		52,584		34,180											
Base Cost																	
Class: CD Exterior: Pole (Unfinished)		3200		70,112		45,573											
Base Cost																	
No Concrete Floor		1120		-6,933		-4,506											
Class: D Exterior: Pole (Unfinished)		1656		32,060		11,221											
Base Cost																	
No Concrete Floor		1656		-9,356		-3,275											
Totals:		138,467		83,193		83,193											
Notes:		ECF (2001 COMMERCIAL ) 0.839 =>		TCV:		69,799											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HOFFMAN LESLIE M 30286 FOX CUB DR FARMINGTON HILLS MI 48336		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Tax Description		Public Improvements		* Factors *								
L-805 P-184 234 COM AT NW COR GOV'T LOT 1 SEC 10 T23N R4W TH S 835.8 FT FOR POB TH S 100 FT TH E 100 FT TH N 100 FT TH W 100 FT TO POB.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	400	100		40,000
		Paved Road		100 Actual Front Feet,	0.34	Total Acres	Total Est. Land Value =					40,000
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/07/2022	INSPECTED	2023	20,000	0	20,000	7,560C				
		DMG 08/13/2012	INSPECTED	2022	17,500	0	17,500	7,200C				
		DMG 04/27/2010	INSPECTED	2021	16,300	0	16,300	6,970C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEMMEY PAUL E	RIOS LAWRENCE & VICTORIA	115,000	09/11/2018	WD	19-MULTI PARCEL ARM'S LEN	1167:0391	PROPERTY TRANSFER	100.0
MAYNARD FLORENCE I	LEMMEY PAUL E & ROBYN D	85,000	05/15/2015	WD	19-MULTI PARCEL ARM'S LEN	1150-319	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status			
12262 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 100% 09/15/2018								
Owner's Name/Address	SA:								
RIOS LAWRENCE & VICTORIA 12262 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			OFF LAKE GROUP1	200.00	150.00	1.0000	1.0000	400 100	80,000
			200 Actual Front Feet, 0.69 Total Acres		Total Est. Land Value =		80,000		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.68	1170	75	5,862		
			Total Estimated Land Improvements		True Cash Value =		5,862		
Tax Description									
L-623 P-662 234 COM AT NW COR GOV'T LOT 1 SEC 10 T23N R4W TH S 835.5 FT TH S 100 FT TH E 100 FT TO POB TH E 200 FT TH N 100 FT TH W 200 FT TH S 100 FT TO POB.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water							
Comments/Influences	X	Sewer Electric Gas Curb Street Lights							
	X	Standard Utilities Underground Utils.							
		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	Tentative	Tentative	Tentative			Tentative
	QT	06/07/2022 INSPECTED	2023	40,000	51,400	91,400			78,197C
	DMG	05/15/2013 INSPECTED	2022	35,000	45,900	80,900			74,474C
	DMG	04/27/2010 INSPECTED	2021	32,500	42,200	74,700			72,095C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							25 30 12 168	CPP CPP CPP Treated Wood			
Building Style: 1 STORY		(4) Interior		Central Air Wood Furnace												
Yr Built 0		Remodeled 0		Trim & Decoration												
Condition: Good		Ex 0		Lg Ord Small												
Room List		Doors: Basement 1st Floor 2nd Floor Bedrooms		Solid H.C.			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min									
(1) Exterior		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		(13) Plumbing												
X Insulation				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(2) Windows		(7) Excavation		(14) Water/Sewer												
Many Avg. Few		X Avg. Large Small		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		Lump Sum Items:												
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
Chimney:																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 175,943 114,361 Other Additions/Adjustments Porches CPP 25 730 474 CPP 30 847 551 CPP 12 136 88 Deck Treated Wood 168 3,745 2,434 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 23,912 15,543 Common Wall: 1/2 Wall 1 -1,122 -729 Water/Sewer Public Sewer 1 1,515 985 Water Well, 100 Feet 1 5,890 3,828 Built-Ins Appliance Allow. 1 2,806 1,824 Totals: 214,402 139,359 Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 104,659																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEMMEY PAUL E	RIOS LAWRENCE & VICTORIA	115,000	09/11/2018	WD	20-MULTI PARCEL SALE REF	1167:0391	PROPERTY TRANSFER	100.0
MAYNARD FLORENCE I	LEMMEY PAUL E & ROBYN D	85,000	05/15/2015	WD	20-MULTI PARCEL SALE REF	1150-319	PROPERTY TRANSFER	100.0
MAYNARD FLORENCE I ETAL	MAYNARD FLORENCE	0	09/16/2011	WD	21-NOT USED/OTHER	1107/575	OTHER	50.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
12262 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 09/15/2018					

  

Owner's Name/Address	SA:
RIOS LAWRENCE & VICTORIA 12262 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-1043 P-1543 (L-688 P-9) 234 COM 835.5 FT S OF NW COR GOV'T LOT 1 SEC 10 T23N R4W TH E 300 FT FOR POB TH S 100 FT TH E 50 FT TH N 100 FT TH W 50 FT TO POB.	X		* Factors *								
Comments/Influences	X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
	X		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000								
	X		Land Improvement Cost Estimates								
	X		Description	Rate	Size	% Good	Cash Value				
	X		D/W/P: 3.5 Concrete	6.68	831	75	4,163				
	X		Total Estimated Land Improvements True Cash Value = 4,163								
	X		Topography of Site								
	X		Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront
	X		Ravine	Wetland	Flood Plain						
	X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	X		2024	Tentative	Tentative	Tentative			Tentative		
	X		2023	10,000	6,700	16,700			12,207C		
	X		2022	8,800	4,000	12,800			11,626C		
	X		2021	8,100	4,100	12,200			11,255C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 60	Type Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 0 Total Base New : 20,996 Total Depr Cost: 13,648 Estimated T.C.V: 10,250			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 19,915 12,945 Deck w/Roof (Roof portion) 60 1,081 703 Totals: 20,996 13,648						
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 10,250					
Condition: Good		Lg	Ord	Small	X			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			No. of Elec. Outlets									
(1) Exterior		(6) Ceilings		Many X Ave. Few			(13) Plumbing									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer									
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:									
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ROSE LIVING TRUST	CHAPMAN THOMAS S & LULA	35,000	10/20/2022	WD	03-ARM'S LENGTH	1182:1792	PROPERTY TRANSFER	100.0					
MAYNARD FLORENCE I	ROSE, CHARLES & GERALDINE	27,500	11/11/2011	WD	03-ARM'S LENGTH	1109/1390	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
12228 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
CHAPMAN THOMAS S & LULA 899 DAKOTA ROCHESTER HILLS MI 48307		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-429 P-86 234 COM AT NW COR GOV'T LOT 1 SEC 10 T23N R4W TH S 835.5 FT TH E 350 FT FOR POB TH S 100 FT TH E 50 FT TH N 100 FT TH W 50 FT TO POB.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate		Size % Good		Cash Value			
		X	Water		D/W/P: 3.5 Concrete	6.25		450 50		1,406			
		X	Sewer		Total Estimated Land Improvements True Cash Value = 1,406								
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	10,000	7,300	17,300			17,300S		
		X	High		2022	8,800	5,900	14,700			11,126C		
		X	Landscaped		2021	8,100	6,000	14,100			10,771C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/07/2022	INSPECTED	2023	10,000	7,300	17,300			17,300S		
		DMG	05/15/2013	INSPECTED	2022	8,800	5,900	14,700			11,126C		
		DMG	04/27/2010	INSPECTED	2021	8,100	6,000	14,100			10,771C		

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets													
0	0				Lg	Ord	Small											
Condition: Good		Doors:		Solid	H.C.													
Room List		(5) Floors		(12) Electric														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service														
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets													
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex.	X	Ord.	Min										
X	Metal Insulation				Many	X	Ave.	Few										
(2) Windows		(7) Excavation			(13) Plumbing													
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
(3) Roof		(9) Basement Finish			Lump Sum Items:													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Asphalt Shingle	(10) Floor Support			Chimney:													
		Joists: Unsupported Len: Cntr.Sup:		Notes:  ECF (4006 OFF LAKE 1) 0.751 => TCV: 14,375														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FREED CHARLES & SUE & FREE	FREED FAMILY TRUST	0	08/23/2021	QC	21-NOT USED/OTHER	1178:379	DEED	0.0				
FREED NELLIE M	CEECF, LLC	0	11/30/2004	QC	21-NOT USED/OTHER	1084/2103	OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
CEECF LLC 1396 CHIMNEY RIDGE DR TRAVERSE CITY MI 49686		SA:		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
234 PART OF GOVT LOT 1 SEC 10 T23N R4W COM AT NW COR OF LOT 1 TH S 1 DEG 24' E 835.5 FT TH S 86 DEG 19' E 500 FT FOR POB TH S 1 DEG 24' E 100 FT TH S 86 DEG 19' E 66 FT TH N 1 DEG 24' W 100 FT TH N86 DEG 19' W 66 FT TO POB. .15 A. "D-1".		Public Improvements		* Factors *				Value				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	66.00	100.00	1.0000	0.8165	400	100		21,556
		Paved Road		66 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 21,556								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	10,800	0	10,800			4,838C		
		High		2022	9,400	0	9,400			4,608C		
		Landscaped		2021	8,800	0	8,800			4,461C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	06/07/2022	INSPECTED	2023	10,800	0	10,800			4,838C	
		DMG	05/15/2013	INSPECTED	2022	9,400	0	9,400			4,608C	
		DMG	10/27/2009	INSPECTED	2021	8,800	0	8,800			4,461C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MCINTOSH DONALD J TRUST	SCHULTZ JERRY L & VICTORIA	48,000	04/05/2019	WD	03-ARM'S LENGTH	1169:0054	PROPERTY TRANSFER	100.0						
		40,000	08/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status					
12180 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
SCHULTZ JERRY L & VICTORIA L 12787 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
L-851 P-122 (L-325 P-700) 234 PART OF LOT 1 SEC 10 T23N R4W COM AT PT 66.2 FT N OF NW COR OF LOT 31 OF SUMMER HOMES TH E ON N LINE OF CO RD 566 FT FOR POB TH N 100 FT TH E 140 FT TH S 100 FT TH W 140 FT TO POB.		X Improved		Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				OFF LAKE GROUP1	140.00	100.00	1.0000	0.8165	400	100		45,724
		Paved Road				140 Actual Front Feet, 0.32 Total Acres		Total Est. Land Value =		45,724				
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description		Rate		Size		% Good		Cash Value
		Water				D/W/P: 3.5 Concrete		6.25		224		75		1,050
		Electric				Total Estimated Land Improvements		True Cash Value =		1,050				
		Gas												
		Curb												
		Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	06/07/2022	INSPECTED	2023	22,900	4,400	27,300		27,300S						
DMG	05/15/2013	INSPECTED	2022	20,000	9,300	29,300		26,710C						
DMG	04/27/2010	INSPECTED	2021	18,600	8,800	27,400		25,857C						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1984 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 0 Total Base New : 16,259 Total Depr Cost: 11,381 Estimated T.C.V: 8,547			E.C.F. X 0.751		Bsmnt Garage:		
Building Style: GARAGE		X	Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace			(12) Electric								
Yr Built		Remodeled	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD		Blt 0	
Condition: Good		Size of Closets		Lg	X	Ord		Min	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
Room List		Doors:		Solid	X	H.C.	200 Amps Service			Building Areas			Size		Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Laminate Other: Carpeted Other: Laminate			Average Fixture(s)			Stories			Garages				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: D Exterior: Pole (Unfinished) Base Cost			768		16,259	11,381	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	(13) Plumbing			(14) Water/Sewer			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV:		8,547		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Totals:		16,259	11,381	
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:										
X	Asphalt Shingle																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER DRUE A & THOMAS A	VINCENS ADAM J	190,500	04/28/2023	WD	20-MULTI PARCEL SALE REF	1184:507	PROPERTY TRANSFER	100.0
LAKE CITY INVESTMENT & TEC	PROFFER DRUE A & THOMAS A	65,000	05/08/2019	WD	20-MULTI PARCEL SALE REF	1169:0867	PROPERTY TRANSFER	100.0
REED LAURENCE A & SHIRLEY	LAKE CITY INVESTMENT & TEC	40,000	03/20/2018	WD	20-MULTI PARCEL SALE REF	1165:1048	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status			
12150 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
VINCENS ADAM J 12150 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			OFF LAKE GROUP1	60.00	150.00	1.0000	1.0000	400 100	24,000
			60 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =		24,000		
Tax Description			Land Improvement Cost Estimates						
L-693 P-254 234 PART OF LOT 1 SEC 10 T23N R4W COM AT PT 66.2 FT N OF NW COR OF LOT 31 OF SUMMER HOMES TH E ON N LINE OF CO RD 706 FT FOR POB TH N 100 FT TH E 60 FT TH S 100 FT TH W 60 FT TO POB.	X		Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	5.86	220	47	606		
Comments/Influences	X		Total Estimated Land Improvements		True Cash Value =		606		
			Topography of Site						
	X		Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
			Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	05/11/2023	INSPECTED	2023	12,000	4,100	16,100		13,306C
	QT	06/28/2018	INSPECTED	2022	10,500	3,500	14,000		12,673C
	DMG	05/15/2013	INSPECTED	2021	9,800	3,300	13,100		12,269C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: D Effec. Age: 48 Floor Area: 0 Total Base New : 20,806 Total Depr Cost: 10,819 Estimated T.C.V: 8,125			E.C.F. X 0.751		Bsmnt Garage:				
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 20,806 Total Depr Cost: 10,819 Estimated T.C.V: 8,125			E.C.F. X 0.751		Carport Area: Roof:				
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls D		Blt 0			
0	0				Lg	Ord	Small	Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=52/100/100/100/52								
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas			Size		Cost New		Depr. Cost	
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			100 Amps Service			Stories Exterior Foundation			728		20,806		10,819	
(1) Exterior		(6) Ceilings			(12) Electric			Average Fixture(s)			Other Additions/Adjustments			Totals:		20,806		10,819	
Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets			100 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			ECF (4006 OFF LAKE 1) 0.751 => TCV:		8,125			
X	Aluminum Insulation	(7) Excavation			(13) Plumbing			(14) Water/Sewer			Notes:								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:											
Many	Large	(8) Basement			Notes:														
X	Avg.	X	Avg.	Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(9) Basement Finish																	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:																	
X Asphalt Shingle		Chimney:																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PROFFER DRUE A & THOMAS A	VINCENS ADAM J	190,500	04/28/2023	WD	19-MULTI PARCEL ARM'S LEN	1184:507	PROPERTY TRANSFER	100.0					
LAKE CITY INVESTMENT & TEC	PROFFER DRUE A & THOMAS A	65,000	05/08/2019	WD	19-MULTI PARCEL ARM'S LEN	1169:0867	PROPERTY TRANSFER	100.0					
REED LAURENCE A & SHIRLEY	LAKE CITY INVESTMENT & TEC	40,000	03/20/2018	WD	20-MULTI PARCEL SALE REF	1165:1048	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
12150 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Demolish		07/08/2021	PB21-0228	COMPLETE					
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		07/08/2021	PB21-0231	COMPLETE					
VINCENS ADAM J 12150 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-592 P-187 234 PART OF LOT 1 SEC 10 T23N R4W COM AT PT 66.2 FT N OF NW COR OF LOT 31 OF SUMMER HOMES TH E ON N LN OF CO RD 766 FT FOR POB TH N 100 FT TH E 50 FT TH S 100 FT TH W 50 FT TO POB.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres	Total Est. Land Value =			20,000				
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate		Size % Good		Cash Value			
		X	Water		D/W/P: Asphalt Paving	3.15		699 47		1,035			
		X	Sewer		Wood Frame	22.89		416 94		8,951			
		X	Electric		Total Estimated Land Improvements True Cash Value = 9,986								
		X	Gas		Work Description for Permit PB21-0228, Issued 07/08/2021: DEMO OF 14 X 20 GARAGE. LAKE TOWNSHIP LAND USE PERMIT #004425 DATED 7/6/21. ROSCOMMON SOIL EROSION PERMIT WAIVER DATED 6/18/21 AND PROJECT PERMIT DATED 7/8/21 #4016. WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPT. SEPTIC TANK ABANDONMENTS MUST BE REPORTED TO THE HEALTH DEPT. IF POSSIBLE PLEASE PROVIDE A SCHEMATIC OF								
		X	Curb		Work Description for Permit PB21-0231, Issued 07/08/2021: STORAGE SHED 16 X 36 =576 SQUARE FEET. LAKE TOWNSHIP LAND USE DATED 7/6/21 #004426. ROSCOMMON SOIL EROSION WAIVER DATED 7/8/21 AND PROJECT PERMIT DATED 7/8/21 #4016.								
		X	Street Lights		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Standard Utilities		2024	Tentative	Tentative	Tentative			Tentative		
		X	Underground Utils.		2023	10,000	26,100	36,100			30,915C		
		X	Topography of Site		2022	8,800	21,600	30,400			29,443C		
		X	Level		2021	8,100	17,200	25,300			24,640C		
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	05/11/2023	INSPECTED									
		QT	11/09/2021	INSPECTED									
		QT	06/28/2018	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 264 9 35	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 43 Floor Area: 720 Total Base New : 103,571 Total Depr Cost: 61,500 Estimated T.C.V: 46,187			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57			Cls D		Blt 0					
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Building Areas			Size		Cost New	Depr. Cost			
Condition: Good		Lg	X Ord	Small	X Ex. Ord. Min			Stories Exterior Foundation			720						
Room List		Doors:	Solid X	H.C.	No. of Elec. Outlets			Siding Crawl Space			Total:		84,286	48,045			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments			Deck		Treated Wood		264	4,815	4,526	*9
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Treated Wood			Treated Wood		Treated Wood		35	1,444	1,357	*9
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Water/Sewer			Water/Sewer		Public Sewer		1	1,192	679	
X	Insulation	(7) Excavation		No. of Elec. Outlets			Public Sewer			Water Well, 100 Feet		Built-Ins		1	5,584	3,183	
(2) Windows		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Ceramic Tile Floor			Appliance Allow.		Fireplaces		1	1,662	947	
X	Many Avg. X Avg. Few	Large Avg. Small		(13) Plumbing			Ceramic Tub Alcove			Interior 1 Story		Unit-in-Place Cost Items		1	4,188	2,387	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Vent Fan			Notes:		300		0	0	*8	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4006 OFF LAKE 1) 0.751 => TCV:		Totals:		103,571	61,500	46,187	
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish			Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support															
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VERYZER TIM R	VERYZER TIM R [LE]	0	04/05/2018	QC	18-LIFE ESTATE	1165:1736	PROPERTY TRANSFER	0.0
MEHIGH DONALD ESTATE	VERYZER TIM R	28,000	03/29/2016	OTH	16-LC PAYOFF	1160-0111	PROPERTY TRANSFER	0.0
		28,000	04/30/1994	LC	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status			
12140 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 100% 05/02/1994								
Owner's Name/Address	SA:								
VERYZER TIM R [LE] 12140 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400 100	20,000
			50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000						
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
	X		Fencing: Wd, Solid, 6 ft.	29.22	96	50	1,402		
	X		Fencing: Gates, Wood/SqFt	15.50	24	50	186		
			Fencing: Wire Mesh, #11	3.26	200	50	326		
			D/W/P: 3.5 Concrete	6.25	24	50	75		
			D/W/P: 3.5 Concrete	6.25	91	50	284		
	X		Wood Frame	35.39	24	25	212		
			Total Estimated Land Improvements True Cash Value = 2,485						
			Topography of Site						
	X		Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
			Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	06/07/2022	INSPECTED	2023	10,000	22,300	32,300		18,849C
	DMG	05/15/2013	INSPECTED	2022	8,800	16,000	24,800		17,952C
	DMG	04/27/2010	INSPECTED	2021	8,100	14,800	22,900		17,379C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: CD Effec. Age: 35 Floor Area: 672 Total Base New : 93,296 Total Depr Cost: 60,641 Estimated T.C.V: 45,541			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Size of Closets			Condition: Good			Lg		Ord	Small						
Yr Built	Remodeled	Ex	Ord	Min	Room List			Doors:	Solid	H.C.	(5) Floors			(12) Electric								
0	0				Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			No./Qual. of Fixtures			0 Amps Service								
Condition: Good					(1) Exterior			Ex.			X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD Blt 0					
Room List					Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X					X			Insulation			(7) Excavation			(13) Plumbing			1 Story Siding Slab 672					
(2) Windows					Many Avg. Few			X			Large Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 672 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Water/Sewer Public Sewer 1 1,345 874 Water Well, 100 Feet 1 5,720 3,718 Built-Ins Appliance Allow. 1 1,961 1,275 Totals: 93,296 60,641		
X					Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 45,541					
X					Double Glass Patio Doors Storms & Screens			(9) Basement Finish						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					
(3) Roof					Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Gable Hip Flat	Gambrel Mansard Shed																				
X	Asphalt Shingle				(10) Floor Support																	
Chimney: Block					Joists: Unsupported Len: Cntr.Sup:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MAYES LAURA L	MAYES LAURA L [LE]	0	11/11/2020	QC	18-LIFE ESTATE	1174:1828	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
12128 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/02/1994									
Owner's Name/Address		SA:		2024 Est TCV Tentative									
MAYES LAURA L [LE] 12128 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Tax Description		Public Improvements		* Factors *				Value					
L-667 P-464 234 12128 E HOUGHTON LAKE DRIVE 48629 PART OF LOT 1 SEC 10 T23N R4W COM AT PT 66.2 FT N OF NW COR OF LOT 31 OF SUMMER HOMES TH E ON N LN OF CO RD 866 FT FOR POB TH N 100 FT TH E 50 FT TH S 100 FT TH W 50 FT TO POB.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		X	Paved Road		50 Actual Front Feet,	0.17	Total Acres			Total Est. Land Value =			20,000
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description		Rate		Size	% Good		Cash Value	
		X	Water		D/W/P: 3.5 Concrete		6.25		56	50		175	
		X	Electric		Metal Prefab		17.67		80	50		707	
		X	Gas		Total Estimated Land Improvements True Cash Value =				882				
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	10,000	13,400	23,400			13,041C		
		X	High		2022	8,800	6,500	15,300			12,420C		
		X	Landscaped		2021	8,100	6,200	14,300			12,024C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/07/2022	INSPECTED									
		DMG	05/15/2013	INSPECTED									
		DMG	04/27/2010	INSPECTED									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
12120 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
PRICE MARGARET E 180 GEORGE COGGIN RD NEWNAN GA 30265-1431		SA:											
		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-828 P-13 (L-612 P-213) 234 COM AT NW COR OF GOVT LOT 1 TH S1DEG24'EON 1/8 LN 835.5FT TH S86DEG19'E 916FT FOR POB TH S1DEG24'E 100FT TO NLY R/W OFCO RD TH S86DEG19'E ON R/W 50FT TH N1DEG24'W 100FT TH N86DEG19'W 50FT TO POB PART OF LOT 1 SEC 10 T23N R4W. "F".		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		X	Paved Road		50 Actual Front Feet,	0.17	Total Acres	Total Est. Land Value =					20,000
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	Tentative	Tentative	Tentative			Tentative		
					2023	10,000	10,200	20,200			14,572C		
					2022	8,800	8,000	16,800			13,879C		
					2021	8,100	7,500	15,600			13,436C		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 175	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 34 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Fair		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X	Metal Insulation			Ex. X Ord. Min												
(2) Windows		No. of Elec. Outlets		Many X Ave. Few												
Many Avg. Few		Large Avg. Small		(13) Plumbing												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(8) Basement														
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer												
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME										Cls Low		Blt 0				
(11) Heating System: Forced Warm Air																
Ground Area = 742 SF Floor Area = 742 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35																
Building Areas																
Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost																
Main Home Ribbed Metal 672																
Addition Siding Slab 70																
Expando 192																
Total: 49,735 17,407																
Other Additions/Adjustments																
Skirting, Metal or Vinyl, Vertical 152 1,663 582																
Plumbing																
3 Fixture Bath 1 2,404 841																
Deck																
Treated Wood 175 3,677 2,133 *5																
Garages																
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 528 16,284 5,537 *3																
Common Wall: 1/2 Wall 1 -931 -317																
Water/Sewer																
Public Sewer 1 1,192 417																
Water Well, 100 Feet 1 5,584 1,954																
Built-Ins																
Appliance Allow. 1 1,662 582																
Totals: 81,270 29,136																
Notes:																
										ECF (4006 OFF LAKE 1) 0.751 =>		TCV:		21,881		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status		
12114 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			FENCE	05/05/2023	LU23-4570	INSPECT		
Owner's Name/Address		P.R.E. 100% 02/16/1995			Res. Add/Alter/Repair	06/29/2022	PB22-0226	COMPLETE		
WRZESINSKI DAVID M & WALTRAUD 12114 E HOUGHTON LK DR HOUGHTON LAKE MI 48629		SA:			MISC	05/31/2017	PB17-0146	COMPLETE		
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
L-362 P-594 234 12114 E HOUGHTON LK DR COM AT NW COR OF GOVT LOT 1 TH S 1 DEG 24' E ON 1/8 LINE 835.5 FT TH S 86 DEG 19' E 966 FT FOR POB TH S 1 DEG 24' E 100 FT TO N'LY R/W OF CO RD TH S 86 DEG 19' E ON R/W 50 FT TH N 1 DEG 24' W 100 FT TH N 86 DEG 19' W 50 FT TO POB PART OF GOV'T LOT 1 SEC 10 T23N R4W. "F-1"		X	Improved	Vacant	* Factors *				Value	
Comments/Influences		X	Public Improvements	Description Frontage Depth Front Depth Rate %Adj. Reason				Value		
		X	Dirt Road	50.00	150.00	1.0000	1.0000	400	100	20,000
		X	Gravel Road	50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =	20,000	
		X	Paved Road	Land Improvement Cost Estimates						
		X	Storm Sewer	Description				Rate	Size % Good	Cash Value
		X	Sidewalk	Fencing: Wd, Solid, 6 ft.				29.22	32 25	234
		X	Water	Fencing: Wd, Split, 2 Rail				15.75	8 25	31
		X	Sewer	D/W/P: Asphalt Paving				2.93	480 75	1,054
		X	Electric	D/W/P: 3.5 Concrete				6.25	171 95	1,016
		X	Gas	D/W/P: Brick on Sand				16.77	52 95	828
		X	Curb	Total Estimated Land Improvements True Cash Value =				3,163		
		X	Street Lights	Work Description for Permit LU23-4570, Issued 05/05/2023: FENCE PERMIT						
		X	Standard Utilities	Work Description for Permit PB22-0226, Issued 06/29/2022: CONSTRUCT ATTACHED 672						
		X	Underground Utils.	SQ FT GARAGE ADDITION AND 140 SQ FT DECK; LAKE TOWNSHIP LAND USE PERMIT #4508;						
		X	Topography of Site	ROSCOMMON COUNTY SOIL EROSION PERMIT #4118						
		X	Level	Work Description for Permit PB17-0146, Issued 05/31/2017: REROOF						
		X	Rolling	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Low	2024	Tentative	Tentative	Tentative			Tentative
		X	High	2023	10,000	53,300	63,300			41,708C
		X	Landscaped	2022	8,800	39,400	48,200			31,391C
		X	Swamp	2021	8,100	36,400	44,500			30,389C
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
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		QT	06/07/2022	INSPECTED						
		DMG	05/15/2013	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 140 36	Type Composite Treated Wood	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 95 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: MANUFACTURED		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X Insulation				Ex. X Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED										Cls Good		Blt 0				
(11) Heating System: Forced Warm Air																
Ground Area = 1296 SF Floor Area = 1296 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87																
Building Areas																
Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost																
Main Home Siding Comp.Shingle 1296																
Total: 113,771 98,979																
Other Additions/Adjustments																
42" frost-free footings, foundation 152 9,941 8,649																
Plumbing 3 Fixture Bath 1 3,977 3,460																
Deck Treated Wood 36 1,620 1,409																
Composite 140 3,577 3,398 *9																
Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 672 25,260 23,997 *9																
Common Wall: 1 Wall 1 -2,251 -2,138																
Water/Sewer Public Sewer 1 1,941 1,689																
Water Well, 100 Feet 1 6,333 5,510																
Built-Ins Appliance Allow. 1 4,031 3,507																
Totals: 168,200 148,460																
Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 111,493																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: R-2	Building Permit(s)	Date	Number	Status		
12114 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			CAR PORT	04/15/2019	LU19-4221	COMPLETE		
Owner's Name/Address		P.R.E. 0%								
WRZESINSKI DAVID M & WALTRAUD 12114 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:								
		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				COMM FF RATE	50.00	100.00	1.0000	0.8165	150 100	6,124
				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						6,124
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good		Cash Value	
				D/W/P: 3.5 Concrete	6.34	128	61		495	
				Commercial Local Cost Land Improvements						
				Description	Rate	Size	% Good	Arch	Mult	Cash Value
				WELL	3,400.00	1	70	100		2,380
				SEWER/SEPTIC	3,400.00	1	70	100		2,380
				Total Estimated Land Improvements True Cash Value =						5,255
Comments/Influences		X Standard Utilities Underground Utils.		Work Description for Permit LU19-4221, Issued 04/15/2019: TEMPORARY STRUCTURE PLACED IN 1998 THAT HAS BECOME PERMANENT.						
		Topography of Site								
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who When What		2024	Tentative	Tentative	Tentative			Tentative
		MH 11/06/2019 INSPECTED		2023	3,100	19,900	23,000			19,241C
		DMG 05/15/2013 INSPECTED		2022	3,100	17,000	20,100			18,325C
		DMG 04/27/2010 INSPECTED		2021	4,100	15,900	20,000			17,740C
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Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Fleet Facilities Repair				<<<<<< Calculator Cost Computations >>>>>>					
Class: D,Pole Floor Area: 1,504 Gross Bldg Area: 1,504 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 184 Overall Building Height: 8					
Depr. Table : 4% Effective Age : 18 Physical %Good: 48 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		Base Rate for Upper Floors = 51.02					
Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1504 Ave. Perimeter: 184 Has Elevators:		(10) Heating system: Forced Air Furnace Cost/SqFt: 12.23 100% Adjusted Square Foot Cost for Upper Floors = 63.25					
8 Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Total Floor Area: 1,504 Base Cost New of Upper Floors = 95,128 Reproduction/Replacement Cost = 95,128 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 48 /100/100/100/48.0 Total Depreciated Cost = 45,661					
Comments:		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI16/YARI/PAV/2A 3.38 646 1.00 71 1,550 ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 36,447 Replacement Cost/Floor Area= 64.70 Est. TCV/Floor Area= 24.23					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:			
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		X Few Average Many Unfinished Typical		X Few Average Many Unfinished Typical			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:			
(5) Floor Cover:		(10) Heating and Cooling:		X Gas Oil Coal Stoker Hand Fired Boiler		Thickness Bsmnt Insul.			
(6) Ceiling:				(14) Roof Cover:					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/02/1994										
SIMONS ERIC J 12076 E HOUGHTON LK DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
234 L-978 P-1712 COM AT NW COR OF GOVT LOT 1 TH S 1 DEG 24' E ON 1/8 LINE 835.5 FT TH S 86 DEG 19' E 1066 FT FOR POB TH S 1 DEG 24' E 100 FT TO N'LY R/W OF CO RD TH S 86 DEG 19' E ON R/W 50 FT TH N 1 DEG 24' W 100 FT TH N 86 DEG 19' W 50 FT TO POB PART OF GOVT LOT 1 SEC 10 T23N R4W. "G-2".		X	Public Improvements		* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100	20,000
					50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	20,000	
					Land Improvement Cost Estimates							
					Description	Rate	Size	% Good			Cash Value	
					Wood Frame	22.24	200	25			1,112	
					Total Estimated Land Improvements True Cash Value =					1,112		
Comments/Influences		X	Standard Utilities Underground Utils.									
			Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/07/2022	INSPECTED		2023	10,000	4,200	14,200		11,320C	
		DMG	05/15/2013	INSPECTED		2022	8,800	4,200	13,000		10,781C	
		DMG	04/27/2010	INSPECTED		2021	8,100	4,400	12,500		10,437C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 0 Total Base New : 17,678 Total Depr Cost: 10,607 Estimated T.C.V: 7,966			E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 17,678 Total Depr Cost: 10,607 Estimated T.C.V: 7,966			E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD		Blt 0	
0	0				Lg	Ord	Small	Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas			Size		Cost New	Depr. Cost
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			100 Amps Service			Stories Exterior Foundation			Other Additions/Adjustments		Garages	
(1) Exterior		(6) Ceilings			(12) Electric			Average Fixture(s)			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		Totals:	
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		No. of Elec. Outlets			100 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV:		7,966	
(2) Windows		(7) Excavation			No./Qual. of Fixtures			(13) Plumbing			Garages			Size		Cost New	Depr. Cost
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex. X Ord. Min			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		Totals:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			No. of Elec. Outlets			(14) Water/Sewer			Garages			Size		Cost New	Depr. Cost
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		Totals:	
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Average Fixture(s)			Garages			Size		Cost New	Depr. Cost
X Asphalt Shingle		(9) Basement Finish			Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		Totals:	
Chimney:		(10) Floor Support			Lump Sum Items:			(14) Water/Sewer			Garages			Size		Cost New	Depr. Cost
		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		Totals:	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
		P.R.E. 100% 12/19/2006										
Owner's Name/Address		SA:										
SIMONS ERIC J 12076 E HOUGHTON LK DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				OFF LAKE GROUP1	96.00	150.00	1.0000	1.0000	400	100	38,400	
				96 Actual Front Feet, 0.33 Total Acres				Total Est. Land Value =		38,400		
234 L-978 P-1712 PART OF GOVT LOT 1 SEC 10 T23N R4W COM AT NW COR TH S 1 DEG 24' E 835.5 FT TH S 86 DEG 19' E 1116 FT FOR POB TH S 1 DEG 24' E 100 FT TH S 86 DEG 19' E 96 FT TH N 1 DEG 24' W 100 FT TH N 86 DEG 19' W 96 FT TO POB. "F-2".		X		Dirt Road								
		X		Gravel Road								
		X		Paved Road								
		X		Storm Sewer								
		X		Sidewalk								
		X		Water								
		X		Sewer								
		X		Electric								
		X		Gas								
		X		Curb								
		X		Street Lights								
		X		Standard Utilities								
		X		Underground Utils.								
Comments/Influences		Topography of Site										
		X		Level								
				Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative		Tentative				Tentative
		QT	06/07/2022	INSPECTED	2023	19,200		19,200				7,180C
		DMG	08/13/2012	INSPECTED	2022	16,800		16,800				6,839C
		DMG	04/27/2010	INSPECTED	2021	15,600		15,600				6,621C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
12076 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			NEW RESIDENCE	11/13/2006	PB06-0560	COMPLETE					
Owner's Name/Address		P.R.E. 100% 12/19/2006											
SIMONS ERIC J 12076 E HOUGHTON LK DR HOUGHTON LAKE MI 48629		SA:											
		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
			Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
					50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =	20,000			
					Land Improvement Cost Estimates								
					Description	Rate	Size	%	Good	Cash Value			
					Wood Frame	27.55	140	50		1,928			
					Wood Frame	39.80	16	25		159			
					Total Estimated Land Improvements True Cash Value =				2,087				
Comments/Influences		X	Dirt Road										
		X	Gravel Road										
		X	Paved Road										
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT	06/07/2022	INSPECTED	2023	10,000	52,300	62,300	34,860C				
Licensed To: Township of Lake, County of		DMG	05/15/2013	INSPECTED	2022	8,800	40,000	48,800	33,200C				
Roscommon, Michigan		DMG	04/27/2020	INSPECTED	2021	8,100	36,900	45,000	32,140C				

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Insulation	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									48 60	Treated Wood Treated Wood		
Building Style: 1 1/2 STORY		(4) Interior			Central Air Wood Furnace						Class: C Effec. Age: 15 Floor Area: 1,248 Total Base New : 172,947 Total Depr Cost: 147,003 Estimated T.C.V: 110,399			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C Blt 2007						
2007	0	Ex	Ord	Min	Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts			Ground Area = 832 SF Floor Area = 1248 SF.						
Condition: Good		Size of Closets			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas						
		Lg	Ord	Small	Many X Ave. Few			Stories Exterior Foundation			Size			Cost New		Depr. Cost	
Room List		Doors: Solid H.C.			(13) Plumbing			1.5 Story Siding Crawl Space			832			149,820		127,346	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)			Other Additions/Adjustments			Total:						
(1) Exterior		Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Stone Veneer Plumbing 3 Fixture Bath Deck Treated Wood Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			116 1 48 60 1 1 1			4,466 4,711 1,754 1,985 1,515 5,890 2,806		3,796 4,004 1,491 1,687 1,288 5,006 2,385	
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(14) Water/Sewer			Notes:			Totals:			172,947		147,003	
X	Insulation	(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4006 OFF LAKE 1) 0.751 => TCV:								110,399	
(2) Windows	Many Avg. Few X Avg. X Avg. Large Small	Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Gable Hip Flat	(9) Basement Finish															
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
Chimney:		(10) Floor Support															
		Joists: Unsupported Len: Cntr.Sup:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
JACKSON CORTNEY L	LEHMAN JERALD R & SANDRA I	0	06/20/2017	QC	21-NOT USED/OTHER	1162:2395	PROPERTY TRANSFER	0.0				
		100,000	08/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
4718 BRADFORD DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
LEHMAN JERALD R & SANDRA L 1197 DUNDEE CT CANTON MI 48188		SA:										
Tax Description		2024 Est TCV Tentative										
L-989 P-809 (L-659 P-361_ 234 4718 BRADFORD 48629 COM AT NE COR GOV'T LOT 3 SEC 10 T23N R4W TH W 308.4 FT TH S 23 DEG 21' E 114.3 FT TH N 69 DEG 51' E 280 FT TH N TO POB. PARCEL A.		X Improved		Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	114.00	280.00	0.8480	1.1330	150	100		16,429
		Paved Road		114 Actual Front Feet, 0.73 Total Acres Total Est. Land Value = 16,429								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate								
		X Sewer		D/W/P: Asphalt Paving								
		Electric		D/W/P: 3.5 Concrete								
		Gas		D/W/P: 3.5 Concrete								
		Curb		D/W/P: 3.5 Concrete								
		Street Lights		Total Estimated Land Improvements True Cash Value = 4,138								
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
QT 05/31/2022 INSPECTED				2023	8,200	46,500	54,700		35,345C			
DMG 06/22/2012 INSPECTED				2022	5,500	33,400	38,900		33,662C			
DMG 05/10/2010 INSPECTED				2021	5,500	31,200	36,700		32,587C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 128 114 288	Type CGEP (1 Story) Roof Cover Onl Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 32 Floor Area: 1,336 Total Base New : 192,959 Total Depr Cost: 130,479 Estimated T.C.V: 95,772			E.C.F. X 0.734					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1336 SF Floor Area = 1336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68					Cls CD Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Building Areas							
Condition: Good		Lg	Ord	Small	(5) Floors			No. of Elec. Outlets			Stories Exterior Foundation 1 Story Siding Slab			Size 1,336		Cost New Depr. Cost 148,630 101,068		
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			(12) Electric			Other Additions/Adjustments							
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Porches CGEP (1 Story) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Wood Stove Deck w/Roof (Roof portion) w/Roof (Roof portion)			Totals: 192,959		130,479		
(1) Exterior		(7) Excavation			(8) Basement			(14) Water/Sewer			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV: 95,772				
X	Wood/Shingle Aluminum/Vinyl Brick	(9) Basement Finish			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1336 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Insulation		(10) Floor Support			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:										
(2) Windows		Joists: Unsupported Len: Cntr.Sup:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Many Avg. Few	X	Large Avg. Small	Chimney: Block															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																	
(3) Roof																		
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
COFFEY WILLIAM E & MARY L	COMBS, CRAIG	15,000	02/27/2012	LC	21-NOT USED/OTHER	1112/1546	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
BRADFORD DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
COMBS CRAIG 4706 BRADFORD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-599 P-14 234 COM AT NE COR GOVT LOT 3 SEC 10 T23N R4WTH S 84.1 FT FOR POB TH S73DEG19'W 250 FT TH N23DEG21'W 65 FT TH N69DEG51'E 280FT TH S TO POB PARCEL B Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	65.00	260.00	0.9489	1.1163	150	100	10,327
		Paved Road		65 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 10,327							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 05/31/2022 INSPECTED	2023	5,200	0	5,200		3,570C			
		DMG 05/10/2010 INSPECTED	2022	3,400	0	3,400		3,400S			
			2021	3,400	0	3,400		3,400S			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
COFFEY WILLIAM E & MARY L	COMBS, CRAIG	15,000	02/27/2012	LC	21-NOT USED/OTHER	1112/1546	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
BRADFORD DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
COMBS CRAIG 4706 BRADFORD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
234 L-623 P-168 COM AT N 1/4 COR SEC 10 T23N R4W TH S 1401.9 FT FOR POB TH S 84.1 FT TH S 76 DEG 17' W 220.2 FT TO SE COR LOT 72 OAK RIDGE NO 3 TH N 23 DEG 21' W ALG PLAT LINE 70 FT TO NE COR LOT 72 TH N 73DEG 19' E 250 FT TO POB. .41A PARCEL C		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	70.00	255.14	0.9349	1.1121	150	100	10,917
		Paved Road		70 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 10,917							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/10/2023 INSPECTED	2023	5,500	0	5,500		3,780C			
		DMG 04/21/2010 INSPECTED	2022	3,600	0	3,600		3,600S			
			2021	3,600	0	3,600		3,600S			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
BRADFORD DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
SCITURRO BILL V & SCITURRO JOSEPH 18608 BITTERSWEET ST FRASER MI 48026		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
L-621 P-304 234 COM AT N 1/4 COR SEC 10 T23N R4W TH S 1486 FT FOR POB TH S 84.1 FT TH W 190 FT TO SE COR LOT 73 PLAT OF OAK RIDGE NO 3 TH N ALG PLAT LINE 69.8 FT TO NE COR LOT 73 TH N 76 DEG 17' E 220 FT TO POB. .36 A. PARCEL D.		Improved	X	Vacant	* Factors *						
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X		Dirt Road	OFF LAKE G3	69.80	224.66	0.9355	1.0841	150 100	10,618
		X		Gravel Road	70 Actual Front Feet,	0.36	Total Acres	Total Est. Land Value =		10,618	
		X		Paved Road							
		X		Storm Sewer							
		X		Sidewalk							
		X		Water							
		X		Sewer							
		X		Electric							
		X		Gas							
		X		Curb							
		X		Street Lights							
		X		Standard Utilities							
		X		Underground Utils.							
		X		Topography of Site							
		X		Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X		Rolling	2024	Tentative	Tentative	Tentative			Tentative
		X		Low	2023	5,300	0	5,300			1,829C
		X		High	2022	3,500	0	3,500			1,742C
		X		Landscaped	2021	3,500	0	3,500			1,687C
		X		Swamp							
		X		Wooded							
		X		Pond							
		X		Waterfront							
		X		Ravine							
		X		Wetland							
		X		Flood Plain							
		Who	When	What							
		QT	04/10/2023	INSPECTED							
		DMG	04/22/2010	INSPECTED							
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCKEE JEREMY D	COUNTY OF ROSCOMMON	0	02/14/2023	OTH	10-FORECLOSURE	1184:566	DEED	0.0
COUNTY OF ROSCOMMON	MCKEE JEREMY D	150	02/17/2016	QC	21-NOT USED/OTHER	1157-1170	PROPERTY TRANSFER	100.0
SCITURRO JEFFREY F	ROSCOMMON COUNTY TREASURER	0	06/21/2012	OTH	10-FORECLOSURE	1116/637	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status	
BRADFORD DR	School: HOUGHTON LAKE COMM SCHOOLS						
	P.R.E. 0%						
Owner's Name/Address	SA:						
COUNTY OF ROSCOMMON 500 LAKE ST ROSCOMMON MI 48653	2024 Est TCV Tentative						
	Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3			
	Public Improvements	* Factors *					
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value	
		OFF LAKE G3	84.00	172.17	0.9014 1.0279	150 100 WET 11,676	
		84 Actual Front Feet, 0.33 Total Acres				Total Est. Land Value = 11,676	
Tax Description	Dirt Road						
L-731 P-484 234 COM AT N 1/4 COR SEC 10	Gravel Road						
T23N R4W TH S 1570.1 FT FOR POB TH S 84.1	Paved Road						
FT TH W 152 FT TO SE COR LOT 74 OAK RIDGE	Storm Sewer						
NO 3 TH N'LY ALG PLAT LINE TO NE COR LOT	Sidewalk						
74 TH E 190 FT TO POB. .31 A. PARCEL E.	Water						
Comments/Influences	Sewer						
	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						
	Topography of Site						
	Level						
	Rolling						
	Low						
	High						
	Landscaped						
	Swamp						
	Wooded						
	Pond						
	Waterfront						
	Ravine						
	Wetland						
	Flood Plain						
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2024	Tentative	Tentative	Tentative			Tentative
	QT 04/10/2023 INSPECTED	5,800	0	5,800			4,016C
	DMG 04/22/2010 INSPECTED	3,900	0	3,900			3,825C
		3,900	0	3,900			3,703C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
BRADFORD DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
SCITURRO BILL V & SCITURRO JOSEPH 18608 BITTERSWEET ST FRASER MI 48026		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
L-768 P-110 234 PART OF GOVT LOT 3 SEC 10 T23N R4W COM AT INT OF NLY R/W LINE OF CO RD 300 WITH N & S 1/4 LINE TH N1DEG 33'W ON 1/4 LINE 110FT FOR POB TH SWLY PAR WITH R/W LINE 21.8FT TO ELY R/W LINE OF CO RD 301TH NWLY ON R/W LINE TO SW COR OF LOT 78 OF OAK RIDGE NO 3 TH N55DEG 41'E ON LOT LINE 100FT TH NWLY ON ELY LINE OF SAID PLAT TO NE COR OF LOT 75 TH N83DEG 4'E 151.3FT M/L TO N & S 1/4 LINE TH S1DEG 33'E ON 1/4 LINE TO POB		Improved	X	Vacant	* Factors *						
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Dirt Road		OFF LAKE G3	120.00	50.00	0.8394	0.8027	150	100	12,128
		Gravel Road		120 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 12,128							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling		2023	6,100	0	6,100			2,522C	
		Low		2022	4,000	0	4,000			2,402C	
		High		2021	4,000	0	4,000			2,326C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	04/10/2023	INSPECTED	2023	6,100	0	6,100			2,522C
		DMG	04/22/2010	INSPECTED	2022	4,000	0	4,000			2,402C
					2021	4,000	0	4,000			2,326C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status			
500 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
COUNTY OF ROSCOMMON		SA:										
LIFT STATION NO 8		2024 Est TCV Tentative										
500 LAKE ST #1		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
ROSCOMMON MI 48653-7664		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
234 COM AT INT OF N R/W OF CO RD 300 & N & S 1/4 LINE SEC 10 T23N R4W TH E 30 FT TH N 50 FT TH W TO 1/4 LINE TH S POB AND COM AT INT OF N R/W CO RD 300 AND N & S 1/4 LINE SEC 10 T23N R4W TH W 10 FT TH N 50 FT TH E TO 1/4 LINE TH S TO POB PART OF GOV'T LOT 3.		Gravel Road		RESIDENTIAL ACREAGE			0.050 Acres		9,000	100		450
Comments/Influences		Paved Road		0.05 Total Acres Total Est. Land Value =					450			
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
DMG 05/03/2010 INSPECTED				2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
				2022	0	0	0		0			
				2021	0	0	0		0			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
BRADFORD DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
RHODES GEORGE L JR 26205 HOLLY HILL DRIVE FARMINGTON MI 48334		SA:										
		2024 Est TCV Tentative										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
L-561 P-173 234 COM AT NW COR GOV'T LOT 2 SEC 10 T23N R4W TH S 827.7 FT FOR POB TH S 60 FT TH W TO R/W OF CO RD NO 301 TH N 53 FT TH E21.8 FT TO POB PART OF GOV'T LOT 3.		Public Improvements		* Factors *				Value				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	60.00	1.0000	0.8326	150	100		6,244
		Paved Road		50 Actual Front Feet, 0.07 Total Acres Total Est. Land Value = 6,244								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/08/2022 INSPECTED	2023	3,100	0	3,100		450C				
		DMG 04/22/2010 INSPECTED	2022	2,100	0	2,100		429C				
			2021	2,100	0	2,100		416C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MENARD RANDY	GAVE KEITH & JO ANN	169,000	05/23/2019	WD	20-MULTI PARCEL SALE REF	1169:1206	PROPERTY TRANSFER	100.0			
PUTT ALBERT R & DOLLY E	MENARD, RANDY	0	10/05/2007	WD	21-NOT USED/OTHER	1067/643	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
BRADFORD DR		School: HOUGHTON LAKE COMM SCHOOLS		REMODEL		06/08/2009	PB09-0118	COMPLETE			
		P.R.E. 100% 10/29/2020									
Owner's Name/Address		SA:									
GAVE KEITH & JO ANN 12578 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
Tax Description		Public Improvements		* Factors *				Value			
L-587 P-15 234 PART OF GOVT LOT 3 SEC 10 T23N R4W COM AT NW COR OF LOT 23 OAK RIDGE TH N13DEG 12'W 85FT TH N76DEG57'E 100.55FT TO C/L OF CO RD TH S'LY ON C/L ALG CURV TO RIGHT 70.8FT TH S8DEG33"E 14.2FT TO NLY LN OF LOT24 OAK RIDGE TH S76DEG48'W 99.5FT TO POB		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Topography of Site		OFF LAKE GROUP1	85.00	100.00	1.0000	0.8165	400	100	27,761
		Level		85 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		27,761	
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Low		2024	Tentative	Tentative	Tentative			Tentative	
		High		2023	13,900	0	13,900			11,436C	
		Landscaped		2022	12,100	0	12,100			10,892C	
		Swamp		2021	11,300	0	11,300			10,545C	
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who When What									
		DMG 04/22/2010 INSPECTED									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		72,900	08/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12708 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/31/1994										
LANDON LEWIS L & DARLENE I 12708 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
234 L-803 P-632 COM AT INT OF CO RD R/W WITH E & W 1/4 LINE OF SEC 10 TH N67 DEG50'E 50.7FT TH N68DEG44'E 133FT TH N69DEG26'E 216.6FT FOR POB TH N11DEG47'W 100.7FT TH N69DEG26'E 12FT TH N3DEG E24FT TO SLY BKOF CANAL TH N84DEG8'E ALG CANAL 38.9FT TH S20DEG 34'E 113FT TO CO RD R/W TH S70DEG18'W ON R/W 75FT TO POB PART OF GOVT LOT 3 SEC 10 T23NR4W 006-460-012-5000 ASSESSED WITH THIS (04 Comments/Influences		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LG PT/N CANAL	39.00	150.00	1.0000	1.0000	750	100		29,250
		Paved Road		CANAL/RIVER	10.00	150.00	1.0000	1.0000	850	100		8,500
		Storm Sewer		49 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		37,750		
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate		Size		% Good	Cash Value		
		Sewer		D/W/P: 3.5 Concrete	6.68		1691		50	5,648		
		Electric		Fencing: Wire Mesh, #11	3.30		520		75	1,287		
		Gas		Fencing: Gates, Mesh, 3'	415.39		3		75	934		
		Curb		Wood Frame	35.58		64		75	1,708		
		Street Lights		Wood Frame	35.58		64		75	1,708		
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 11,285								
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		QT	06/21/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative	
		DMG	07/08/2013	INSPECTED	2023	18,900	53,800	72,700			47,667C	
		DMG	05/04/2010	INSPECTED	2022	15,500	43,400	58,900			45,398C	
					2021	13,500	38,400	51,900			43,948C	

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas			1	Appliance Allow.		Interior 1 Story	Area	Type		Year Built:		
		X	Insulation		Wood				Cook Top		Interior 2 Story	96	CPP		Car Capacity:		
		0	Front Overhang						Dishwasher		2nd/Same Stack	192	Treated Wood		Class: C		
		0	Other Overhang						Garbage Disposal		Two Sided				Exterior: Siding		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts				Bath Heater		Exterior 1 Story				Brick Ven.: 0		
					Forced Air w/ Ducts				Vent Fan		Exterior 2 Story				Stone Ven.: 0		
					Forced Hot Water				Hot Tub		Prefab 1 Story				Common Wall: Detache		
					Electric Baseboard				Unvented Hood		Prefab 2 Story				Foundation: 18 Inch		
					Elec. Ceil. Radiant				Vented Hood		Heat Circulator				Finished ?:		
					Radiant (in-floor)				Intercom		Raised Hearth				Auto. Doors: 0		
					Electric Wall Heat				Jacuzzi Tub		Wood Stove				Mech. Doors: 0		
					Space Heater				Jacuzzi repl.Tub		Direct-Vented Gas				Area: 600		
					Wall/Floor Furnace				Oven						% Good: 0		
					X Forced Heat & Cool				Microwave						Storage Area: 0		
					Heat Pump				Standard Range						No Conc. Floor: 0		
					No Heating/Cooling				Self Clean Range								
					Central Air				Sauna								
					Wood Furnace				Trash Compactor								
					(12) Electric				Central Vacuum								
					0 Amps Service				Security System								
					No./Qual. of Fixtures												
					Ex.	X	Ord.	Min									
					No. of Elec. Outlets												
						X	Ave.	Few									
					(13) Plumbing												
					Average Fixture(s)												
					1 3 Fixture Bath												
					2 Fixture Bath												
					Softener, Auto												
					Softener, Manual												
					Solar Water Heat												
					No Plumbing												
					Extra Toilet												
					Extra Sink												
					Separate Shower												
					Ceramic Tile Floor												
					Ceramic Tile Wains												
					Ceramic Tub Alcove												
					Vent Fan												
					(14) Water/Sewer												
					Public Water												
					1 Public Sewer												
					1 Water Well												
					1000 Gal Septic												
					2000 Gal Septic												
					Lump Sum Items:												
					Joists:												
					Unsupported Len:												
					Cntr.Sup:												
					(10) Floor Support												
					Chimney:												
					Notes:												
					ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:												
					Totals:												
					143,016												
					97,252												
					104,449												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MOSIER JOHN W & MARY LOU	KEENE DAVID R	218,000	06/17/2021	WD	19-MULTI PARCEL ARM'S LEN	1177:549	PROPERTY TRANSFER	100.0						
SCHILLER DANNY E	MOSIER JOHN W & MARY LOU	0	08/04/2020	QC	21-NOT USED/OTHER	1173:1018	DEED	0.0						
MOSIER, JOHN & MARY LOU	MOSIER, JOHN & MARY LOU &	0	07/13/2012	QC	21-NOT USED/OTHER	1117/320	OTHER	0.0						
FIRIS ROBERT G & KIM R	MOSIER, JOHN & MARY LOU	112,000	06/29/2012	WD	03-ARM'S LENGTH	1116/1810	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
4661 CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KEENE DAVID R 16103 KENNEDY ST WOODBIDGE VA 22191		SA:												
Tax Description		2024 Est TCV Tentative												
L-792 P-50 234 4661 CAINS DR PART OF GOV LOT 3 SEC 10 T23N R4W COM AT SW COR OF GOV LOT 3 TH N 33 DEG 08' E 500 FT TH N 35 DEG 55' E 110 FT FOR POB TH S 54 DEG 05' E 100 FT TH N 35DEG 55'E 115 FT TH N 62DEG 37'W 101.1 FTTH S 35 DEG 55' W 100 FT TO POB. "8-5". 006-010-005-0190 ASSESSED WITH THIS PARCEL.		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		X Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				CANAL/RIVER	101.00	106.42	1.0000	0.8423	850	100		72,310
		Paved Road				RESIDENTIAL ACREAGE		0.164	Acres	9,000	100			1,476
		Storm Sewer				101 Actual Front Feet, 0.41 Total Acres				Total Est. Land Value =		73,786		
		Sidewalk				Land Improvement Cost Estimates								
		Water				Description	Rate	Size	% Good	Cash Value				
		X Sewer				D/W/P: Asphalt Paving	2.93	1299	50	1,903				
		Electric				D/W/P: 3.5 Concrete	6.25	60	50	187				
		Gas				D/W/P: Brick on Sand	16.77	874	50	7,328				
		Curb				Total Estimated Land Improvements True Cash Value =				9,418				
		Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative			
		QT	06/23/2022	INSPECTED	2023	36,900	61,700	98,600			88,620C			
		DMG	07/20/2012	INSPECTED	2022	36,800	47,600	84,400			84,400S			
		DMG	05/04/2010	INSPECTED	2021	37,500	41,900	79,400			69,642C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 220 100	Type CGEP (1 Story) CGEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 41 Floor Area: 1,176 Total Base New : 194,473 Total Depr Cost: 114,738 Estimated T.C.V: 123,229			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59									
Condition: Good		Size of Closets		Lg			Ord	Small	Building Areas								
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories			Size		Cost New	Depr. Cost
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			1 Story Siding Slab 952			Exterior Siding Slab 224			Total:		133,239	78,610	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments							
X	Insulation	(7) Excavation		Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Brick Veneer 114 1,829 1,079							
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1176 S.F. Height to Joists: 0.0			(8) Basement			Porches							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			CGEP (1 Story) 220 11,990 7,074 CGEP (1 Story) 100 6,865 4,050							
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Garages						
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 18,892 11,146 Common Wall: 1 Wall 1 -2,074 -1,224 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 16,854 9,944 Common Wall: 2 Wall 1 -4,142 -2,444 No Concrete Floor 448 -2,773 -1,636			Water/Sewer							
Chimney: Brick		Lump Sum Items:		Public Sewer 1 1,345 794 Water Well, 100 Feet 1 5,720 3,375			Built-Ins			Appliance Allow. 1 1,961 1,157							
							Fireplaces			Interior 1 Story 1 4,767 2,813							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORELLI NANCY & GALLAWAY	KOUTZ MERLENE JR & REIHL M	166,000	08/18/2016	WD	03-ARM'S LENGTH	1159-2489	PROPERTY TRANSFER	100.0
MORELLI NANCY E	MORELLI, NANCY & GALLAWAY,	0	04/30/2010	QC	21-NOT USED/OTHER		OTHER	0.0
		190,000	09/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
4659 CAINS DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
KOUTZ MERLENE JR & REIHL MARGARET 4659 CAINS DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			CANAL/RIVER	60.00	150.00	1.0000 1.0000	850 100		51,000
			60 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =		51,000		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.68	553	75	2,770		
			Total Estimated Land Improvements		True Cash Value =		2,770		
Tax Description									
(L-993P-766&L-949P-563&L-690 P-235) 234 L-1014P-2417(L-1012P2004&L-997P152) PART OF GOVT LOT 3 SEC 10 T23N R4W COM AT SW COR OF GOVT LOT 3 TH N33DEG08'E 500 FT TH N35DEG55'E 50 FT FOR POB TH S 54DEG05'E 82 FT TH N25DEG37'E 61.1 FT THN54DEG05'W 75 FT TH S35DEG55'W 60 FT TO POB 4659 CAINS DR	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water							
Comments/Influences	X	Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond							
	X	Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who When What	2024	Tentative	Tentative	Tentative			Tentative
	QT	06/23/2022 INSPECTED	2023	25,500	77,700	103,200			76,277C
	DMG	07/20/2012 INSPECTED	2022	25,500	66,500	92,000			72,645C
	DMG	05/04/2010 INSPECTED	2021	22,500	58,200	80,700			70,325C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120 112 60 350	Type CGEP (1 Story) CCP (1 Story) WCP (1 Story) 4in Concrete	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace													
Room List		Doors:	Solid	H.C.	(12) Electric													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service													
		Kitchen: Other: Other:			No./Qual. of Fixtures													
(1) Exterior		Ex.	X	Ord.	Min	No. of Elec. Outlets												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Many			X	Ave.	Few								
X	Insulation	(13) Plumbing			Average Fixture(s)													
(2) Windows		(7) Excavation			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1245 S.F. Height to Joists: 0.0			(14) Water/Sewer											
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items: 1												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items: 1													
Chimney: Brick																		
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1245 SF Floor Area = 1245 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,245 Total: 164,127 113,248 Other Additions/Adjustments Porches CGEP (1 Story) 120 8,873 6,122 CCP (1 Story) 112 3,163 3,131 *9 WCP (1 Story) 60 3,570 2,463 *9 4in Concrete 350 2,902 2,873 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 400 17,524 12,092 Common Wall: 1.5 Wall 1 -3,373 -2,327 Water/Sewer Public Sewer 1 1,515 1,045 Water Well, 100 Feet 1 5,890 4,064 Built-Ins Appliance Allow. 1 2,806 1,936 Fireplaces Exterior 1 Story 1 6,605 4,557 Local Cost Items STAND BY GENERATOR 1 4,000 3,600 *9 Lump Sum Items GARAGE FOUNDATION 0 0 Totals: 217,602 152,804												E.C.F. X 1.074 Total Base New : 217,602 Total Depr Cost: 152,804 Estimated T.C.V: 164,111		Bsmnt Garage: Carport Area: Roof:				
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DESMITH ARCHIEL J & ELAINE	GROVER LLOYD & KATHY & GRO	204,500	04/28/2021	WD	03-ARM'S LENGTH	1176:1749	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
4649 CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 04/30/2021										
GROVER LLOYD & KATHY & GROVER JOEY 4649 CAINS DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-790 P-159 234 PART OF GOVT LOT 3 SEC 10 T23N R4W COM AT SW COR TH N33DEG08'E 450 FT FOR POB TH S54DEG05'E 112 FT TH N14DEG41'E 53.6 FT TH N25DEG37'E 50.9 FT TH N54DEG05'W 82 FT TH S35DEG55'W 50 FT TH S33DEG08'W 50 FT TO POB "8-3"		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	100.00	100.00	1.0000	0.8165	850	100		69,402
		Paved Road		100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 69,402								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		512		70	2,394		
		Sewer		Wood Frame	29.95		96		75	2,156		
		Electric		Total Estimated Land Improvements True Cash Value = 4,550								
		Gas										
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	34,700	78,200	112,900			111,195C		
		High		2022	34,700	71,200	105,900			105,900S		
		Landscaped		2021	30,600	62,600	93,200			60,417C		
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/23/2022	INSPECTED	2023	34,700	78,200	112,900			111,195C	
		DMG	07/20/2012	INSPECTED	2022	34,700	71,200	105,900			105,900S	
		DMG	05/04/2010	INSPECTED	2021	30,600	62,600	93,200			60,417C	

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MOSIER JOHN W & MARY LOU	KEENE DAVID R	218,000	06/17/2021	WD	20-MULTI PARCEL SALE REF	1177:549	PROPERTY TRANSFER	100.0		
SCHILLER DANNY E	MOSIER JOHN W & MARY L	0	06/04/2021	QC	21-NOT USED/OTHER	1177:548	DEED	0.0		
FIRIS ROBERT G & KIM R	MOSIER JOHN W & MARY LOU &	1	12/13/2013	QC	21-NOT USED/OTHER	1135-1479	PROPERTY TRANSFER	0.0		
MEREDITH ROSELLA & MCKEARN	FIRIS ROBERT G & KIM R	117,000	04/27/1998	WD	03-ARM'S LENGTH	0792-50	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-COMMON		Zoning: R-1	Building Permit(s)		Date	Number	Status	
CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		SA:								
KEENE DAVID R 16103 KENNEDY ST WOODBRIDGE VA 22191		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE			0.130	Acres	9,000 100	1,170
				0.13 Total Acres Total Est. Land Value =					1,170	
Tax Description		Dirt Road								
L-792 P-48 234 COM AT INT OF N'LY LINE OF CO RD & E & W 1/4 LINE TH N 31 DEG 28' W 155 FT TH N 1 DEG 15' E 105 FT TH N 44 DEG 15' E 34.8 FT FOR POB TH N 44 DEG 15' E 194.8 FT TH N 70 DEG 35' W 55.3 FT TH N 35 DEG 55' E 52.2 FT TH N 54 DEG 05' W 25 FT TH S 25 DEG 37' W 112 FT TH S 14 DEG 41' W 53.6 FT TH S 27 DEG 25' W70 FT 8-9 UNDER WATER "8-9". CLASSIFICATION CHANGE FROM RESIDENTIAL REF IN 2016. ASSESSED WITH 006-010-005-0160.		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2022	0	0	0	0		
				2021	0	0	0	0		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLEVINS JACK & ANN L	BLEVINS JACK LEE TRUST	0	09/24/2014	QC	21-NOT USED/OTHER	1143-1868	PROPERTY TRANSFER	0.0
BLEVINS JACK LEE TRUST	BLEVINS JACK LEE TRUST	0	09/24/2014	QC	21-NOT USED/OTHER	1143-1869	PROPERTY TRANSFER	100.0
		85,000	12/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
4645 CAINS DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 05/05/1998					

  

Owner's Name/Address	SA:
BLEVINS JACK LEE TRUST CHAPIN JOSEPHINE TRUST 4645 CAINS DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
234 L-1033P-1266-1292 (L-685 P-357) PT OF GOV LOT 3 SEC 10 T23N R4W COM AT SW COR OF GOV LOT 3 TH N 33 DEG 08' E365 FT FOR POB TH S 61 DEG 42' E 115.4 FT TH N 27 DEG 25' E 70 FT TH N 54 DEG 05' W 112 FT TO MUSKEGON RIVER TH S 28 DEG 10' W 85 FT TO POB. "8-6".	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			CANAL/RIVER	85.00	103.52	1.0000	0.8307	850	100	IRREGULAR SHAPE	60,021
			85 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 60,021								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 3.5 Concrete	6.25	1251	75	5,864				
			Wood Frame	26.62	96	50	1,278				
			Total Estimated Land Improvements True Cash Value = 7,142								

  

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2024	Tentative	Tentative	Tentative			Tentative
	2023	30,000	104,000	134,000			76,135C
	2022	30,000	75,500	105,500			72,510C
	2021	26,500	65,900	92,400			70,194C

  

Who	When	What
QT	06/23/2022	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	08/04/2011	INSPECTED

  

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								180 48 308 160	WGEP (1 Story) CCP (1 Story) Composite Brzwy, FW			
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 32 Floor Area: 1,564 Total Base New : 296,509 Total Depr Cost: 201,625 Estimated T.C.V: 216,545			E.C.F. X 1.074		Bsmnt Garage:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C Blt 0			
Condition: Good		Trim & Decoration			No. of Elec. Outlets			Ex. X Ord. Min			Ground Area = 1564 SF Floor Area = 1564 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68						
Room List		Doors:	Solid	H.C.	(13) Plumbing			Many X Ave. Few			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)			2 3 Fixture Bath			Other Additions/Adjustments						
(1) Exterior		Kitchen: Other: Other:			2 2 Fixture Bath			2 2 Fixture Bath			Plumbing						
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			2 2 Softener, Auto			2 2 Softener, Manual			Porches						
	X Insulation				2 Solar Water Heat			2 No Plumbing			WGEP (1 Story)						
(2) Windows					2 Extra Toilet			2 Extra Sink			CCP (1 Story)						
	Many X Avg. Few				2 Separate Shower			2 Ceramic Tile Floor			Garages						
	X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1564 S.F. Height to Joists: 0.0			2 Ceramic Tile Wains			2 Ceramic Tub Alcove			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement			2 Vent Fan			2 Vent Fan			Common Wall: 1/2 Wall						
(3) Roof		(9) Basement Finish			2 Extra Toilet			2 Extra Sink			Base Cost						
	X Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Separate Shower			2 Ceramic Tile Floor			Water/Sewer						
	X Gambrel Mansard Shed	(10) Floor Support			2 Ceramic Tub Alcove			2 Ceramic Tub Alcove			Public Sewer						
	X Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			2 Vent Fan			2 Vent Fan			Water Well, 100 Feet						
Chimney: Brick					(14) Water/Sewer			1 Public Water			Built-Ins						
					1 Public Sewer			1 Water Well			Appliance Allow.						
					1000 Gal Septic			2000 Gal Septic			Fireplaces						
					Lump Sum Items:						Interior 1 Story						
											Deck						
											Composite w/Roof (Deck Portion)						
											Composite w/Roof (Roof portion)						
											Breezeways						
											Frame Wall						
											<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SANTILLI SAM & GREGORY S	JACOBS GARY & DIANE	200,000	02/11/2016	WD	20-MULTI PARCEL SALE REF		DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status		
4641 CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
JACOBS GARY & DIANE 1780 W BENNINGTON RD OWOSSO MI 48867		SA:								
		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				CANAL/RIVER	50.00	150.00	1.0000	1.0000	850 100	42,500
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =						42,500
				Land Improvement Cost Estimates						
				Description	Rate		Size % Good		Cash Value	
				D/W/P: 3.5 Concrete	6.68		768 75		3,847	
				Total Estimated Land Improvements True Cash Value =						3,847
L-963 P-1868 (L-594 P-31) 234 PART OF GOVT LOT 3 SEC 10 T23N R4W COM AT INT OF NLY R/W OF CO RD WITH E & W1/4 LN TH N31DEG28'W 155 FT TH N1DEG15'E 77.9 FT FOR POB TH N58DEGW 121.5 FT TH N32 DEGE 50 FT TH S61DEG42'E 115.4 FT TH S44DEG15'W 34.8 FT TH S1DEG15'W 27.1 FT TO POB "8-8-5"		X	Dirt Road							
Comments/Influences		X	Gravel Road							
		X	Paved Road							
		X	Storm Sewer							
		X	Sidewalk							
		X	Water							
		X	Sewer							
		X	Electric							
		X	Gas							
		X	Curb							
		X	Street Lights							
		X	Standard Utilities							
		X	Underground Utils.							
		Topography of Site								
		X	Level							
		X	Rolling							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative	
		QT	06/21/2022	INSPECTED	2023	21,300	15,300	36,600	32,102C	
		DMG	07/20/2012	INSPECTED	2022	21,300	14,000	35,300	30,574C	
		DMG	05/04/2010	INSPECTED	2021	18,800	12,800	31,600	29,598C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G															
Yr Built		Remodeled		Trim & Decoration														
0	0	Ex	Ord	Min														
Condition: Good		Size of Closets																
		Lg	Ord	Small														
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		100 Amps Service														
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures														
	X Insulation				Ex.	X	Ord.	Min										
(2) Windows		No. of Elec. Outlets																
Many Avg. Few	Large Avg. Small				Many	X	Ave.	Few										
(3) Roof		(13) Plumbing		(14) Water/Sewer														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
	X Asphalt Shingle	(8) Basement																
	Chimney: Metal	(9) Basement Finish																
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
		(10) Floor Support																
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
		Lump Sum Items:																
		Joists: Unsupported Len: Cntr.Sup:																
<p>Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0                      (11) Heating System: Space Heater                      Ground Area = 0 SF Floor Area = 0 SF.                      Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65                      Building Areas                      Stories Exterior Foundation Size Cost New Depr. Cost                      Other Additions/Adjustments                      Garages                      Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)                      Base Cost 1280 41,754 27,140                      Totals: 41,754 27,140                      Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =&gt; TCV: 29,148</p>																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SANTILLI SAM & GREGORY S	JACOBS GARY & DIANE	200,000	02/11/2016	WD	19-MULTI PARCEL ARM'S LEN	1157-1208	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
4641 CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
JACOBS GARY & DIANE 1780 W BENNINGTON RD OWOSSO MI 48867		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-963 P-1868 (L-594 P-31) 234 PART OF GOVT LOT 3 SEC 10 T23N R4W COM AT INT OF NLY R/W OF CO RD WITH E & W1/4 LN TH N31DEG28'W 155 FT TH N1DEG15'E 5.8FT FOR POB TH N58DEGW 158.3 FT TH N32DEGE 62 FT TH S58DEGE 121.5 FT TH S1DEG15'W72.1 FT TO POB "8-8-4"		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100		51,000
				60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 51,000								
Comments/Influences		Dirt Road		Land Improvement Cost Estimates								
		Gravel Road		Description								
		Paved Road		Rate								
		Storm Sewer		Size % Good								
		Sidewalk		Cash Value								
		Water		D/W/P: 3.5 Concrete 6.68 754 70 3,526								
		X Sewer		Total Estimated Land Improvements True Cash Value = 3,526								
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 06/23/2022 INSPECTED				2023	25,500	102,100	127,600	71,354C				
DMG 07/20/2012 INSPECTED				2022	25,500	63,400	88,900	67,957C				
DMG 05/04/2010 INSPECTED				2021	22,500	55,700	78,200	65,787C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 456 48	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 2,268 Total Base New : 287,267 Total Depr Cost: 201,085 Estimated T.C.V: 215,965			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1271 SF Floor Area = 2268 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas								
Condition: Good		Size of Closets		No. of Elec. Outlets			Stories									
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Exterior								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Foundation			Size Cost New		Depr. Cost	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1.25 Story Siding 2 Story Siding 1 Story Siding 1 Story Siding			Crawl Space Crawl Space Overhang Overhang Overhang						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1271 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Story Siding 2 Story Siding 1 Story Siding 1 Story Siding			Total:			263,386		184,369	
X	Insulation	(8) Basement		Basement Finish			(13) Plumbing			Other Additions/Adjustments						
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Plumbing			3 Fixture Bath			4,711		3,298	
Many X Avg. Few	Large X Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet			456 48		7,205 1,228	
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow.			1 2,806		1,964	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Notes:			Totals:			287,267			201,085		ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 215,965	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		145,000	02/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
4637 CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS			MISC	05/08/2017	PB17-0094	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
LISISCKI MATTHEW A & ELIZABETH 24311 ROANOKE OAK PARK MI 48237		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100		42,500
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500								
				Land Improvement Cost Estimates								
				Description	Rate			Size % Good		Cash Value		
				D/W/P: 3.5 Concrete	6.25			1720 70		7,525		
				Fencing: Wire Mesh, #11	3.26			480 50		782		
				Fencing: Gates, Mesh, 3'	388.14			1 50		194		
				Total Estimated Land Improvements True Cash Value = 8,501								
Comments/Influences		X Standard Utilities Underground Utils.		Work Description for Permit PB17-0094, Issued 05/08/2017: REROOF								
		Topography of Site										
		X Level Rolling Low High Landscaped Swamp Wooded Pond										
		X Waterfront Ravine Wetland Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
		QT 06/23/2022 INSPECTED	2023	21,300	62,800	84,100		52,513C				
		DMG 07/20/2012 INSPECTED	2022	21,300	46,200	67,500		50,013C				
		DMG 05/04/2010 INSPECTED	2021	18,800	40,600	59,400		48,416C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																	
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace																																		
Yr Built 0	Remodeled 0	Ex	Ord	Min																																		
Condition: Average		Trim & Decoration																																				
Room List		Doors:	Solid	H.C.																																		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric																																		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																		
X	Insulation			Ex. X Ord. Min																																		
(2) Windows		(7) Excavation		No. of Elec. Outlets																																		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1144 S.F. Height to Joists: 0.0		Many X Ave. Few																																		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(13) Plumbing																																		
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
X	Double Glass Patio Doors	Treated Wood Concrete Floor																																				
X	Storms & Screens	(9) Basement Finish																																				
(3) Roof				(14) Water/Sewer																																		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																		
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 1496 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Slab</td> <td>352</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>792</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>160,990</td> <td>99,815</td> </tr> </tbody> </table> Other Additions/Adjustments Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 20,074 12,446 Water/Sewer Public Sewer 1 1,345 834 Water Well, 100 Feet 1 5,720 3,546 Built-Ins Appliance Allow. 1 1,961 1,216 Totals: 190,090 117,857 Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 126,578															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Slab	352			1 Story	Siding	Slab	792			Total:				160,990	99,815
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
2 Story	Siding	Slab	352																																			
1 Story	Siding	Slab	792																																			
Total:				160,990	99,815																																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
TABOADA MARK & SHARON	CRICHTON GREGORY W & MELIN	185,900	08/10/2020	WD	03-ARM'S LENGTH	1173:1448	PROPERTY TRANSFER	100.0			
ZYDOWICZ DENNIS & DOLORES	TABOADA MARK & SHARON	114,900	03/01/2017	WD	16-LC PAYOFF	1161:1465	PROPERTY TRANSFER	0.0			
ZYDOWICZ DENNIS P & DOLORE	TABOADA, MARK & SHARON	114,900	09/06/2012	LC	03-ARM'S LENGTH	1118/2416	OTHER	100.0			
		133,000	05/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
4635 CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS			MISC		05/08/2017	PB17-093	COMPLETE		
Owner's Name/Address		P.R.E. 0%									
CRICHTON GREGORY W & MELINDA TRUST 5611 GROUSE CT MIDLAND MI 48640-1905		SA:									
		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		Gravel Road		CANAL/RIVER	50.00	150.00	1.0000	1.0000	850 100	42,500	
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =					42,500		
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description		Rate		Size % Good		Cash Value	
		Water		D/W/P: 3.5 Concrete		6.68		408 70		1,907	
		X	Sewer	D/W/P: Patio Blocks		15.83		64 70		709	
		Electric		Fencing: Wire Mesh, #11		3.30		120 50		198	
		Gas		Fencing: Gates, Mesh, 3'		415.39		1 50		207	
		Curb		Fencing: Gates, Mesh, 10'		966.95		1 50		483	
		Street Lights		Total Estimated Land Improvements True Cash Value =						3,504	
Comments/Influences		X	Standard Utilities		Work Description for Permit PB17-093, Issued 05/08/2017: REROOF						
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	06/23/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG	07/20/2012	INSPECTED	2023	21,300	63,600	84,900			74,949C
		DMG	05/04/2010	INSPECTED	2022	21,300	57,300	78,600			71,380C
					2021	18,800	50,300	69,100			69,100S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		45,000	09/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
4629 CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
JAKUS RAYMOND F & CLAUDIA R TRUST 11/16/05 8887 CLARK RD CLARKSTON MI 48346		SA:										
Tax Description		2024 Est TCV Tentative										
(L-848P-383 L-834 P-511-512&L-367 P-98) 234 L-1041 P-2415 (L-855P-145) PART OF GOVT LOT 3 SEC 10 T23N R4W COM AT INT OF N'LY R/W OF CO RD & E & W 1/4 LINE OF SEC 10 TH N 31 DEG 28' W117 .7 FT TH W 130 FT TH S 33 DEG 03' W 9.6 FT FOR POB TH S 33 DEG 03' W 44.2 FTTH W 98 FT TO BK OF RIVER TH N 32 DEG E ALONG RIVER 96 FT TH S 58 DEG E 84.1 FT TO POB. "8-8-1". 4629 CAINS		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	75.00	150.00	1.0000	1.0000	850	100		63,750
		Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 63,750								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.25	240	50	750				
		X Sewer		Fencing: Wire Mesh, #11	3.26	280	75	685				
		Electric		Fencing: Gates, Mesh, 10'	864.81	1	75	649				
		Gas		Wood Frame	33.98	49	50	832				
		Curb		Total Estimated Land Improvements True Cash Value = 2,916								
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2024	Tentative	Tentative	Tentative			Tentative		
		Rolling		2023	31,900	26,700	58,600			31,810C		
		Low		2022	31,900	20,900	52,800			30,296C		
		High		2021	28,100	18,500	46,600			29,329C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	06/21/2022	INSPECTED								
		DMG	08/20/2012	INSPECTED								
		DMG	05/04/2010	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 39 Floor Area: 616 Total Base New : 83,388 Total Depr Cost: 50,864 Estimated T.C.V: 54,628			E.C.F. X 1.074		Class: CD Effec. Age: 39 Floor Area: 616 Total Base New : 83,388 Total Depr Cost: 50,864 Estimated T.C.V: 54,628	Storage Area: No Conc. Floor:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 83,388 Total Depr Cost: 50,864 Estimated T.C.V: 54,628			E.C.F. X 1.074		Bsmnt Garage:			
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD Blt 0				
0	0				Lg	Ord	Small	Ex.	X	Ord.	Min	Ground Area = 616 SF Floor Area = 616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61						
Condition: Good												Building Areas						
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Stories			Size	Cost New	Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			Many			X	Ave.	Few	1 Story	616			
(1) Exterior		(6) Ceilings		(12) Electric			(13) Plumbing			Exterior			Foundation					
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation			0 Amps Service			Average Fixture(s)			Siding			Slab					
(2) Windows		(7) Excavation		No./Qual. of Fixtures			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total:			74,362	45,359	
Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 616 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Public Sewer			1	1,345	820			
X	Few	X	Small	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Water Well, 100 Feet			1	5,720	3,489	
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.			Totals:			1	1,961	1,196
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv:			54,628		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12788 E HOUGHTON LAKE DR & CAINS		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 09/15/2010										
PRATT FRED L 12788 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-583 P-330 234 12788 E HOUGHTON LAKE DRIVE 48629COM AT INT OF S LN OF GOVT LOT 3 WITH N R/W OF CO RD TH N87DEG50'W 140 FT TH N0 DEG45'W 53 FT FOR POB TH N0DEG45'W 45 FTTH W 50 FT TH SWLY 53.8FT TH E 80 FT TO POB PART OF GOVT LOT 3 SEC 10 T23N R4W "8-2"		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	80.00	150.00	1.0000	1.0000	850	100		68,000
		Paved Road		80 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =		68,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
		Sewer		Wood Frame				6.68	228	75	1,142	
		Electric						28.40	120	75	2,556	
		Gas		Total Estimated Land Improvements True Cash Value =								3,698
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/23/2022	INSPECTED	2023	34,000	86,100	120,100	59,040C				
		DMG 07/08/2013	INSPECTED	2022	34,000	68,900	102,900	56,229C				
		DMG 05/04/2010	INSPECTED	2021	30,000	60,300	90,300	54,433C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 66 248 440	Type Treated Wood Treated Wood Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas					Class: C Effec. Age: 35 Floor Area: 1,760 Total Base New : 259,802 Total Depr Cost: 168,871 Estimated T.C.V: 181,367			
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Good		Lg	Ord	Small														
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		0 Amps Service														
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures														
X	Insulation				X	Ex.	Ord.	Min	No. of Elec. Outlets									
(2) Windows					Many	X	Ave.	Few	(13) Plumbing									
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 704 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 704 SF Floor Area = 1760 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Stories      Exterior      Foundation      Size      Cost New      Depr. Cost 2 Story      Siding      Slab      704 1 Story      Siding      Overhang      352 Total:      197,725      128,520					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation								Other Additions/Adjustments								
(3) Roof		(8) Basement								Plumbing 3 Fixture Bath      1      4,711      3,062 Deck Treated Wood      66      2,087      1,357 Treated Wood      248      4,834      3,142 Balcony Wood Balcony      440      18,181      11,818 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost      352      16,167      10,509 Common Wall: 1 Wall      1      -2,251      -1,463 Water/Sewer Public Sewer      1      1,515      985 Water Well, 100 Feet      1      5,890      3,828 Built-Ins Appliance Allow.      1      2,806      1,824 Fireplaces Exterior 2 Story      1      8,137      5,289 Totals:      259,802      168,871								
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
X	Asphalt Shingle	(9) Basement Finish								Notes:								
Chimney: Vinyl		(10) Floor Support		Lump Sum Items:						ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:								
		Joists: Unsupported Len: Cntr.Sup:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ALLEVA ALICE M	COVEYOU JONATHON L & SUZAN	188,000	08/20/2015	WD	20-MULTI PARCEL SALE REF	1153-2452	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
12784 CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		SA:											
COVEYOU JONATHON L & SUZANNE F 5235 RESORT PIKE RD PETOSKEY MI 49770		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
234 L-814 P-34 12784 E HOUGHTON LK DR COM AT INT OF S LINE OF GOV LOT 3 & N R/W OF CO RD TH N 87 DEG 50' W 60 FT TH N 00D45' W 53 FT FOR POB TH W 80 FT TH N 00D45' W 45 FT TH E 80 FT TH S 00D45' E 45 FT TO POB PART OF LOT 3 SEC 10 T23N R4W. "8-1".		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		CANAL/RIVER	80.00	150.00	1.0000	1.0000	850	100		68,000
		X	Paved Road		80 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 68,000								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.68	1005	75	5,035				
		X	Sewer		Wood Frame	39.80	25	50	497				
		X	Electric		Total Estimated Land Improvements True Cash Value = 5,532								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	34,000	133,200	167,200			111,132C		
		X	High		2022	34,000	114,500	148,500			105,840C		
		X	Landscaped		2021	30,000	100,200	130,200			102,459C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/23/2022	INSPECTED	2023	34,000	133,200	167,200			111,132C		
		DMG	07/08/2013	INSPECTED	2022	34,000	114,500	148,500			105,840C		
		DMG	08/04/2011	INSPECTED	2021	30,000	100,200	130,200			102,459C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 287	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 576 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 20 Floor Area: 2,240 Total Base New : 326,981 Total Depr Cost: 261,577 Estimated T.C.V: 280,934			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 3/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY			Cls C 10 Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1102 SF Floor Area = 2240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										
Condition: Good		Size of Closets		Lg			Ord	Small	(13) Plumbing									
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Storage Over Garage Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet			Size 1,102 624 Total: 273,986		Cost New 4,711 5,324 23,912 8,024 -2,251 1,515 5,890		Depr. Cost 3,769 4,259 19,130 6,419 -1,801 1,212 4,712	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1102 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:					280,934			
X	Insulation	(8) Basement		Lump Sum Items:														
(2) Windows		(9) Basement Finish																
X	Many Avg. Few	X	Large Avg. Small															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support																
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ALLEVA ALICE M	COVEYOU JONATHON L & SUZAN	188,000	08/20/2015	WD	20-MULTI PARCEL SALE REF	1153-2452	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
E HOUGHTON LAKE DR & CAINS		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
COVEYOU JONATHON L & SUZANNE F 5235 RESORT PIKE RD PETOSKEY MI 49770		SA:									
Tax Description		2024 Est TCV Tentative									
234 L-814 P-34 12784 E HOUGHTON LK DR COM AT SW COR OF GOVT LOT 3 SEC 10 T23N R4W TH S 87 DEG 50' E ON 1/4 LINE 298.5 FT FOR POB TH S 87 DEG 50' E 60 FT TO RD R/W TH N 31 DEG 28' W 117.7 FT TH S 0 DEG 45' E 98 FT TO POB. "8-11A".		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	53.00	150.00	1.0000	0.0000	850	100*	0
		Paved Road		RESIDENTIAL ACREAGE		0.500	Acres	9,000	100		4,500
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.							
		Sidewalk		53 Actual Front Feet,		0.50 Total Acres		Total Est. Land Value =		4,500	
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
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		DMG 04/22/2010 INSPECTED	1,900	0	1,900			1,900S			
			2,000	0	2,000			2,000S			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
ISLAND OFF OF RIVER RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
		Improved	X	Vacant							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				RESIDENTIAL ACREAGE			1.000	Acres	9,000	100	9,000
								1.00 Total Acres	Total Est. Land Value =		9,000
234 COM AT NE COR OF LOT 15 OF OLD DAM SUB TH ALG BK OF RIVER N 80DEG E55FT TH S58DEG 30'E 81FT TH N55DEG 35'E 132FT TH N89 DEG 30'E 56FT TH S3DEG 15'E 56FT TH S40DEG 45'W 105FT TH S51 DEG 15'W 277FT TO SE COR OF LOT 11 OF OLD DAM TH N7DEG 45'E 94.5FT TH N4DEG 40'W 124.2FT TO POB PART OF ISLAND IN MUSKE- GON RIVER ON ELY SIDE OF PLAT OF OLD DAM SUB & PART OF GOVT LOT 6 SEC 10 T23N R4W 1A		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
Comments/Influences		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
					2022	0	0	0			0
					2021	0	0	0			0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HARTLEY WILLIAM C & SUSAN	VANAMEYDE JULIE & JOHN E	249,500	07/10/2020	WD	21-NOT USED/OTHER	1173:0210	PROPERTY TRANSFER	100.0			
		220,000	09/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
12805 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING		09/02/2014	3917	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
VANAMEYDE JULIE & JOHN E 48920 RUNNING TROUT LANE NORTHVILLE MI 48168-6842		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				4002 CANAL/RIVE	258.43	72.48	1.0000	0.6951	850	100	152,694
				258 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 152,694							
				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
				D/W/P: 3.5 Concrete	6.68		1686 75		8,446		
				Fencing: Wire Mesh, #11	3.30		600 50		990		
				Total Estimated Land Improvements True Cash Value = 9,436							
				Work Description for Permit 3917, Issued 09/02/2014: 14*24 BARN							
Comments/Influences		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	06/23/2022	INSPECTED	2023	76,300	68,300	144,600		130,515C	
		MG	07/08/2013	INSPECTED	2022	76,300	48,000	124,300		124,300S	
		DMG	05/04/2010	INSPECTED	2021	79,200	43,500	122,700		122,700S	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 540	Type Treated Wood	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 336 % Good: 90 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 30 Floor Area: 1,008 Total Base New : 176,961 Total Depr Cost: 127,815 Estimated T.C.V: 137,018			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service									
(1) Exterior					No./Qual. of Fixtures												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			No. of Elec. Outlets									
	X Insulation				Many X Ave. Few			(13) Plumbing									
(2) Windows		(7) Excavation			Average Fixture(s)												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas											Cls C		Blt 0				
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Crawl Space 1,008																	
Total: 136,394 95,476																	
Other Additions/Adjustments																	
Deck Treated Wood 540 8,057 5,640																	
Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost 336 15,711 14,140 *9																	
Water/Sewer Public Sewer 1 1,515 1,060																	
Water Well, 100 Feet 1 5,890 4,123																	
Built-Ins Appliance Allow. 1 2,806 1,964																	
Fireplaces Wood Stove 1 2,588 1,812																	
Local Cost Items STAND BY GENERATOR 1 4,000 3,600 *9																	
Totals: 176,961 127,815																	
Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 137,018																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WASSA THOMAS & TINA	LOOMIS CHRIS & JACQUELINE	500,000	03/29/2021	WD	03-ARM'S LENGTH	1175:2658	PROPERTY TRANSFER	100.0			
WATSON WILLIAM A & SYLVIA	WASSA THOMAS & TINA	217,500	07/23/2015	WD	03-ARM'S LENGTH	1151-2171	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
12801 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LOOMIS CHRIS & JACQUELINE TRUST 11696 N WARNER RD ELWELL MI 48832		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-583 P-1 234 12801 E HOUGHTON LAKE DRIVE 48629COM AT W1/4 COR SEC 10 TH S87DEG50'E 1527.9 FT TH S66DEG50'31"W 349.63 FT FOR POB TH S66DEG50'31"W 11.75 FT TH S71DEG 26'37"W 93.25 FT TH S33DEG23'19"E 124.88FT TO SH OF LK TH N66DEG56'27"E ALG SH 105 FT TH N34DEG9'48"W 117.76 FT TO POB PART OF GOVT LOT 4 SEC 10 T23N R4W PAR B.30A		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	105.00	100.00	1.0000	0.9221	2800	100	271,100
				105 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 271,100							
				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
				Fencing: Vnyl, Solid, 6'	41.05		6 89		219		
				D/W/P: 3.5 Concrete	6.68		1492 79		7,874		
				Total Estimated Land Improvements True Cash Value = 8,093							
Comments/Influences		X	Standard Utilities Underground Utils.								
		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond								
		X	Waterfront Ravine Wetland Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
		QT 06/04/2021 INSPECTED	2023	135,600	136,500	272,100		232,470C			
		DMG 07/08/2013 INSPECTED	2022	116,200	105,200	221,400		221,400S			
		DMG 05/04/2010 INSPECTED	2021	106,500	56,000	162,500		148,969C			
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C +10 Effec. Age: 11 Floor Area: 1,900 Total Base New : 299,678 Total Depr Cost: 266,274 Estimated T.C.V: 285,446			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets												
0	0				Lg	Ord	Small										
Condition: Good																	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service									
(1) Exterior					No./Qual. of Fixtures												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets												
	X				Many	X	Ave.	Few									
	X	Insulation			(13) Plumbing												
(2) Windows		(7) Excavation			Average Fixture(s)												
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1900 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
	X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement												
	X	Gable Hip Flat			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
	X	Gambrel Mansard Shed			(9) Basement Finish												
(3) Roof					(14) Water/Sewer												
	X	Asphalt Shingle			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
Chimney:					(10) Floor Support												
					Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
Notes:											Totals:		299,678		266,274		
											ECF (4004 LAKEVIEW) 1.072 =>		TCV:		285,446		
Cost Est. for Res. Bldg: 1 Single Family 1 STORY											Cls		C 10		Blt 0		
(11) Heating System: Forced Air w/ Ducts																	
Ground Area = 1900 SF Floor Area = 1900 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89																	
Building Areas																	
Stories Exterior Foundation											Size		Cost New		Depr. Cost		
1 Story Siding Crawl Space											1,900						
Total:											261,846		233,007				
Other Additions/Adjustments																	
Plumbing																	
3 Fixture Bath											1		4,711		4,193		
Porches																	
CCP (1 Story)											54		1,635		1,455		
Deck																	
Treated Wood											84		2,364		1,702 *7		
Garages																	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost											484		20,033		17,829		
Common Wall: 1/2 Wall											1		-1,122		-999		
Water/Sewer																	
Public Sewer											1		1,515		1,348		
Water Well, 100 Feet											1		5,890		5,242		
Built-Ins																	
Appliance Allow.											1		2,806		2,497		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
STORRS EDWARD C	KLAHN PETER G & JACQUELINE	195,000	09/09/2014	WD	03-ARM'S LENGTH	1143-208	PROPERTY TRANSFER	100.0						
BROWN CLARENCE W & BETTY J	STORRS, EDWARD	189,000	02/08/2013	WD	03-ARM'S LENGTH	1124/1154	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
12795 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 100% 09/09/2014												
KLAHN PETER G & JACQUELINE L 12795 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
L-950 P-26 (L-487 P-692) 234 COM AT W 1/4 COR SEC 10 TH S87DEG50'E 1527.9FT TH S66DEG50'31"W 242.55FT FOR POB TH S66DEG31'W 107.08FT TH S34DEG09'48"E 117.76FT TO SH OF LK TH N66DEG56'27"E ALG SH 100FT TH N30DEG46'50"W 116.78FT TO POB .27AC		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				LAKEVIEW	85.00	125.00	1.0000	0.9642	2800	100		229,478
		Paved Road				85 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 229,478								
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description		Rate		Size		% Good	Cash Value	
		Water				Fencing: Vnyl, Solid, 6'		41.05		30		75	924	
		X Sewer				Fencing: Vnyl, 2 Rail		16.52		208		87	2,989	
		Electric				D/W/P: 3.5 Concrete		6.68		1404		85	7,972	
		Gas				D/W/P: Brick on Sand		18.28		174		85	2,704	
		Curb				Hot Tub		12,333.75		1		25	3,083	
		Street Lights				Total Estimated Land Improvements True Cash Value = 17,672								
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	06/23/2022	INSPECTED	2023	114,700	75,400	190,100		133,814C						
DMG	07/08/2013	INSPECTED	2022	98,300	45,400	143,700		127,442C						
DMG	05/04/2010	INSPECTED	2021	90,200	43,600	133,800		123,371C						

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 68 240 320 280	Type CCP (1 Story) WGEP (1 Story) Composite Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 31 Floor Area: 912 Total Base New : 195,248 Total Depr Cost: 134,721 Estimated T.C.V: 144,421			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 912 SF Floor Area = 912 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69			Building Areas		Stories Exterior Foundation 1 Story Siding Crawl Space		Size Cost New Depr. Cost 912 128,222 88,473		
Condition: Good		Size of Closets			Average Fixture(s)			Other Additions/Adjustments			Porches			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)	
Room List		Doors:	Solid	H.C.	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Composite Composite		Totals: 195,248 134,721	
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Lump Sum Items:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:		144,421		
(1) Exterior	Kitchen: Other: Other:			0 Amps Service													
Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets													
X Insulation				Many X Ave. Few													
(2) Windows	(7) Excavation			(13) Plumbing													
Many X Avg. Few	X Avg. Large Small	Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)												
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof	(9) Basement Finish			(14) Water/Sewer													
X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X Asphalt Shingle	(10) Floor Support																
Chimney:	Joists: Unsupported Len: Cntr.Sup:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
RUSSELL ROBERT D & TERRY L	DOMINICK PAUL J & CHRISTIN	510,000	07/29/2020	WD	03-ARM'S LENGTH	1173:965	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
12739 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
DOMINICK PAUL J & CHRISTINA M 9353 HILL RD SWARTZ CREEK MI 48473		SA:												
Tax Description		2024 Est TCV Tentative												
L-655 P-420 234 12739 E HOUGHTON LK 48629 COM AT W1/4 COR SEC 10 TH S87DEG50'E 1612.72 FT FOR POB TH S24DEG09'55"E 76.98 FT TO SH OF LK TH N67DEG16'20"E ALG SH 95 FT TH N38DEG00'17"W 38 FT TH N17DEG47'30"W 37.04 FT TH S69DEG26'W ALGSLY R/W OF NORTH SHORE DR 90.17 FT TO POB PAR D-4 & PART OF GOVT LOTS 3 & 4 SEC 10 & PART OF LOT 11 OAK RIDGE SUB & EXT TO WATERS EDGE		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				LAKEVIEW	95.00	125.00	1.0000	0.9642	2800	100		256,475
		Paved Road				95 Actual Front Feet, 0.27 Total Acres		Total Est. Land Value =						256,475
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description		Rate		Size		% Good		Cash Value
		Water				D/W/P: 3.5 Concrete		7.69		2206		79		13,402
		Sewer				Wood Frame/Conc.		40.13		192		79		6,087
		Electric				Total Estimated Land Improvements True Cash Value =								19,489
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	10/27/2020	INSPECTED	2023	128,200	159,500	287,700		237,646C						
DMG	07/08/2013	INSPECTED	2022	109,900	123,800	233,700		226,330C						
DMG	05/04/2010	INSPECTED	2021	100,800	118,300	219,100		219,100S						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 64 32 260 50	Type WCP (1 Story) CCP (1 Story) Composite Composite	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 638 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 21 Floor Area: 2,097 Total Base New : 381,854 Total Depr Cost: 301,665 Estimated T.C.V: 323,385			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 990 SF Floor Area = 2097 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79					Cls BC	Blt 0
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Building Areas								
Condition: Good		Size of Closets		Lg			Ord			Small						
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Total Depr Cost: 301,665			X 1.072		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			Estimated T.C.V: 323,385					
(1) Exterior					No./Qual. of Fixtures			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few			Building Areas					
X	Insulation				(13) Plumbing			Average Fixture(s)			Stories Exterior Foundation			Size Cost New Depr. Cost		
(2) Windows		(7) Excavation			3 3 Fixture Bath			2 Fixture Bath			1 Story Siding Crawl Space			454		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 934 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Piers			56			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Story Siding Overhang			1 Story Siding Overhang			7		
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments			Total: 299,399			236,526		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Stone Veneer Plumbing 3 Fixture Bath Porches WCP (1 Story) CCP (1 Story) Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1.5 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Deck			144 6,811 5,381 2 13,857 10,947 64 4,748 3,751 32 1,332 1,052			34,969 27,626 -4,742 -3,746 1 1,941 1,533 1 6,333 5,003 1 4,031 3,184	
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WOIZESCHKE DENNIS & KIMBER	WIOZESCHKE DANNIS & KIMBER	0	06/17/2022	QC	15-LADY BIRD	1181:1342	PROPERTY TRANSFER	0.0				
LOIACANO JOHN & SHARLA TRU	WOIZESCHKE DENNIS & KIMBER	317,500	08/16/2019	WD	03-ARM'S LENGTH	1170:0552	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
12773 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		06/04/2021	PB21-0174	COMPLETE				
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		05/08/2020	PB20-0045	COMPLETE				
WIOZESCHKE DANNIS & KIMBERLY [LE] 8855 S BEYER RD BIRCH RUN MI 48415		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-695 P-432 234 COM AT W 1/4 COR SEC 10 TH S87DEG50'E ALG E-W 1/4 LINE 1527.90FT TH S66DEG50' 31"W 23.92FT FOR POB TH S66DEG50'31"W 105FT TH S24DEG09'18"E 111.94FT TO SH OF LAKE TH N67DEG08'53"E ALG SH 105FT TH N24DEG09'49"W 112.51FT TO POB -PART OF GOVT LOT 4 SEC 10 T23NR4W PAR D-2 PP: 006-010-008-0150		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	105.00	75.00	1.0000	0.8706	2800	100		255,942
		Paved Road		105 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 255,942								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate								
		X Sewer		Size % Good								
		Electric		Cash Value								
		Gas		D/W/P: 3.5 Concrete								
		Curb		6.68 944 49 3,090								
		X Street Lights		6.68 280 49 916								
		X Standard Utilities		6.68 248 94 1,558								
		Underground Utils.		6.68 624 94 3,918								
		Topography of Site		Total Estimated Land Improvements True Cash Value = 9,482								
		X Level		Work Description for Permit PB21-0174, Issued 06/04/2021: RESIDENTIAL 16 X 28 =								
		Rolling		448 SQUARE FEET GARAGE ADDITION. LAKE TOWNSHIP LAND USED DATED 4/19/21 #004398.								
		Low		ROSCOMMON COUNTY SOIL EROSION #3993 DATED 5/24/21.								
		High		Work Description for Permit PB20-0045, Issued 05/08/2020: SINGLE FAMILY								
		Landscaped		RESIDENTIAL RENOVATIONS - WINDOW HEADER - EXTERIOR WALL								
		Swamp		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Wooded		2024	Tentative	Tentative	Tentative			Tentative		
		Pond		2023	128,000	88,900	216,900			174,704C		
		X Waterfront		2022	109,700	69,000	178,700			166,385C		
		Ravine		2021	100,500	57,600	158,100			151,390C		
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 11/09/2021 INSPECTED										
		QT 10/27/2020 INSPECTED										
		DMG 07/08/2013 INSPECTED										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 348 35 72 128	Type CGEP (1 Story) WCP (1 Story) Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 616 % Good: 94 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 39 Floor Area: 1,512 Total Base New : 265,103 Total Depr Cost: 169,554 Estimated T.C.V: 181,762			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 3/4 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Total Base New : 265,103 Total Depr Cost: 169,554 Estimated T.C.V: 181,762			E.C.F. X 1.072		Bsmnt Garage:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY			Cls C		Blt 0			
Condition: Good		Lg	Ord	Small	Ex. X Ord. Min			Ground Area = 1064 SF Floor Area = 1512 SF.								
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Building Areas									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Stories Exterior Foundation			Size		Cost New	Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1064 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space 1 Story Siding Crawl Space			896 168			
X	Insulation	(8) Basement		Basement Finish			(13) Plumbing			Other Additions/Adjustments						
(2) Windows		Many Avg. Few	X Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing 3 Fixture Bath			Porches CGEP (1 Story) WCP (1 Story)			Total: 185,726		113,293	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck Treated Wood w/Roof (Roof portion)			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 616 23,691 22,270 Common Wall: 1 Wall 1 -2,251 -2,116			19,283 11,763 2,529 1,543			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 18,968 Common Wall: 1 Wall 1 -2,251 -1,373			2,170 1,324 2,316 2,177			
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer Water Well, 100 Feet			Built-Ins Appliance Allow.			1 2,806 1,712				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Water/Sewer Public Sewer Water Well, 100 Feet			Water/Sewer Public Sewer Water Well, 100 Feet			1 1,515 924 1 5,890 3,593			
Chimney:		(10) Floor Support		Lump Sum Items:			Built-Ins Appliance Allow.			Water/Sewer Public Sewer Water Well, 100 Feet			1 1,515 924 1 5,890 3,593			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LOIACANO JOHN S & ELIZABET	SCHULTZ JERRY & VICTORIA	305,000	02/03/2015	WD	03-ARM'S LENGTH	1147-436	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
12787 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			DECK		04/05/2019	PB19-0038	COMPLETE		
Owner's Name/Address		P.R.E. 0%			DECK		09/06/2018	LU18-4160	COMPLETE		
SCHULTZ JERRY & VICTORIA 12787 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:			DECK		03/20/2017	PB17-0034	CANCELED		
		2024 Est TCV Tentative			ADDITION		/ /	PB16-0323	COMPLETE		
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	100.00	75.00	1.0000	0.8706	2800	100	243,754
		Paved Road		100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 243,754							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	7.69	1413	71	7,715			
		Sewer		D/W/P: 3.5 Concrete	7.69	1118	87	7,479			
		Electric		D/W/P: 4in Ren. Conc.	10.41	529	98	5,397			
		Gas		D/W/P: 4in Ren. Conc.	10.41	48	98	490			
		Curb		Total Estimated Land Improvements True Cash Value = 21,081							
		Street Lights		Work Description for Permit PB19-0038, Issued 04/05/2019: 12X30 DECK W/ROOF ON LAKE SIDE OF DWELLING. ZBA APPROVED 9-6-18							
		Standard Utilities		Work Description for Permit LU18-4160, Issued 09/06/2018: 12X30.5 PATIO ROOF, ZBA APPROVED 9-6-18							
		Underground Utils.		Work Description for Permit PB17-0034, Issued 03/20/2017: ONE STY ROOFED RES DECK ON LAKE SIDE. W/ PERMIT PB16-0323							
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling		MH 11/06/2019	INSPECTED	2023	121,900	180,400	302,300	220,383C	
		Low		QT 11/12/2018	INSPECTED	2022	104,500	140,300	244,800	209,889C	
		High		MH 08/07/2017	INSPECTED	2021	95,800	134,000	229,800	203,184C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 364 No Conc. Floor: 0																						
X	Wood Frame				(4) Interior																																
Building Style: 1 1/2 STORY		X	Drywall Paneled		Plaster Wood T&G																																
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min																															
Condition: Good		Trim & Decoration			Size of Closets																																
Room List		Doors: X	Solid		H.C.																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																
(1) Exterior		Kitchen: Other: Other:			150 Amps Service																																
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures																																
	Insulation	X	Ex.		Ord.		Min																														
(2) Windows		No. of Elec. Outlets			(13) Plumbing																																
	Many Avg. Few				Many	X	Ave.		Few																												
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation			Average Fixture(s)																																
		Basement: 0 S.F. Crawl: 1672 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																
(3) Roof		(8) Basement			(14) Water/Sewer																																
	X Gable Hip Flat				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																
	Asphalt Shingle X Metal	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																
Chimney:		(10) Floor Support			Lump Sum Items:																																
		Joists: Unsupported Len: Cntr.Sup:																																			
Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 2003 (11) Heating System: Forced Heat & Cool Ground Area = 1672 SF Floor Area = 2424 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,504</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>168</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>345,630</td> <td>266,136</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 6,929 5,335 Porches CCP (1 Story) 72 2,712 2,088 CCP (1 Story) 16 980 755 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 728 35,250 27,142 Storage Over Garage 364 6,636 5,110 Common Wall: 1 Wall 1 -2,688 -2,070 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 512 20,833 19,166 *9 Common Wall: 1 Wall 1 -2,251 -2,071 Water/Sewer Public Sewer 1 1,941 1,495 Water Well, 100 Feet 1 6,333 4,876 Built-Ins Appliance Allow. 1 4,031 3,104 Fireplaces Direct-Vented Gas 1 4,460 3,434 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,504			1 Story	Siding	Crawl Space	168			Total:				345,630	266,136
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1.5 Story	Siding	Crawl Space	1,504																																		
1 Story	Siding	Crawl Space	168																																		
Total:				345,630	266,136																																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BUZZELLI DEAN & STEPHANIE	BUZZELLI DEAN RL TRUST &	0	05/16/2019	QC	21-NOT USED/OTHER	1169:0980	PROPERTY TRANSFER	0.0						
HATT FAMILY PROTECTION TRU	BUZZELLI DEAN & STEPHANIE	415,000	05/15/2019	WD	03-ARM'S LENGTH	1169:0978	PROPERTY TRANSFER	100.0						
BEARD MARK W & LINDA K	HATT FAMILY PROTECTION TRU	411,000	11/07/2017	WD	03-ARM'S LENGTH	1164:0477	PROPERTY TRANSFER	100.0						
		385,000	08/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
12765 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
BUZZELLI DEAN RL TRUST & BUZZELLI STEPHANIE RL TRUST 11796 EAST HILLS DR PLYMOUTH MI 48170		SA:												
Tax Description		2024 Est TCV Tentative												
L-941 P-445 (L-832 P-61) 234 COM AT W 1/4 COR SEC 10 TH S87DEG50'E ALG E-W 1/4 LINE 1527.9FT FOR POB TH S87DEG50'E 84.82FT TH S24DEG09'55"E 76.66FT TO SH OF LK TH S67DEG08'53"W ALG SH 100FT TH N24DEG08'49"W 112.50FT TO CEN OF CO RD TH N66DEG50'31"E 23.92 TO POB PAR D-3 PART OF GOVT LOT 4 SEC 10 T23NR4W		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				LAKEVIEW	100.00	100.00	1.0000	0.9221	2800	100		258,190
		Paved Road				100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 258,190								
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description	Rate	Size	% Good	Cash Value				
		Water				D/W/P: 3.5 Concrete	6.68	882	75	4,419				
		Sewer				Wood Frame	29.95	96	50	1,437				
		Electric				Total Estimated Land Improvements True Cash Value = 5,856								
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
		2024	Tentative	Tentative	Tentative			Tentative						
		2023	129,100	141,400	270,500			215,016C						
		2022	110,700	105,000	215,700			204,778C						
		2021	101,400	100,400	201,800			198,237C						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 220 64	Type WCP (1 Story) Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 468 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C +10 Effec. Age: 17 Floor Area: 1,968 Total Base New : 335,307 Total Depr Cost: 278,299 Estimated T.C.V: 298,337			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1500 SF Floor Area = 1968 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83					Cls C 10 Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas						
Condition: Good		Size of Closets		Lg Ord Small			(13) Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space 2 Story Siding Crawl Space 1+ Story Siding Crawl Space			Total: 270,509		224,517		
Room List		Doors:	Solid	H.C.	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches WCP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Storage Over Garage Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Prefab 1 Story Deck Composite			Total: 1,515 5,890		1,257 4,889				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83							
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1500 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Plumbing Areas							
Wood/Shingle X Aluminum/Vinyl Brick		(7) Excavation		(8) Basement			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic							
X Insulation		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			1000 Gal Septic 2000 Gal Septic							
(2) Windows		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						Lump Sum Items:							
Many X Avg. Few	X Avg. Large Small																
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens																	
(3) Roof																	
X	Gable Hip Flat	Gambrel Mansard Shed															
X Asphalt Shingle																	
Chimney:																	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WALKER FAMILY TRUST	RYCKMAN DOUGLAS L & MARTHA	150,000	02/23/2017	WD	16-LC PAYOFF	1161:1235	PROPERTY TRANSFER	0.0				
WALKER CRISTI C & DAVID K	RYCKMAN DOUGLAS & MARTHA	150,000	07/15/2014	LC	03-ARM'S LENGTH	1141-1856	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12798 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 06/05/2017								
Owner's Name/Address		SA:		2024 Est TCV Tentative								
RYCKMAN DOUGLAS L & MARTHA A TRUST 12798 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Tax Description		Public Improvements		* Factors *				Value				
(L-982P-351&L-835P-465&L-784P-403) 234 L-1004 P-1253 PART OF GOV LOT 4 SEC 10 T23N R4W BEG AT NW COR OF GOV LOT 4 TH S 30 DEG 45' W 281.5 FT TO CEN LINE OF CO RD TH NE ALONG RD 623 FT TO 1/4 LINE TH N 87 DEG 50' W ON 1/4 LINE 436 FT TO POB. "8-10".		X	Dirt Road		Canal/River	300.00	50.00	1.0000	0.5774	850	100	147,224
Comments/Influences		X	Gravel Road		300 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =		147,224	
		X	Paved Road		Land Improvement Cost Estimates							
		X	Storm Sewer		Description	Rate	Size	% Good	Cash Value			
		X	Sidewalk		D/W/P: 3.5 Concrete	6.68	794	50	2,652			
		X	Water		D/W/P: Asphalt Paving	3.15	2670	75	6,308			
		X	Sewer		Wood Frame	29.95	96	50	1,437			
		X	Electric		Total Estimated Land Improvements True Cash Value =				10,397			
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		X	Low		2023	73,600	90,300	163,900			127,564C	
		X	High		2022	73,600	69,500	143,100			121,490C	
		X	Landscaped		2021	65,000	60,600	125,600			117,609C	
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
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		DMG	07/08/2013	INSPECTED								
		DMG	05/04/2010	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 90	Type Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 660 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 41 Floor Area: 1,880 Total Base New : 289,890 Total Depr Cost: 171,036 Estimated T.C.V: 183,692			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Insulation	Ex.	X	Ord.	Min	No. of Elec. Outlets										
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1880 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1880 SF Floor Area = 1880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,880 Total: 228,084 134,570			Other Additions/Adjustments Exterior Stone Veneer 238 9,163 5,406 Plumbing 3 Fixture Bath 1 4,711 2,779 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 660 24,928 14,708 Common Wall: 1/2 Wall 1 -1,122 -662 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 280 14,022 8,273 Common Wall: 2 Wall 1 -4,502 -2,656 No Concrete Floor 280 -1,887 -1,113 Water/Sewer Public Sewer 1 1,515 894 Water Well, 100 Feet 1 5,890 3,475 Built-Ins Appliance Allow. 1 2,806 1,656 Breezeways Frame Wall 90 6,282 3,706 Totals: 289,890 171,036			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer									
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:													Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 183,692	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W	Building Permit(s)	Date	Number	Status					
4519 N RIVER ROAD		School: HOUGHTON LAKE COMM SCHOOLS			DECK	03/29/2010	42	COMPLETE					
Owner's Name/Address		P.R.E. 100% 05/02/1994											
MAYNARD ROBERT & MARY 4519 N RIVER ROAD HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-347 P-496 234 4519 N RIVER RD 48629COM AT 1/4 COR BET SEC 9 & 10 TH E 491 FT TO CEN OF HWY FOR POB TH E ON 1/4 LINE 405 FT TO RIVER TH S 23 DEG 20' W 96.5 FT TH W 369.9 FT TO C/L OF HWY TH N 1 DEG 20' E 89.8 FT TO POB PART OF GOVT LOT 8 SEC 10 T23N R4W.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		X	Public Improvements		* Factors *								
		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		CANAL/RIVER	97.00	150.00	1.0000	1.0000	850	100		82,450
		X	Paved Road		97 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 82,450								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		X	Water		D/W/P: 3.5 Concrete	6.68	1142	49		3,738			
		X	Sewer		Wood Frame	32.76	80	49		1,284			
		X	Electric		Total Estimated Land Improvements True Cash Value = 5,022								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	41,200	84,500	125,700			69,568C		
		X	High		2022	41,200	71,100	112,300			66,256C		
		X	Landscaped		2021	36,400	54,900	91,300			64,140C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
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		DMG	05/17/2010	INSPECTED									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
JUDGE MARK & DOREEN & JUDG	SMITH SCOTT S & BARBARA J	100,000	05/22/2018	WD	22-OUTLIER	1165:2698	PROPERTY TRANSFER	100.0									
		210,000	11/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W		Building Permit(s)		Date	Number	Status							
13713 WEST SHORE DRIVE		School: HOUGHTON LAKE COMM SCHOOLS															
Owner's Name/Address		P.R.E. 0%															
SMITH SCOTT S & BARBARA J 10944 W SHORE DR HOUGHTON LAKE MI 48629		SA:															
Tax Description		2024 Est TCV Tentative															
(L-953P-2615L-868P-232-233&L-552P-194-6)2 34 L-968 P-1391 (L-962P-2665) COM AT 1/4 COR BET SEC 9 & 10 TH E491FT TO CEN OF CO HWY TH S1DEG 20'E 89.8FT FOR POB TH E369.9FT TO RIVER TH S8DEG 23'W 199.8FT TO CEN OF HWY TH S72DEG 17'W ALG C/L 103.5FT TH S71 DEG 10'W 18.7FT TH N31DEG 43'W 174.6FT TH N88DEG 10'W 133FT TO C/L OF CO HWY TH N1DEG 20'E 95.4FT TO POB PART OF GOVT LOT 8 SEC 10 T23N R4W		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT											
Comments/Influences		Public Improvements				* Factors *											
		Dirt Road				Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road				CANAL/RIVER		200.00		150.00	1.0000	1.0000	850	100		170,000	
		Paved Road				200 Actual Front Feet, 0.69 Total Acres										Total Est. Land Value =	170,000
		Storm Sewer				Land Improvement Cost Estimates											
		Sidewalk				Description				Rate	Size	% Good			Cash Value		
		Water				D/W/P: 3.5 Concrete				6.25	110	49			337		
		X Sewer				D/W/P: 3.5 Concrete				6.25	264	74			1,221		
		Electric				Wood Frame/Conc.				27.37	320	49			4,291		
		Gas				Total Estimated Land Improvements True Cash Value =								5,849			
		Curb															
		X Street Lights															
		X Standard Utilities															
		Underground Utils.															
		Topography of Site															
		X Level															
		Rolling															
		Low															
		High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		X Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2024		Tentative		Tentative		Tentative			
		QT 06/04/2021		INSPECTED				2023		85,000		13,000		98,000		94,495C	
		DMG 07/08/2013		INSPECTED				2022		85,000		8,700		93,700		88,091C	
		DMG 05/17/2010		INSPECTED				2021		75,000		10,400		85,400		85,277C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 357	Type CPP	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 41 Floor Area: 0 Total Base New : 34,796 Total Depr Cost: 20,530 Estimated T.C.V: 22,049			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59			Cls C Blt 0			
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas			Size Cost New Depr. Cost		
0 NO HOME	0				Size of Closets			No. of Elec. Outlets			Stories Exterior Foundation					
Condition: Good		Lg	Ord	Small	(12) Electric			(13) Plumbing			Other Additions/Adjustments					
Room List		Doors:	Solid	H.C.	0 Amps Service			Average Fixture(s)			Porches					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 3 Fixture Bath			CPP			357 5,708 3,368			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			2 Fixture Bath			Water/Sewer						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Softener, Auto			Public Sewer			1 1,515 894			
				Ex. X Ord. Min			Softener, Manual			Water Well, 100 Feet			1 5,890 3,475			
(2) Windows		(7) Excavation		Many X Ave. Few			Solar Water Heat			Garages						
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			No Plumbing			Class: D Exterior: Pole (Unfinished)			1120 21,683 12,793			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s)			Extra Toilet			Base Cost			Totals: 34,796 20,530			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath			Extra Sink			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 22,049			
(3) Roof		(9) Basement Finish		2 Fixture Bath			Separate Shower									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 3 Fixture Bath			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Asphalt Shingle	(10) Floor Support		1 3 Fixture Bath			Ceramic Tub Alcove Vent Fan									
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		1 3 Fixture Bath			Lump Sum Items:									
				1 3 Fixture Bath												

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
SMITH SCOTT S & BARBARA JO	BARNETT DAVID J & CARRIE I	293,000	08/23/2021	WD	03-ARM'S LENGTH	1178:0018	PROPERTY TRANSFER	100.0										
NORTHSHORE LOUNGE INC	NORTHSHORE LOUNGE LLC	0	11/05/2014	QC	21-NOT USED/OTHER	1145-2162	PROPERTY TRANSFER	0.0										
NORTH SHORE LOUNGE INC	SMITH SCOTT S & BARBARA JO	299,000	11/05/2014	WD	03-ARM'S LENGTH	1145-2163	PROPERTY TRANSFER	100.0										
		175,000	05/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0										
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-2		Building Permit(s)		Date	Number	Status								
13691 WEST SHORE DR & RIVER RD		School: HOUGHTON LAKE COMM SCHOOLS		Res. Utility Building		10/24/2022		PB22-0432	COMPLETE									
Owner's Name/Address		P.R.E. 0%				08/18/2022		LU22-4531	COMPLETE									
BARNETT DAVID J & CARRIE L 321 BOUCHER ROSCOMMON MI 48653		SA:		Commercial, Add/Alter/Repa		06/16/2022		PB22-0202	COMPLETE									
		2024 Est TCV Tentative		Demolish		06/13/2022		PB22-0198	COMPLETE									
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL												
		Public Improvements		* Factors *														
		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj.		Reason		Value		
		Gravel Road		COMM FF RATE		220.00		175.00		1.0000		1.0801		150 100		35,644		
		X Paved Road		220 Actual Front Feet,		0.88 Total Acres		Total Est. Land Value =								35,644		
		X Storm Sewer		Land Improvement Cost Estimates														
		X Sidewalk		Description		Rate		Size % Good		Cash Value								
		X Water		D/W/P: 3.5 Concrete		6.77		96 10		65								
		X Sewer		D/W/P: Asphalt Paving		3.19		12376 10		3,948								
		X Electric		D/W/P: 3.5 Concrete		6.77		120 10		81								
		X Gas		D/W/P: 3.5 Concrete		6.77		1712 24		2,782								
		X Curb		Wood Frame		24.93		240 95		5,684								
		X Street Lights		Total Estimated Land Improvements True Cash Value =							12,560							
		X Standard Utilities		Work Description for Permit PB22-0432, Issued 10/24/2022: 12 X 20 = 240 TOTAL SQ FT PREBUILT STORAGE SHED;LAKE TOWNSHIP LAND USE PERMIT #4543; ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER DATED 8/19/22 *MUST BE ANCHORED DOWN*														
		X Underground Utils.		Work Description for Permit LU22-4531, Issued 08/18/2022: REBUILD FROM FIRE DAMAGE, SAME FOOTPRINT														
		Topography of Site		Work Description for Permit PB22-0202, Issued 06/16/2022: RE-ROOF LOUNGE														
		X Level		Work Description for Permit PB22-0198, Issued 06/13/2022: DEMOLITION OF 350 SQ FT FIRE DAMAGED ROOM-COMMERCIAL LAKE TOWNSHIP LAND USE PERMIT #4503														
		X Rolling		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value		
		X Low		2024		Tentative		Tentative		Tentative						Tentative		
		X High		QT 11/29/2022		17,800		82,000		99,800						96,675C		
		X Landscaped		QT 11/03/2022		17,800		75,600		93,400						93,400S		
		X Swamp		QT 06/04/2021		17,800		73,800		91,600						72,919C		
		X Wooded																
		X Pond																
		X Waterfront																
		X Ravine																
		X Wetland																
		X Flood Plain																
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Desc. of Bldg/Section: Calculator Occupancy: Bar Cocktail Lounges				<<<<<< Calculator Cost Computations >>>>>>															
Class: D Floor Area: 3,554 Gross Bldg Area: 3,554 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght				Construction Cost						Class: D Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 324 Overall Building Height: 8									
				High		Above Ave.		Ave. X Low		Base Rate for Upper Floors = 101.33  (10) Heating system: Complete H.V.A.C. Cost/SqFt: 25.26 100% Adjusted Square Foot Cost for Upper Floors = 126.59									
Depr. Table : 3% Effective Age : 26 Physical %Good: 45 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** **						Total Floor Area: 3,554 Base Cost New of Upper Floors = 449,901  Reproduction/Replacement Cost = 449,901 Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0 Total Depreciated Cost = 202,455									
				Quality: Low Cost Heat#1: Complete H.V.A.C. 100% Heat#2: Complete H.V.A.C. 0% Ave. SqFt/Story: 3554 Ave. Perimeter: 324 Has Elevators:						(10) Heating system: Complete H.V.A.C. Cost/SqFt: 25.26 100% Adjusted Square Foot Cost for Upper Floors = 126.59									
Year Built Remodeled				*** Basement Info ***						<<<<<< Segregated Cost Computations >>>>>>									
				Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling						Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost									
8 Overall Bldg Height				* Mezzanine Info *						Item Description  (39) Miscellaneous Canopies & Marquees: Wood Frame 1 Up 32.60 616 1.000 1.000 20,082									
				Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)						Total Cost of Lump-Sum Items = 20,082 Total Cost New = 20,082									
Comments:				* Sprinkler Info *						<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									
				Area: Type: Low															
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets: Fixtures:				616 Wood Frame							
X Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None						X Few Average Many Unfinished Typical		X Few Average Many Unfinished Typical	
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Thickness Bsmnt Insul.							
(6) Ceiling:				X Gas Oil		Coal Stoker		Hand Fired Boiler											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HASSLER MATHEW SCOTT	MICHIGAN POLE BUILDING SUPPLY	0	09/11/2018	QC	21-NOT USED/OTHER	1167:0360	DEED	0.0
SMITH BARBARA J	HASSLER MATHEW S	25,000	10/05/2016	WD	03-ARM'S LENGTH	1160-0928	PROPERTY TRANSFER	100.0
SWIERZ NORBERT F & MURIEL	SMITH, BARBARA	21,000	12/04/2012	WD	03-ARM'S LENGTH	1122/1688	OTHER	100.0

  

Property Address	Class: COMMERCIAL-COMMON	Zoning:	Building Permit(s)	Date	Number	Status				
OLD US 27	School: HOUGHTON LAKE COMM SCHOOLS									
	P.R.E. 0%									
Owner's Name/Address	SA:									
MICHIGAN POLE BUILDING SUPPLY LLC PO BOX 245 HIGGINS LAKE MI 48627	2024 Est TCV Tentative									
	Improved X Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
	Public Improvements	* Factors *								
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
		COMM FF RATE	204.00	390.00	1.0000 1.6125	150 100	49,341			
		204 Actual Front Feet, 1.83 Total Acres Total Est. Land Value =					49,341			
Tax Description										
1167/360 1160/928 1122/1688-90 1122/1686-87 1122/1684 L996/P1125 L636/P524 234 BEG AT THE 1/4 SEC COR COMMON TO SEC 9 & 10 T23N R4W AND RUNNING TH S ON SEC LINE 388 FT TO W'LY ROW OF HWY US-27 TH NE'LY ALG SD HWY ROW 426 FT TO THE INTERSECTION WITH THE E-W 1/4 LINE OF SEC 10 TH W ALG SD 1/4 LINE 204 FT TO POB BEING PART OF GOVT LOT 8 SEC 10 T23N R4W MORE PARTICULARLY DESC AS A PARCEL OF LAND LOCATED ON PART OF GOVT LOT 8 SEC 10 T23N R4W BEG AT THE W 1/4 COR OF SD SEC 10 TH S88DEG10'00"E 194.02 FT ALG THE E-W 1/4 LINE OF SD SEC 10 TO THE WLY ROW LINE OF OLD US-27 TH 413.87 FT ALG THE ARC OF A 12,532.49 FT RADIUS CURVE TO THE LEFT CHORD BEARING S24DEG59'17"W 413.85 FT ALG SD WLY ROW TO THE W LINE OF SD SEC 10 TH N02DEG52'00"W 381.80 FT ALG SD LINE TO THE POB SPLIT ON 12/20/2018 INTO 006-475-000-1000, 006-475-001-0000, ***BALANCE OF DESCRIPTION ON FILE***	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights								
	X	Standard Utilities Underground Utils.								
		Topography of Site								
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
Comments/Influences										
Split/Comb. on 12/16/2018 completed 12/16/2018 MIKE OWNER REQUEST ; Parent Parcel(s): 006-010-010-0120; Child Parcel(s): 006-475-000-1000, 006-475-001-0000, 006-475-002-0000, 006-475-003-0000, 006-475-004-0000,										
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	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	QT	11/12/2018	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	DMG	06/14/2012	INSPECTED	2022	0	0	0			0
	DMG	04/23/2010	INSPECTED	2021	0	0	0			0

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LIUZZO ROBERT J CARMELLO I	RECKER JEFFREY & FARNAN CA	40,000	06/15/2022	WD	03-ARM'S LENGTH	1181:1534	PROPERTY TRANSFER	100.0						
PORATH LAWRENCE A	LIUZZO ROBERT J CARMELLO I	30,000	06/02/2022	WD	16-LC PAYOFF	1181:1533	DEED	0.0						
PORATH LAWRENCE A	LIUZZO ROBERT J CARMELLO I	30,000	11/16/2018	LC	22-OUTLIER	1167:2196	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status						
13595 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
RECKER JEFFREY & FARNAN CAROL 330 W BLOOMFIELD RD MOUNT PLEASANT MI 48858		SA:												
Tax Description		2024 Est TCV Tentative												
L-837 P-398 (L-316 P-435 L-662 P-455)234 COM AT SW COR OF GOVT LOT 8 SEC 10 T23N R4W TH S89DEG 41'E ON S LINE 162.5FT TH N1DEG 39'E 492.15FT TH ALG ARC OF 9DEG 5' CUR TO RT 107.6FT FOR POB TH ALG ARC OF 9DEG 5' CUR TO RT 50FT TH S89DEG 41'ETO W R/W LINE OF CO RD TH SLY ON R/W 50 FT TH N89DEG 41'W 103FT TO POB PAR D Comments/Influences		X Improved		Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				COMM FF RATE	100.00	150.00	1.0000	1.0000	150	100		15,000
		X Paved Road				100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 15,000								
		X Storm Sewer												
		X Sidewalk												
		X Water												
		X Sewer												
		X Electric												
		X Gas												
		X Curb												
		X Street Lights												
		X Standard Utilities												
		X Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	11/03/2022	INSPECTED	2023	7,500	14,900	22,400		22,400S						
DMG	05/17/2010	INSPECTED	2022	7,500	26,300	33,800		32,575C						
			2021	8,800	24,300	33,100		31,535C						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 98 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 2280 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 58,847 Total Depr Cost: 38,251 Estimated T.C.V: 32,093			E.C.F. X 0.839		Bsmnt Garage:				
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Condition: Good		Lg	Ord	Small	Doors: Solid H.C.			No. of Elec. Outlets			Building Areas			Size		Cost New Depr. Cost			
Room List		(5) Floors		(12) Electric			Plumbing			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		Totals:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			Average Fixture(s)			Notes:			ECF (2001 COMMERCIAL ) 0.839 => TCV:		32,093				
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			2280		58,847		38,251		
(2) Windows	Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof	Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement			(9) Basement Finish			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
VANVILLET LINDA	LIUZZO ROBERT J CARMELO	46,000	03/25/2018	WD	16-LC PAYOFF	1164:2030	PROPERTY TRANSFER	0.0		
VANVLIET GARY & LINDA	LUIZZO CARMELO ROBERT J	46,000	02/09/2015	LC	03-ARM'S LENGTH	1147-461	PROPERTY TRANSFER	100.0		
VANVLIET LINDA	VANVLIET LINDA & VANVLIET	0	02/09/2015	QC	09-FAMILY	1147-459	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status		
13591 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 02/09/2015								
LIUZZO ROBERT J CARMELO II 13591 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L-579 P-327 234 COM AT SW COR OF GOVT LOT 8 SEC 10 T23N R4W TH S89DEG 41'E ON S LINE 262.5FT TO WLY R/W OF CO RD TH N1DEG 30'E ON R/W 400FT FOR POB TH N89DEG 41'W 100FT TH N1DEG 39'E 92.15FT TH ALG ARC OF 9DEG 5'CUR TO RT 107.6FT TH S89DEG 41'E 103FT TO WLY R/W OF CO RD TH SLY ON R/W 200FT TO POB .46A PAR C		X Improved Vacant		Land Value Estimates for Land Table 4005.4005 OFF LAKE 2						
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		Topography of Site		OFF LAKE GROUP2 200.00 75.00 1.0000 1.0000 150 100						
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		200 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =		30,000 30,000		
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT 04/13/2023 INSPECTED		2024	Tentative	Tentative	Tentative			Tentative
		DMG 05/17/2010 INSPECTED		2023	15,000	10,900	25,900			19,267C
				2022	15,000	8,100	23,100			18,350C
				2021	15,000	8,200	23,200			17,764C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets										
Condition: Good		Lg	X	Ord		Small											
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures													
		X	Ex.		Ord.	Min	No. of Elec. Outlets										
							Many	X	Ave.		Few						
(2) Windows		(7) Excavation		(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement															
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:										
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME										Cls Average		Blt 0					
(11) Heating System: Forced Warm Air																	
Ground Area = 840 SF Floor Area = 840 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47																	
Building Areas																	
Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost																	
Main Home Ribbed Metal 840																	
Total: 55,900 26,272																	
Other Additions/Adjustments																	
Skirting, Metal or Vinyl, Vertical 164 1,889 888																	
Water/Sewer																	
Public Sewer 1 1,515 712																	
Water Well, 100 Feet 1 5,890 2,768																	
Built-Ins																	
Appliance Allow. 1 2,806 1,319																	
Totals: 68,000 31,959																	
Notes:																	
ECF (4005 OFF LAKE 2) 0.734 => TCV:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LEWIS GEORGE F&BEATRICE TR	LIUZZO, II ROBERT JOHN CAE	20,000	08/05/2013	WD	03-ARM'S LENGTH	1131/12	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status					
13565 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
LIUZZO ROBERT J CARMELLO II 13495 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
L-1003 P-466 (L-715 P-548) 234 COM AT SW COR OF GOVT LOT 8 SEC 10 T23N R4W TH S 89 DEG 41' E 262.5 FT TH N 1 DEG 39' E 300 FT FOR POB TH N 89 DEG 41' W 100 FT TH N 1 DEG 39' E 100 FT TH S 89 DEG 41' E 100 FT TH S 1 DEG 39' W 100 FT TO POB. "B-2".		X Improved		Vacant		Land Value Estimates for Land Table 4005.4005 OFF LAKE 2								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				OFF LAKE GROUP2	100.00	150.00	1.0000	1.0000	150	100		15,000
		Paved Road				100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	15,000
		Storm Sewer												
		Sidewalk												
		Water												
		Sewer												
		Electric												
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	04/13/2023	INSPECTED	2023	7,500	7,200	14,700		10,356C						
DMG	05/16/2010	INSPECTED	2022	7,500	5,900	13,400		9,863C						
			2021	7,500	6,300	13,800		9,548C						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 680 % Good: 83 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 31 Floor Area: 0 Total Base New : 25,473 Total Depr Cost: 21,143 Estimated T.C.V: 15,519		E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:			
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH		Cls C		Blt 0				
Condition: Good		Size of Closets		200 Amps Service			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69							
Room List		Doors:	Solid	X	H.C.	Ex. X Ord. Min			Building Areas		Size		Cost New		Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			(13) Plumbing			Stories		Exterior		Foundation			
(1) Exterior		(6) Ceilings		Average Fixture(s)			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		680		25,473	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (4005 OFF LAKE 2) 0.734 => TCV:		15,519					
X	Insulation	(8) Basement		Lump Sum Items:													
(2) Windows		(9) Basement Finish		(14) Water/Sewer													
X	Many Avg. Few	X	Large Avg. Small	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Chimney: Brick																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LIUZZO ROBERT J CARMELLO	LIUZZO ROBERT J CARMELLO	0	02/21/2023	QC	09-FAMILY	1183:1271	PROPERTY TRANSFER	0.0			
LIUZZO SHIRLEY A ESTATE	LIUZZO ROBERT J CARMELLO	0	02/20/2023	OTH	08-ESTATE	1183:1270	PROPERTY TRANSFER	0.0			
SWIERZ JEFFERY A & CHANTAL	LIUZZO SHIRLEY A ESTATE	18,000	07/20/2022	WD	16-LC PAYOFF	1183:858	DEED	0.0			
LIUZZO SHIRLEY A	LIUZZO SHIRLEY A ESTATE	0	03/28/2017	OTH	07-DEATH CERTIFICATE	1170:2463	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
13539 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LIUZZO ROBERT J CARMELLO II 13495 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-976 P-1259 (L-970P-2046&L-588 P-176) 234 COM AT SW COR OF GOVT LOT 8 SEC 10 T23N R4W TH S89DEG41'E 262.5FT TH N1DEG39'E 200FT FOR POB TH N89DEG41'W 100FT TH N1 DEG39'E 100FT TH S89DEG41'E 100FT TH S1 DEG39'W 100FT TO POB "B-1"		X Improved Vacant		Land Value Estimates for Land Table 4005.4005 OFF LAKE 2							
Comments/Influences		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value			
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		OFF LAKE GROUP2 100.00 100.00 1.0000 1.0000 150 100		100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =		15,000 15,000			
		Topography of Site		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		2024		Tentative	Tentative	Tentative			Tentative
		Who When What		2023		7,500	10,300	17,800			14,464C
		QT 04/13/2023 INSPECTED DMG 05/17/2010 INSPECTED		2022		7,500	7,800	15,300			13,776C
				2021		7,500	7,900	15,400			13,336C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 352 % Good: 58 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											Bsmnt Garage:	
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration											Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Good		Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
		X	Ex.		Ord.	Min	No. of Elec. Outlets									
							Many	X	Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:														
										Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME		Cls Average		Blt 0		
										(11) Heating System: Wall Furnace						
										Ground Area = 720 SF Floor Area = 720 SF.						
										Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
										Building Areas						
										Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
										Main Home	Ribbed	Metal	720			
										Total:			47,526	16,633		
										Other Additions/Adjustments						
										Skirting, Metal or Vinyl, Vertical		144	1,659	581		
										Deck						
										Treated Wood		48	1,754	1,017 *5		
										Garages						
										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost		352	14,383	8,342 *5		
										Water/Sewer						
										Public Sewer		1	1,515	530		
										Water Well, 100 Feet		1	5,890	2,061		
										Built-Ins						
										Appliance Allow.		1	2,806	982		
										Totals:			75,533	30,146		
										Notes:						
										ECF (4005 OFF LAKE 2) 0.734 =>		TCV:		22,127		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LIUZZO ROBERT J CARMELLO	LIUZZO ROBERT J CARMELLO	0	02/21/2023	QC	09-FAMILY	1183:1271	PROPERTY TRANSFER	0.0		
LIUZZO SHIRLEY A ESTATE	LIUZZO ROBERT J CARMELLO	0	02/20/2023	OTH	08-ESTATE	1183:1270	PROPERTY TRANSFER	0.0		
WESLEY GEORGE M & WESLEY J	LIUZZO SHIRLEY A ESTATE	14,000	09/10/2022	WD	16-LC PAYOFF	1183:1159	DEED	0.0		
LIUZZO SHIRLEY A	LIUZZO SHIRLEY A ESTATE	0	03/28/2017	OTH	07-DEATH CERTIFICATE	1170:2463	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status	
13509 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
LIUZZO ROBERT J CARMELLO II 13495 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L-626 P-661 234 COM AT SW COR OF GOVT LOT 8 SEC 10 T23N R4W TH S89DEG41'E ON S LINE 262.5FT TO WLY R/W OF CO RD TH N1DEG39'E ON R/W 125FT FOR POB TH N89DEG41'W 100FT TH N1DEG 39'E 75FT TH S89DEG41'E 100FT TH S1DEG 39'W 75FT TO POB .17AC A-2 FT TO POB. .17 A. "A-2".		X Improved Vacant		Land Value Estimates for Land Table 4005.4005 OFF LAKE 2						
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		Gravel Road		OFF LAKE GROUP2 75.00 150.00 1.0000 1.0000 150 100 11,250						
		Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 11,250						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description Rate Size % Good Cash Value						
		Water		Wood Frame 32.44 192 45 2,803						
		Sewer		Total Estimated Land Improvements True Cash Value = 2,803						
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT 04/13/2023 INSPECTED		2024	Tentative	Tentative	Tentative			Tentative
		DMG 05/17/2010 INSPECTED		2023	5,600	12,300	17,900			15,750C
				2022	5,600	9,400	15,000			15,000S
				2021	5,600	9,400	15,000			15,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																							
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	64	Treated Wood	Year Built:	Car Capacity:																																																																																																							
	Mobile Home			Wood	Coal	Steam		Cook Top								Interior 2 Story	Class:																																																																																																					
	Town Home	0	X	Forced Warm Air			Dishwasher	2nd/Same Stack	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Foundation:	Finished ?:	Auto. Doors:	Mech. Doors:																																																																																																						
	Duplex	0		Wall Furnace	Warm & Cool Air	Bath Heater	Vent Fan	Heat Circulator									Raised Hearth	Wood Stove	Direct-Vented Gas	Class: Average	Effec. Age: 24	Floor Area:	Total Base New : 68,544	E.C.F.	X 0.734	Storage Area:	No Conc. Floor:																																																																																											
	A-Frame	(4) Interior			Heat Pump	Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System									Estimated T.C.V: 23,691	Bsmnt Garage:	Carport Area:	Roof:																																																																																							
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			(12) Electric			0 Amps Service			No./Qual. of Fixtures			X Ex. Ord. Min			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing				Average Fixture(s)			1 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			(14) Water/Sewer			1 Public Water			1 Public Sewer			1 Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																										
	Building Style: MOBILE HOME	Condition: Good			Size of Closets			Lg X Ord Small			Doors: Solid X H.C.			(5) Floors			Kitchen:			Other:			Other:			(1) Exterior			X Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			X Many Avg. Few			X Large Avg. Small			Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(3) Roof			X Gable			Gambrel			Hip			Mansard			Flat			Shed			X Asphalt Shingle			Chimney: Vinyl			Joists:			Unsupported Len:			Cntr.Sup:		
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Average Blt 0 (11) Heating System: Forced Warm Air Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Comp.Shingle</td> <td>816</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>160</td> <td>1,843</td> <td>866</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>64</td> <td>2,055</td> <td>1,027</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td>1</td> <td>1,515</td> <td>712</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>5,890</td> <td>2,768</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>2,806</td> <td>1,319</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>68,544</td> <td>32,276</td> </tr> </tbody> </table> Notes: ECF (4005 OFF LAKE 2) 0.734 => TCV: 23,691																	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Comp.Shingle	816			Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			160	1,843	866	Deck						Treated Wood			64	2,055	1,027	Water/Sewer						Public Sewer			1	1,515	712	Water Well, 100 Feet			1	5,890	2,768	Built-Ins						Appliance Allow.			1	2,806	1,319	Totals:				68,544	32,276																														
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LIUZZO ROBERT J CARMELLO	LIUZZO ROBERT J CARMELLO	0	02/21/2023	QC	09-FAMILY	1183:1271	PROPERTY TRANSFER	0.0			
LIUZZO SHIRLEY A ESTATE	LIUZZO ROBERT J CARMELLO	0	02/20/2023	OTH	08-ESTATE	1183:1270	PROPERTY TRANSFER	0.0			
LIUZZO SHIRLEY A	LIUZZO SHIRLEY A ESTATE	0	03/28/2017	OTH	07-DEATH CERTIFICATE	1170:2463	OTHER	0.0			
LIUZZO ROBERT C		0	10/18/2016	OTH	07-DEATH CERTIFICATE		PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		SA:									
LIUZZO ROBERT J CARMELLO II 13495 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP2	75.00	150.00	1.0000	1.0000	150	100	11,250
		Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 11,250							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		DMG 05/17/2010 INSPECTED			2023	5,600	0	5,600			4,843C
					2022	5,600	0	5,600			4,613C
					2021	5,600	0	5,600			4,466C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
VEZINA DARLA A	CARMELLO LIUZZO ROBERT J	0	02/19/2017	QC	21-NOT USED/OTHER	1161:1296	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LIUZZO ROBERT J CARMELLO II 13495 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-1023 P-1263 (L-970P-2047&L-483 P-36) 234 COM 50 FT N OF SW COR OF GOVT LOT 8 SEC 10 T23N R4W TH E 162.5 FT TH N 150 FT TH W TO SEC LINE TH S 150 FT TO POB. "1A".		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			1.000	Acres	9,000	100	9,000
		Paved Road				1.00	Total Acres	Total Est. Land Value =		9,000	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
DMG 05/25/2010 INSPECTED				2023	4,500	0	4,500	2,293C			
				2022	3,800	0	3,800	2,184C			
				2021	2,500	0	2,500	2,115C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VEZINA DARLA A	CARMELLO LIUZZO ROBERT J	0	02/19/2017	QC	21-NOT USED/OTHER	1161:1296	PROPERTY TRANSFER	100.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: R-2	Building Permit(s)		Date	Number	Status			
13495 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		CAR PORT		10/31/2020	LU20-4360	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
LIUZZO ROBERT J CARMELLO II 13495 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				COMM FF RATE	50.00	262.50	1.0000	1.3229	150	100		9,922
				50 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 9,922								
				Land Improvement Cost Estimates								
				Description	Rate			Size % Good		Cash Value		
				D/W/P: 3.5 Concrete	6.77			2350 61		9,705		
				Commercial Local Cost Land Improvements								
				Description	Rate			Size % Good Arch Mult		Cash Value		
				WELL	3,400.00			1 70 100		2,380		
				SEWER/SEPTIC	3,400.00			1 70 100		2,380		
				Total Estimated Land Improvements True Cash Value = 14,465								
				Work Description for Permit LU20-4360, Issued 10/31/2020: TEMPORARY STRUCTURE-COVID SHELTER 10X10								
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/13/2023 INSPECTED	5,000	55,200	60,200			54,180C				
		DMG 05/17/2010 INSPECTED	5,000	46,600	51,600			51,600S				
			6,600	43,400	50,000			50,000S				

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Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Fleet Facilities Repair				<<<<<< Calculator Cost Computations >>>>>>					
Class: D Floor Area: 2,262 Gross Bldg Area: 3,522 Stories Above Grd Average Sty Hght : 10 Bsmnt Wall Hght				Class: D Quality: Low Cost Stories: 0 Story Height: 10 Perimeter: 214 Overall Building Height: 8					
Depr. Table : 4% Effective Age : 13 Physical %Good: 59 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		Base Rate for Upper Floors = 53.72					
Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2262 Ave. Perimeter: 214 Has Elevators:		(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.19 100% Adjusted Square Foot Cost for Upper Floors = 74.91					
8 Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Total Floor Area: 2,262 Base Cost New of Upper Floors = 169,446 Reproduction/Replacement Cost = 169,446 Eff.Age:13 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0 Total Depreciated Cost = 99,973					
Comments:		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 77,179 Replacement Cost/Floor Area= 74.91 Est. TCV/Floor Area= 34.12					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:			
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		X Few Average Many Unfinished Typical		X Few Average Many Unfinished Typical			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:			
(5) Floor Cover:		(10) Heating and Cooling:		X Gas Oil Coal Stoker Hand Fired Boiler		Thickness Bsmnt Insul.			
(6) Ceiling:				(14) Roof Cover:					

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Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 1,260 Gross Bldg Area: 3,522 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost High    Above Ave.    X Ave.    Low			Class: D,Pole    Quality: Average Stories: 1    Story Height: 12    Perimeter: 146 Overall Building Height: 12		
Depr. Table : 1.5% Effective Age : 17 Physical %Good: 77 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Wall or Floor Furnace    100% Heat#2: No Heating or Cooling    0% Ave. SqFt/Story: 1260 Ave. Perimeter: 146 Has Elevators:			Base Rate for Upper Floors = 28.88  (10) Heating system: Wall or Floor Furnace    Cost/SqFt: 3.41    100% Adjusted Square Foot Cost for Upper Floors = 32.29		
		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling			Total Floor Area: 1,260    Base Cost New of Upper Floors =    40,685  Reproduction/Replacement Cost =    40,685 Eff.Age:17    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 77 /100/100/100/77.0 Total Depreciated Cost =    31,327		
Year Built Remodeled	12 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Office    (No Rates) Area #2: Type #2: Office    (No Rates)			ECF (2001 COMMERCIAL )    0.772 => TCV of Bldg: 2 =    24,185 Replacement Cost/Floor Area= 32.29    Est. TCV/Floor Area= 19.19		
Comments:		* Sprinkler Info * Area: Type: Average					
(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:
(2) Foundation:		(8) Plumbing:			Outlets:                      Fixtures:		
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
(4) Floor Structure:		(9) Sprinklers:			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer
(5) Floor Cover:		(10) Heating and Cooling:			(13) Roof Structure: Slope=0		(40) Exterior Wall:
(6) Ceiling:		X Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:		Thickness    Bsmnt Insul.

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BUSE ALIN D	BROEKSTRA TAYLOR	190,000	11/10/2021	WD	03-ARM'S LENGTH	1178:2407	PROPERTY TRANSFER	100.0			
WOODY KENNETH H JR & RACHA	BUSE ALIN D	87,000	07/21/2021	WD	03-ARM'S LENGTH	1177:1648	PROPERTY TRANSFER	100.0			
NOFFSINGER MARJORIE TRUST	WOODY KENNETH H & RACHAEL	0	07/19/2021	WD	16-LC PAYOFF	1177:1647	DEED	0.0			
NOFFSINGER MARJORIE TRUST	WOODY KENNETH H JR & RACHA	69,900	11/07/2017	LC	03-ARM'S LENGTH	1640:0351	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
13496 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BROEKSTRA TAYLOR 9261 REGENCY BLVD PINCKNEY MI 48169		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
L-585 P-368 234 13496 W HOUGHTON LAKE DRIVE 48629COM AT SW COR OF KEARS OAK VILLA TH S ONE R/W OF CO RD 45 FT TH E PAR WITH S LN OF GOVT LOT 8 TO W BANK OF CANAL TH N 45FT TH W TO POB PART OF GOVT LOT 8 SEC 10T23N R4W "4B"		Public Improvements		* Factors *					Value		
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				CANAL/RIVER	45.00	150.00	1.0000	1.0000	850 100	38,250	
				45 Actual Front Feet, 0.16 Total Acres						Total Est. Land Value =	38,250
Comments/Influences				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 3.5 Concrete	6.25	90	49	276			
				D/W/P: 3.5 Concrete	6.25	12	49	37			
				Fencing: Wire Mesh, #9	3.79	180	21	143			
				Total Estimated Land Improvements True Cash Value =						456	
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	12/14/2021	INSPECTED	2023	19,100	71,200	90,300		82,425C	
		MH	12/10/2021	DESK REVIE	2022	19,100	59,400	78,500		78,500S	
		MH	08/07/2017	INSPECTED	2021	16,900	29,400	46,300		46,300S	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 312	Type CCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 26 Floor Area: 1,460 Total Base New : 192,052 Total Depr Cost: 142,118 Estimated T.C.V: 152,635			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets										
Condition: Good		Lg	X Ord		Small											
Room List		Doors:	Solid	X	H.C.	(5) Floors			(12) Electric							
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			100 Amps Service								
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls CD		Blt 0	
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts								
X	Aluminum Insulation					Many	X Ave.		Few	Ground Area = 1460 SF Floor Area = 1460 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74						
(2) Windows		(7) Excavation			(13) Plumbing			Building Areas								
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1460 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Slab			Size 1,460		Cost New Depr. Cost 160,368 118,672	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer			Other Additions/Adjustments								
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Porches CCP (1 Story)			312		7,054		5,220		
(3) Roof		(9) Basement Finish			Lump Sum Items:			Garages								
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)									
X	Asphalt Shingle	(10) Floor Support						Water/Sewer								
Chimney:								Public Sewer Water Well, 100 Feet			480 1		17,678 -2,074		13,082 -1,535	
								Built-Ins Appliance Allow.			1		1,961		1,451	
								Notes:								
								ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:							152,635	
								Totals:			192,052		142,118			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DAVIS MARGARET	HANDLON, RICHARD M.	0	03/23/2007	QC	21-NOT USED/OTHER	1061/1990	OTHER	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status		
VACANT ISLAND		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
HANDLON RICHARD M 702 W SAINT ANDREWS RD MIDLAND MI 48640-3354		SA:								
Tax Description		2024 Est TCV Tentative								
234 COM AT SW COR OF GOVT LOT 8 SEC 10 T23N R4W TH S 89 DEG 41' E ON S LINE 485FT TH N 21 DEG 28' E 117 FT FOR POB TH S 39 DEG 18' E 56.2 FT TH N 65 DEG 02' E 327.4 FT TH S 76 DEG 40' E 107.4 FT TH N37 DEG 17' E 164.3 FT TH N 64 DEG 40' W 455.5 FT TH S 17 DEG 29' W 414.9 FT TO POB. 2.72 A. "4".		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE			0.200 Acres	9,000 100	1,800	
		Paved Road		WET/UNBUILDABLE			2.520 Acres	0 100	0	
		Storm Sewer					2.72 Total Acres	Total Est. Land Value =	1,800	
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling	2024	Tentative	Tentative	Tentative			Tentative
			Low							
			High							
			Landscaped							
		X	Swamp							
			Wooded							
			Pond							
		X	Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		QT	06/04/2021 INSPECTED	2023	900	0	900			355C
		DMG	05/17/2010 INSPECTED	2022	800	0	800			339C
				2021	800	0	800			329C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOOD FRED J & JOANN R	WOOD FREDERICK J TRUST &	0	07/19/2018	QC	21-NOT USED/OTHER	1166:1670	PROPERTY TRANSFER	0.0
PORATH JANET A	WOOD, FRED & JOANN	400,000	09/21/2012	WD	03-ARM'S LENGTH	1120/461	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
13628 PORATH ISLE CT	School: HOUGHTON LAKE COMM SCHOOLS					
Owner's Name/Address	P.R.E. 0%					
WOOD FREDERICK J TRUST & WOOD JOANN R TRUST 15615 KINLEY RD PEWAMO MI 48873	SA:					
	2024 Est TCV Tentative					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L-663 P-371 234 13628 WEST SHORE DR COM AT W1/4 COR SEC 10 T23N R4W TH S2DEG52'E 1291.2FT TH E 928.5FT TH N42DEG34'E 151.8FT TH N36DEG02'E 180FT TH N36DEG56'E 165FT TH N44DEG18'W 101.15FT FOR POB TH N44DEG18'W 17.3FT TH N6DEG3'E 71.4FT TH N53DEG44'E 90FT TH S47DEG56'E 68FT TH S5DEG36'W 58FT TH N66DEG45'W 44FT TH S49DEG14'W 39FT TH S60DEG58'W 42.5FT TO POB PART OF GOVT LOT 8 .3A	X			LV-OVER 60'	250.00	250.00	0.7248	1.0000	2800	100	OUT ON POINT	507,346
	X			250 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	507,346
	X			Land Improvement Cost Estimates								
	X			Description					Rate		Size % Good	Cash Value
	X			D/W/P: Brick on Sand					18.28		4194 49	37,566
	X			Pool: Concrete					111.34		400 78	34,738
	X			Wood Frame					27.38		144 49	1,932
	X			Total Estimated Land Improvements True Cash Value =								74,236

Comments/Influences	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
															Who	When	What	2024	Tentative	Tentative	Tentative
															2023	253,700	262,800	516,500			295,051C
															2022	217,400	208,900	426,300			281,001C
															2021	199,300	153,000	352,300			272,025C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 128 774 224 27	Type CCP (1 Story) Composite Treated Wood Composite	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 31 Floor Area: 4,322 Total Base New : 663,874 Total Depr Cost: 458,070 Estimated T.C.V: 491,051			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls BC		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 3137 SF Floor Area = 4322 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69						
Condition: Good		Size of Closets			Lg			Ord	Small	Building Areas							
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories			Size	Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			1.5 Story Siding 1 Story Siding			2,369 768			
(1) Exterior					No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few			Plumbing						
X	Insulation				(13) Plumbing			Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches CCP (1 Story)			128	4,599	3,173	
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 3137 S.F. Slab: 0 S.F. Height to Joists: 0.0						Deck Treated Wood Composite Composite			224 774 27	4,818 12,647 1,347	3,324 8,726 929	
X	Many Avg. Few	X	Large Avg. Small				(8) Basement			Garages							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
(3) Roof		(9) Basement Finish						(14) Water/Sewer			Base Cost Common Wall: 2 Wall			728 1	35,250 -5,370	24,322 -3,705	
X	Gable Hip Flat	Gambrel Mansard Shed				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			1 1 1	1,941 6,333 4,031	1,339 4,370 2,781
X	Asphalt Shingle	(10) Floor Support						Lump Sum Items:			Notes:						
Chimney:		Joists: Unsupported Len: Cntr.Sup:									ECF (4004 LAKEVIEW) 1.072 => TC					491,051	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LIUZZO ROBERT J C II	RECKER JEFF & FARNAN CAROL	100,000	04/08/2021	WD	16-LC PAYOFF	1177:1228	DEED	0.0						
LIUZZO ROBERT J CARMELLO I	RECKER JEFF & FARNAN CAROL	100,000	01/14/2021	MLC	03-ARM'S LENGTH	1175:0621	PROPERTY TRANSFER	100.0						
PORATH JANET A TRUST	LIUZZO ROBERT J CARMELLO I	80,000	01/13/2021	WD	16-LC PAYOFF	1175:0620	DEED	0.0						
PORATH JANET A TRUST 2/22/	LIUZZO ROBERT J CARMELLO I	80,000	11/16/2018	LC	22-OUTLIER	1167:2196	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
13624 PORATH ISLE CT		School: HOUGHTON LAKE COMM SCHOOLS		PORCH		07/07/2022	LU22-4515	COMPLETE						
Owner's Name/Address		P.R.E. 0%		Res. New Construction		06/14/2021	PB21-0196	COMPLETE						
RECKER JEFF & FARNAN CAROL 330 W BROOMFIELD MOUNT PLEASANT MI 48858		SA:		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
L-1055 P-2490 (L-1049P-252&L-775P-577) 234 BEG AT NE COR OF LOT 4 PLAT OF KEARS OAKVILLA TH S83DEG23'E ALG CANAL 83.1 FT TH S65DEG55'E 72.38 FT TH N25DEG17'E 105.5 FT TO SH OF LK TH N64DEG43'W ALG SH 70 FT TH N23DEG42'E 130 FT TH N68DEG47'W 65FT TH S19DEG37'W 55 FT TH S55DEG13'E 25 FT TH S13DEG11'24"W 125 FT TH N85DEG16' 26"W 80.6 FT TH S17DEG47'W 50 FT TO POB PART OF GOVT LOT 8 SEC 10 T23N R4W		X	Public Improvements		* Factors *									
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		X	Gravel Road		LAKEVIEW	41.00	115.00	1.0000	0.9482	2800	100		108,859	
		X	Paved Road		4002 CANAL/RIVE	42.00	115.00	1.0000	0.8756	850	100		31,259	
		X	Storm Sewer		83 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 140,117									
		X	Sidewalk		Land Improvement Cost Estimates									
		X	Water		Description	Rate		Size % Good		Cash Value				
		X	Sewer		D/W/P: 3.5 Concrete	7.69		576 95		4,208				
		X	Electric		D/W/P: Brick on Sand	21.96		784 95		16,356				
		X	Gas		Wood Frame	50.95		36 49		899				
		X	Curb		Total Estimated Land Improvements True Cash Value = 21,463									
		X	Street Lights		Work Description for Permit LU22-4515, Issued 07/07/2022: 10X16 PAVILION, WOOD FLOOR									
		X	Standard Utilities		Work Description for Permit PB21-0196, Issued 06/14/2021: TWO STORY RESIDENTIAL DWELLING W/ATTACHED GARAGE FIRST FLOOR-1244 SQ FT; 2ND FLOOR-826 SQ FT; GARAGE-572 SQ FT = 2642 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4420; ROSCOMMON CO SOIL EROSION PERMIT #3994; HLSA SEWER CAPACITY PERMIT #82; HLSA NEW CONSTRUCTION HOOK-UP PERMIT #7871; CENTRAL MI DIST HEALTH DEPT WATER WELL SYSTEM PERMIT #JPHS-C2SMYG									
		X	Underground Utils.		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X	Topography of Site		2024	Tentative	Tentative	Tentative			Tentative			
		X	Level		QT	11/03/2022	INSPECTED	2023	70,100	179,400	249,500	214,980C		
		X	Rolling		QT	11/09/2021	INSPECTED	2022	62,300	19,300	81,600	81,600S		
		X	Low		QT	06/04/2021	INSPECTED	2021	56,600	2,400	59,000	59,000S		
		X	High											
		X	Landscaped											
		X	Swamp											
		X	Wooded											
		X	Pond											
		X	Waterfront											
		X	Ravine											
		X	Wetland											
		X	Flood Plain											
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 160	Type WCP (1 Story)	Year Built: 2021 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
Yr Built 2021	Remodeled 0	Ex	Ord	Min	Size of Closets			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																		
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																		
Room List		Doors:	Solid	H.C.	(5) Floors			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
X	Insulation	No. of Elec. Outlets		Ex. X Ord. Min			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
(2) Windows		Many X Ave. Few		(13) Plumbing			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1240 S.F. Height to Joists: 0.0			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
(3) Roof		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																		
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
Chimney:		(10) Floor Support		Lump Sum Items:			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
		Joists: Unsupported Len: Cntr.Sup:		Notes:			X			Class: BC Effec. Age: 2 Floor Area: 2,146 Total Base New : 346,545 Total Depr Cost: 339,613 Estimated T.C.V: 364,065			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																			
<p>Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 2021                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 1240 SF Floor Area = 2146 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Slab</td> <td>1,240</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>572</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>287,253</td> <td>281,508</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>6,929</td> <td>6,790</td> </tr> <tr> <td>Porches WCP (1 Story)</td> <td>160</td> <td>9,019</td> <td>8,839</td> </tr> <tr> <td>Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>572</td> <td>29,727</td> <td>29,132</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,688</td> <td>-2,634</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,941</td> <td>1,902</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,333</td> <td>6,206</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>4,031</td> <td>3,950</td> </tr> <tr> <td>Local Cost Items STAND BY GENERATOR</td> <td>1</td> <td>4,000</td> <td>3,920</td> </tr> <tr> <td>Totals:</td> <td></td> <td>346,545</td> <td>339,613</td> </tr> </tbody> </table> <p>Notes: ECF (4004 LAKEVIEW) 1.072 =&gt; TCv: 364,065</p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Slab	1,240			0.5 Story	Siding	Overhang	572			Total:				287,253	281,508	Item	Quantity	Cost	Depr. Cost	3 Fixture Bath	1	6,929	6,790	Porches WCP (1 Story)	160	9,019	8,839	Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	572	29,727	29,132	Common Wall: 1 Wall	1	-2,688	-2,634	Water/Sewer Public Sewer	1	1,941	1,902	Water Well, 100 Feet	1	6,333	6,206	Built-Ins Appliance Allow.	1	4,031	3,950	Local Cost Items STAND BY GENERATOR	1	4,000	3,920	Totals:		346,545	339,613
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
MATHEWS MARK W & LAURIE A	MATHEWS MARK W & LAURIE A	0	09/13/2022	WD	15-LADY BIRD	1182:1123	PROPERTY TRANSFER	0.0							
CHAMPAGNE ROBERT E JR & TA	MATHEWS MARK W & LAURIE A	559,000	02/12/2021	WD	03-ARM'S LENGTH	1175:1485	PROPERTY TRANSFER	100.0							
WYREMBELSKI, JAMES & KELLY	CHAMPAGNE JR., ROBERT & T	190,000	05/20/2011	WD	03-ARM'S LENGTH	1104/1058	OTHER	100.0							
WYREMBELSKI, KELLY	WYREMBELSKI, JAMES & KELLY	46,000	10/30/2009	LC	03-ARM'S LENGTH	1088/1669/1667	OTHER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1		Building Permit(s)		Date	Number	Status					
13620 PORATH ISLE CT		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		01/01/2016		PB16-0142	COMPLETE						
Owner's Name/Address		SA:		P.R.E. 0%											
MATHEWS MARK W & LAURIE A [LE] 6776 SHEA RD COTTRELLVILLE MI 48039-2521		2024 Est TCV Tentative													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value							
(L-991P-2111&L-866P-545&L-837 P-398) 234 L-1027 P-1351 COM AT W 1/4 COR SEC 10 TH S2DEG53'16"E ALG SEC LINE 846.55FT TH N87DEG06'44"E 780.36FT FOR POB TH S65DEG32'58"E ALG CANAL 105FT TH N25DEG13'55"E TO LAKE SHORE 117.56FT TH N64DEGREES06'14" W ALONG SHORE 105FT TH S25DEG 13'50"W 120.21FT TO POB - PART OF GOVT LOT 8 SEC 10 T23NR4W PAR 1 PP; 006-010-010-0461 13620 #1 W SHORE DR		X		Dirt Road		LAKEVIEW 52.00 119.06 1.0000 0.9549 2800 100		139,027							
Comments/Influences		X		Gravel Road		52 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =		139,027					
		X		Paved Road		Land Improvement Cost Estimates									
		X		Storm Sewer		Description		Rate		Size % Good	Cash Value				
		X		Sidewalk		D/W/P: 3.5 Concrete		7.69		660 46	2,334				
		X		Water		D/W/P: 3.5 Concrete		7.69		108 46	382				
		X		Sewer		D/W/P: Patio Blocks		19.13		184 71	2,499				
		X		Electric		D/W/P: Patio Blocks		19.13		216 71	2,934				
		X		Gas		Total Estimated Land Improvements True Cash Value =				8,149					
		X		Curb		Work Description for Permit PB16-0142, Issued 01/01/2016: ADDITION ALSO PB16-0143									
		X		Street Lights		Year		Land Value		Building Value		Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X		Standard Utilities		2024		Tentative		Tentative		Tentative		Tentative	
		X		Underground Utils.		2023		69,500		233,400		302,900		252,315C	
		X		Topography of Site		2022		59,600		180,700		240,300		240,300S	
		X		Level		2021		72,300		125,700		198,000		98,241C	
		X		Rolling											
		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/13/2023 INSPECTED		MH 11/13/2017 INSPECTED		DMG 05/17/2010 INSPECTED									

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1996 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 63 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling									96 466 51 160	WCP (1 Story) CPP Composite Wood Balcony		
Building Style: 2 STORY		(4) Interior			Central Air Wood Furnace			No./Qual. of Fixtures			Class: BC Effec. Age: 16 Floor Area: 3,052 Total Base New : 545,331 Total Depr Cost: 460,499 Estimated T.C.V: 493,655			E.C.F. X 1.072		Bsmnt Garage:	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2172 SF Floor Area = 3052 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84							
Condition: Good		Lg	X	Ord		Small	No. of Elec. Outlets			Building Areas							
Room List		Doors:		Solid	X	H.C.	(12) Electric			Stories							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			200 Amps Service			Average Fixture(s)			Exterior						
(1) Exterior		Kitchen: Laminate Other: Carpeted Other: Laminate			No./Qual. of Fixtures			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Foundation						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			Plumbing			Size						
X	Insulation	X	Drywall				(13) Plumbing			Cost New							
(2) Windows		(7) Excavation			Many X Ave. Few			Other Additions/Adjustments			Depr. Cost						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2172 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total:							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Lump Sum Items:			Water/Sewer			Exterior						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Foundation						
X	Gable Hip Flat	(9) Basement Finish			Lump Sum Items:			Water/Sewer			Foundation						
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Water/Sewer			Foundation						
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Water/Sewer			Foundation						
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer			Foundation						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CHAMPAGNE ROBERT E JR & TRACIE	PEIFER JAMES & TRACIE	459,000	12/29/2020	WD	03-ARM'S LENGTH	1175:0202	PROPERTY TRANSFER	100.0			
PORATH LAWRENCE A & JANET	CHAMPAGNE ROBERT E JR & TRACIE	90,000	07/27/2018	WD	22-OUTLIER		PROPERTY TRANSFER	100.0			
PORATH LAWRENCE A & JANET	CHAMPAGNE ROBERT E JR & TRACIE	90,000	07/27/2018	WD	22-OUTLIER		PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
13620 PORATH ISLE CT II		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		08/21/2020	PB20-0245	COMPLETE			
Owner's Name/Address		P.R.E. 0%		HOUSE		11/07/2018	PB18-0368	COMPLETE			
PEIFER JAMES & TRACIE 37220 GLENBROOK DR CLINTON TOWNSHIP MI 48036		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-837 P-398 234 COM AT W 1/4 SEC 10 TH S2DEG53'16"E ALG SEC LINE 846.55FT TH N87DEG06'44"E 780. 36FT TH S65DEG32'58"E ALG CANAL 105FT FOR POB TH S65DEG32'58"E 105FT TH N25DEG14'00"E TO LK SHORE 114.91FT TH N64DEG 06'14"W ALG SH 105FT TH S25DEG13'55"W 117.56FT TO POB - PART OF GOVT LOT 8 SEC 10 T23NR4W PAR 2 PP; 006-010-010-0461. AND ALSO, BEING A PART OF GOVT LOT 8 SEC 10 T23N R4W COM AT W1/4 COR OF SEC 10 TH S2DEG53'16"E ALG SEC LN 846.55FT TH N87DEG06'44"E 780.36FT TH S65DEG32'58"E ALG CANAL 210 FOR POB TH S65DEG32'58"E TO THE SHORE 127.54FT TH N35DEG48'47"E ALG SAID SHORE 103.87FT TH N60DEG27'00"W 147.01FT TH S25DEG14'00"W 114.91 TO POB COMBINED ON 12/23/2020 FROM 006-010-010-0464 AND 006-010-010-0466;		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	55.00	116.00	1.0000	0.9499	2800	100	146,283
		Paved Road		LAKEVIEW	61.00	115.00	1.0000	0.9482	2800	100	161,961
		Storm Sewer		116 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 308,244							
		Sidewalk		Land Improvement Cost Estimates							
		Water		Description	Rate	Size	% Good	Cash Value			
		Sewer		D/W/P: 3.5 Concrete	5.86	1624	74	7,043			
		Electric		D/W/P: 3.5 Concrete	5.86	312	74	1,353			
		Gas		Total Estimated Land Improvements True Cash Value = 8,396							
		Curb		Work Description for Permit PB20-0245, Issued 08/21/2020: ONE STORY REDIDENTIAL ACCESSORY BUILDING-PREMANUFACTURED STORAGE SHED 12 X 26 X 8 = 312 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4327 ROSCOMMON COUNTY SIOL EROSION PERMIT #3881							
		Street Lights		Work Description for Permit PB18-0368, Issued 11/07/2018: NEW 2 STY DWELLING, 1ST FLOOR 2552 SQFT + 1980 SQFT FOR 4532 SQFT DWELLING							
		Standard Utilities		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Underground Utils.		2024	Tentative	Tentative	Tentative			Tentative	
		Topography of Site		2023	154,100	154,600	308,700			262,159C	
		Level		2022	132,100	119,600	251,700			249,676C	
		Rolling		2021	121,100	120,600	241,700			241,700S	
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
Comments/Influences		Who		When		What					
Split/Comb. on 12/23/2020 completed 12/23/2020 MIKE OWNER REQUEST ; Parent Parcel(s): 006-010-010-0464, 006-010-010-0466; Child Parcel(s): 006-010-010-0465;		QT		04/13/2023		INSPECTED					
		KH		11/01/2019		INSPECTED					
		DMG		05/17/2010		INSPECTED					
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top	Interior 1 Story	Area	Type	Year Built: 2019	616	CCP (1 Story)	Car Capacity:	Class: C	Exterior: Siding	
	Mobile Home																0
	Town Home	0					Bath Heater	Two Sided			Common Wall: 1 Wall	360	Wood Balcony	Foundation: 42 Inch	Finished ?:		
	Duplex	0					Vent Fan	Exterior 1 Story							Auto. Doors: 0	Mech. Doors: 0	
	A-Frame						Hot Tub	Exterior 2 Story							Area: 1232	% Good: 0	
	Wood Frame	(4) Interior		Electric Baseboard			Unvented Hood			Class: C			Storage Area: 0		No Conc. Floor: 0		
		Drywall Paneled		Plaster Wood T&G	Elec. Ceil. Radiant			Vented Hood			Effec. Age: 16						
Building Style: 2 STORY		Trim & Decoration		Electric Wall Heat			Intercom			Floor Area: 2,024			E.C.F. X 1.072		Bsmnt Garage:		
Yr Built 2018	Remodeled 0	Ex	Ord	Min	Space Heater			Jacuzzi Tub			Total Base New : 329,738						
Condition: Average		Size of Closets		Wall/Floor Furnace			Jacuzzi repl.Tub			Total Depr Cost: 276,979							
		Lg	Ord	Small	Forced Heat & Cool			Oven			Estimated T.C.V: 296,921						
Room List		Doors:	Solid	H.C.	No Heating/Cooling			Microwave									
	Basement	(5) Floors		Central Air			Standard Range										
	1st Floor	Kitchen:		Wood Furnace			Self Clean Range										
	2nd Floor	Other:		(12) Electric			Sauna										
	Bedrooms	Other:		0 Amps Service			Trash Compactor										
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Central Vacuum										
	Wood/Shingle	Ex.	Ord.	Min	Many			Security System									
	Aluminum/Vinyl	(6) Ceilings		Ave.			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls C			Blt 2018				
	Brick	No. of Elec. Outlets		Few			Ground Area = 704 SF Floor Area = 2024 SF.										
	Insulation	(13) Plumbing		Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84										
		2 3 Fixture Bath		2 Fixture Bath			Building Areas										
(2) Windows		(7) Excavation		2 Softener, Auto			Stories			Size			Cost New		Depr. Cost		
Many Avg.	Large Avg.	Basement: 0 S.F.		2 Softener, Manual			2 Story			704							
Few	Small	Crawl: 0 S.F.		Solar Water Heat			1 Story			616							
		Slab: 704 S.F.		No Plumbing						Total:			220,996		185,635		
		Height to Joists: 0.0		Extra Toilet			Other Additions/Adjustments										
				Extra Sink			Plumbing										
				Separate Shower			3 Fixture Bath			1			4,711		3,957		
				Ceramic Tile Floor			Porches										
				Ceramic Tile Wains			CCP (1 Story)			616			15,240		12,802		
				Ceramic Tub Alcove			Balcony										
				Vent Fan			Wood Balcony			420			17,354		14,577		
							Wood Balcony			360			14,875		12,495		
(3) Roof		(8) Basement		(14) Water/Sewer			Garages										
	Wood Sash	Conc. Block		Public Water			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)										
	Metal Sash	Poured Conc.		1 Public Sewer			Common Wall: 1 Wall			1			-2,724		-2,288		
	Vinyl Sash	Stone		1 Water Well			Base Cost			1232			44,377		37,277		
	Double Hung	Treated Wood		1000 Gal Septic			Water/Sewer			1			1,515		1,273		
	Horiz. Slide	Concrete Floor		2000 Gal Septic			Public Sewer			1			5,890		4,948		
	Caseament	(9) Basement Finish		Lump Sum Items:			Built-Ins										
	Double Glass						Appliance Allow.			1			2,806		2,357		
	Patio Doors						Deck										
	Storms & Screens						w/Roof (Roof portion)			300			4,698		3,946		
(10) Floor Support							Notes:			Totals:			329,738		276,979		
Chimney:							ECF (4004 LAKEVIEW) 1.072 => TCV:						296,921				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
Single Family Mobile Home Town Home Duplex A-Frame	Wood Frame	Eavestrough Insulation		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32	Type WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.072	Bsmnt Garage:	Carport Area: Roof:				
		0 Front Overhang 0 Other Overhang	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Heat Pump No Heating/Cooling									Class: D Effec. Age: 11 Floor Area: 280 Total Base New : 28,399 Total Depr Cost: 25,273 Estimated T.C.V: 27,093			
Building Style: 1 STORY		Condition: Average		Ex	Ord	Min	X	Central Air Wood Furnace	(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min	No. of Elec. Outlets Many Ave. Few	(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Cost Est. for Res. Bldg: 2 Recreation Cabin 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 280 SF Floor Area = 280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89 Building Areas Description Add for Electrical Other Additions/Adjustments Porches WCP (1 Story)	Cls D Blt 2020					
Yr Built 2020	Remodeled 0	Lg	Ord	Small	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 27,093												
Room List		Doors: Solid H.C.		(5) Floors Kitchen: Other: Other:			(6) Ceilings			(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(9) Basement Finish			(10) Floor Support			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:					
(2) Windows		Many Avg. Few Large Avg. Small		(14) Water/Sewer			Lump Sum Items:			Totals: 28,399			25,273					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			27,093								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JAY GINA M	GROVE SCOTT G & DEANNA M	135,000	12/29/2016	WD	21-NOT USED/OTHER	1161:0159	PROPERTY TRANSFER	100.0			
JAY GINA M	MORTGAGE INVESTMENT INC	0	12/28/2016	QC	21-NOT USED/OTHER	1161:0158	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
GROVE SCOTT G & DEANNA M 130 WHITES CT HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	89.55	118.00	1.0000	0.9531	2800	100	238,991
				90 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =		238,991	
Comments/Influences		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	06/04/2021	INSPECTED	2023	119,500	0	119,500			95,708C
					2022	102,400	0	102,400			91,151C
					2021	93,900	0	93,900			88,240C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MORTGAGE INVESTMENTS INC	ROBERTS JAMES R & CAROL R	123,000	10/29/2018	WD	16-LC PAYOFF	1167:1724	DEED	0.0			
MORTGAGE INVESTMENTS INC	ROBERTS JAMES R & CAROL R	123,000	07/22/2016	LC	21-NOT USED/OTHER	1159-1640	PROPERTY TRANSFER	100.0			
JAY DAVID P & DIANA M	MORTGAGE INVESTMENTS INC	0	07/09/2016	QC	21-NOT USED/OTHER	1159-1639	PROPERTY TRANSFER	100.0			
JAY GINA M	JAY DAVID P & DIANA M	0	07/05/2016	QC	21-NOT USED/OTHER	1159-1638	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
134 WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS			HOUSE		11/26/2018	PB18-0379	COMPLETE		
Owner's Name/Address		P.R.E. 0%		SA:							
ROBERTS JAMES R & CAROL R 5970 LEXIE LANE BAY CITY MI 48706		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	76.62	135.00	1.0000	0.9791	2800	100	210,063
				77 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 210,063							
				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
				D/W/P: 3.5 Concrete	6.68		557 93		3,461		
				Total Estimated Land Improvements True Cash Value = 3,461							
				Work Description for Permit PB18-0379, Issued 11/26/2018: NEW 1 STY DWELLING, ATTACHED GARAGE, OPEN DECK. GARAGE 24X30, HOUSE 38X54 + 4X24, DECK 552 SF							
Comments/Influences		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		CW	07/29/2019	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
					2023	105,000	165,700	270,700			199,317C
					2022	90,000	127,600	217,600			189,826C
					2021	82,500	122,000	204,500			183,762C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 20 600	Type WCP (1 Story) Composite	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 700 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 2019	Remodeled 0	Ex	X	Ord		Min											
Condition: Good		Trim & Decoration		Size of Closets													
		Lg	X	Ord		Small											
Room List		Doors:		Solid		H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
		Kitchen: Other: Other:		200 Amps Service													
(1) Exterior		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY													
		Ex.		Ord.		Min											
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets													
		X	Drywall														
	X Insulation																
(2) Windows		(7) Excavation		(13) Plumbing													
	Many X Avg. Few																
	X Large Avg. Small	Basement: 0 S.F. Crawl: 2148 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		(14) Water/Sewer													
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
(3) Roof		(9) Basement Finish		Lump Sum Items:													
	X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Notes:													
	X Gambrel Mansard Shed	(10) Floor Support		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
	X Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 352,483													
	Chimney:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
136 WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
HANDLON RICHARD M 702 W SAINT ANDREWS RD MIDLAND MI 48640-3354		SA:											
		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKEVIEW	83.00	100.00	1.0000	0.9221	2800	100		214,298
					83 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =	214,298			
					Land Improvement Cost Estimates								
					Description	Rate	Size	% Good					Cash Value
					D/W/P: 3.5 Concrete	7.69	2076	84					13,410
					D/W/P: 3.5 Concrete	7.69	752	84					4,858
					Total Estimated Land Improvements True Cash Value =				18,268				
Comments/Influences		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative					
QT 06/27/2022 DENIED ACC				2023	107,100	335,400	442,500	288,139C					
DMG 05/17/2010 INSPECTED				2022	91,800	287,100	378,900	274,419C					
				2021	84,200	273,200	357,400	265,653C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1320 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 25 Floor Area: 5,705 Total Base New : 874,245 Total Depr Cost: 655,684 Estimated T.C.V: 702,893			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 3/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY			Cls BC		Blt 0				
Yr Built 0	Remodeled 0	Ex	X Ord	Min	X Ex.			Ord.	Min	Ground Area = 3260 SF Floor Area = 5705 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75									
Condition: Good		Size of Closets		Lg	X Ord	Small	No. of Elec. Outlets			Building Areas									
Room List		Doors:	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation			Size		Cost New	Depr. Cost				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			Average Fixture(s)			1.75 Story Siding/Brick Crawl Space			3,260						
(1) Exterior		Kitchen: Other: Other:		X Ex.			Ord.	Min	Other Additions/Adjustments										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Exterior			Stone Veneer			308		14,568	10,926			
(2) Windows		(7) Excavation		Many			X	Ave.	Few	Plumbing									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 3260 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			2		13,857	10,393
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Porches			CCP (1 Story) WCP (1 Story)		216 56		7,400 4,311	5,550 3,233	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Deck			Treated Wood			372		6,689	5,017			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well			Water/Sewer			Class: BC Exterior: Brick Foundation: 18 Inch (Unfinished) Common Wall: 1 Wall Base Cost			1 1320		-4,114 71,108	-3,085 53,331			
X	Asphalt Shingle	(10) Floor Support		1			Public Sewer			Water Well, 100 Feet			1		6,333	4,750			
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:		1			Water Well			Built-Ins			1		4,031	3,023			
				Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Appliance Allow. Fireplaces			1		8,614	6,460			
										Interior 2 Story			1		8,614	6,460			
													Totals:		874,245	655,684			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HANDLON RICHARD M 702 W SAINT ANDREWS RD MIDLAND MI 48640-3354		SA:									
		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	133.00	75.00	1.0000	0.8706	2800	100	324,193
				133 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =		324,193	
Tax Description		Dirt Road									
L-995 P-2198 (L-868 P-24) 234 COM AT W		Gravel Road									
1/4 COR SEC 10 TH S02DEG52'00"EALG SEC		Paved Road									
LINE 1291.2FT TO 1/8 LINE TH S89		Storm Sewer									
DEG41'00"E 939.70FT TH N35DEG19'35"E		Sidewalk									
248.23FT TH N36DEG20'14"E 163.59FT FOR		Water									
POB TH N36DEG20'14"E 65.27FT TO INTERMED		Sewer									
TRAV LINE TH ALG TRAV LINE S88DEG46'43" E		Electric									
106.11FT TH S0DEG15'52"E 69.90FT TH		Gas									
S29DEG00'50"W 63.66FT TH N56DEG37'00"W		Curb									
136.78FT TO POB - PART OF GOVT LOT 8 SEC		Street Lights									
10 T23NR4W PAR 4 .33AC		Standard Utilities									
PP:006-010-010-0500		Underground Utils.									
Comments/Influences		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	06/27/2022	DENIED ACC	2023	162,100	0	162,100		106,489C	
		DMG	05/17/2010	INSPECTED	2022	138,900	0	138,900		101,419C	
					2021	127,400	0	127,400		98,180C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROBYNSON PROPERTIES LLC	SALINAS BERNABE & MCMANIMON	188,800	11/01/2019	WD	03-ARM'S LENGTH	1170:2680	PROPERTY TRANSFER	100.0			
GILLEN ROBYN L & ROBINSON	ROBYNSON PROPERTIES LLC	0	05/04/2018	QC	21-NOT USED/OTHER	1165:2272	PROPERTY TRANSFER	0.0			
JAY DIANA M	GILLEN ROBYN L & ROBINSON	160,000	03/23/2018	WD	03-ARM'S LENGTH	1165:1640	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
115 WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS			ROOF	05/26/2017	PB17-0138	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
SALINAS BERNABE & MCMANIMON KENNETH 115 WHITES CT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
L-868 P-22 L-668 P-663-665234 COM AT W 1/4 COR SEC 10 TH S02DEG52'08"E1291.2FT TO 1/8 LINE TH S89DEG41'00"E ALG 1/8 LINE 328.5FT TO ELY R/W LINE OF CO RD & FOR POB TH S89DEG41'00"E 547.13 FT TH N0DEG19'00"E 142.17FT TO INTERMED TRAV LINE TH S62DEG54'20"W ALG TRAV LINE 269.71FT TH N89DEG41'00"W 297.33FT TO ELY R/W OF W SHORE DR TH S01DEG39'00"W ALG R/W 18FT TO POB - PART OF GOVT LOT 8SEC 10 T23NR4W PAR A PP:006-010-010-0340 & 010-010-0360		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road	CANAL/RIVER	150.00	75.00	1.0000	0.7071	850	100	90,156
			Paved Road	150 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 90,156							
			Storm Sewer	Land Improvement Cost Estimates							
			Sidewalk	Description	Rate	Size	% Good	Cash Value			
		X	Water	Fencing: Wd, Split, 2 Rail	16.72	250	21	878			
		X	Sewer	D/W/P: 3.5 Concrete	6.68	1560	46	4,794			
			Electric	D/W/P: 3.5 Concrete	6.68	400	46	1,229			
			Gas	Wood Frame	25.35	192	46	2,239			
			Curb	Total Estimated Land Improvements True Cash Value = 9,140							
		X	Street Lights	Work Description for Permit PB17-0138, Issued 05/26/2017: REROOF							
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Level	2024	Tentative	Tentative	Tentative			Tentative	
			Rolling	QT 04/13/2023	INSPECTED	2023	45,100	57,900	103,000	87,766C	
			Low	MH 08/07/2017	INSPECTED	2022	45,100	48,100	93,200	83,587C	
			High	DMG 08/02/2011	INSPECTED	2021	39,800	42,500	82,300	80,917C	
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 640 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																														
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																									
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration																																																																																									
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets																																																																																							
Condition: Good		Lg	X Ord		Small	Central Air Wood Furnace																																																																																							
Room List		Doors:	Solid X		H.C.	(12) Electric																																																																																							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service																																																																																						
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets																																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many X Ave. Few			(13) Plumbing																																																																																						
(2) Windows		(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 896 S.F. Height to Joists: 0.0																																																																																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																									
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																																									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																									
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																											
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 896 SF Floor Area = 896 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>896</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>119,025</td> <td>84,509</td> </tr> </tbody> </table> Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Base Cost</th> <th>Common Wall: 1 Wall</th> <th>Water/Sewer</th> <th>Public Sewer</th> <th>Water Well, 100 Feet</th> <th>Built-Ins</th> <th>Appliance Allow.</th> <th>Totals:</th> </tr> </thead> <tbody> <tr> <td></td> <td>640</td> <td>24,365</td> <td>17,299</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>1</td> <td>-2,251</td> <td>-1,598</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>1,515</td> <td>1,076</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>5,890</td> <td>4,182</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>2,806</td> <td>1,992</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>151,350</td> <td>107,460</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 115,412													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	896			Total:				119,025	84,509	Item	Base Cost	Common Wall: 1 Wall	Water/Sewer	Public Sewer	Water Well, 100 Feet	Built-Ins	Appliance Allow.	Totals:		640	24,365	17,299								1	-2,251	-1,598								1	1,515	1,076							1	5,890	4,182							1	2,806	1,992								151,350	107,460			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JAY DIANA M		0	03/04/2022	OTH	07-DEATH CERTIFICATE	OBITUARY	OTHER	0.0			
GILLEN ROBYN L & ROBINSON	JAY DIANA M	0	07/14/2020	QC	10-FORECLOSURE	1173:1198	DEED	0.0			
JAY DIANA M	GILLEN ROBYN L & ROBINSON	79,900	03/23/2018	MLC	03-ARM'S LENGTH	1165:1262	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
JAY DIANA M ESTATE 19698 GLORIA MACOMB MI 48044		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
L-868 P-22 L-668 P-663-665234 COM AT W 1/4 COR SEC 10 TH S02DEG52'00"E1291.2 TO 1/8 LINE TH S89DEG41'00"E ALG 1/8 LINE 875.63FT FOR POB TH S89DEG41' 00"E 64.07FT TH N35DEG19'35"E 93.99FT TO INTERMED TRAV LINE TH N58DEG15'12"W ALG TRAV LINE 134.30FT TH S0DEG19'00"W 142.17FT TO POB - PART OF GOVT LOT 8 SEC 10 T23NR4W PAR B PP: 006-010-010-0340 & 010-010-0360		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X Gravel Road		CANAL/RIVER	134.00	75.00	1.0000	0.7071	850	100	80,539
		X Paved Road		134 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 80,539							
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		X Landscaped									
		Swamp									
		Wooded									
		X Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		MH	08/07/2017	INSPECTED	2023	40,300	0	40,300			38,504C
		DMG	05/17/2010	INSPECTED	2022	40,300	0	40,300			36,671C
					2021	35,500	0	35,500			35,500S



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
JAY DIANA M	GROVE, SCOTT & DEANNA	380,000	10/29/2012	OTH	10-FORECLOSURE	1122/1433	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
130 WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS			Res. Utility Building	05/19/2022	PB22-0145	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
GROVE SCOTT & DEANNA 130 WHITES CT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L1155/P695 SURVEY L-868 P-22 (L-1050 P-1691 & 92 SURVEY) 234 COM AT W 1/4 COR SEC 10 TH S0DEG52'00"E ALG SEC LINE 1291.2FT TO 1/8 LINE TH S89 DEG41'00"E 939.70FT FOR POB TH S89DEG41'00"E 120.10FT TO INTERMED TRAV LINE TH N37DEG38'35"E ALG TRAV LINE104.75FT TH N56DEG37'00"W 102.66FT TH S35DEG19'36"W 170.09FT TO POB. PART OF GOVT LOT 8 SEC 10 T23N R4W PAR C PP:006-010-010-0510 & 010-010-0640 (06)		Public Improvements		* Factors *				Value				
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	91.00	102.00	1.0000	0.9258	2800	100		235,885
		Paved Road		91 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		235,885		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 4in Ren. Conc.				Rate	Size		% Good	Cash Value
		Sewer		D/W/P: 4in Ren. Conc.				8.29	412	71		2,425
		Electric		Wood Frame				8.29	2577	46		9,827
		Gas						23.57	336	95		7,524
		Curb		Total Estimated Land Improvements True Cash Value = 19,776								
		Street Lights		Work Description for Permit PB22-0145, Issued 05/19/2022: 14 X 24 = 336 TOTAL SQ FT PREFABRICATED STORAGE SHED* *MUST BE ANCHORED DOWN* LAKE TOWNSHIP LAND USE PERMIT #4496 ROSCOMMON COUNTY SOIL EROSION PERMIT DATED 5/19/22.								
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	Tentative	Tentative	Tentative			Tentative		
		Rolling		2023	117,900	253,700	371,600			201,472C		
		Low		2022	101,100	193,400	294,500			187,688C		
		High		2021	92,700	184,400	277,100			181,693C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What								
		QT	11/03/2022	INSPECTED								
		MH	08/07/2017	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 260 636 120	Type CCP (1 Story) CPP Roof Cover Onl	Year Built: Car Capacity: Class: BC Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 637 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 16 Floor Area: 2,903 Total Base New : 584,218 Total Depr Cost: 490,193 Estimated T.C.V: 525,487			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Trim & Decoration		X Drywall Paneled			Plaster Wood T&G			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2903 SF Floor Area = 2903 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Brick Crawl Space 2,903 Total: 474,047 398,200						
Yr Built 2007	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			X Ex. Ord. Min			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 6,929 5,820 Porches CCP (1 Story) 260 8,689 7,299 CPP 636 12,593 10,578 Garages Class: BC Exterior: Brick Foundation: 18 Inch (Unfinished) Base Cost 637 41,004 34,443 Common Wall: 2 Wall 1 -8,220 -6,905 Class: BC Exterior: Brick Foundation: 18 Inch (Unfinished) Base Cost 396 29,961 25,167 Water/Sewer Public Sewer 1 1,941 1,630 Water Well, 100 Feet 1 6,333 5,320 Built-Ins Appliance Allow. 1 4,031 3,386 Deck w/Roof (Roof portion) 120 2,910 1,455 Local Cost Items STAND BY GENERATOR 1 4,000 3,800 *9					
Condition: Good		Size of Closets		Lg X Ord Small			(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
Room List		Doors: X	Solid	H.C.	(5) Floors			(12) Electric			200 Amps Service					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Laminate Other: Carpeted Other: Laminate			No. of Elec. Outlets			Many X Ave. Few						
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 2903 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						
	Wood/Shingle Aluminum/Vinyl X Brick	(8) Ceilings		X Drywall			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						
	X Insulation	(9) Excavation		Basement: 0 S.F. Crawl: 2903 S.F. Slab: 0 S.F. Height to Joists: 0.0			(10) Floor Support			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						
(2) Windows		Many X Avg. Few	X Avg. Large Small	Basement: 0 S.F. Crawl: 2903 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Lump Sum Items:						
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						
(3) Roof		Gable X Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						
	X Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						
<p>**** Calculations too long. See Valuation printout for complete pricing. ****</p>																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
W SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:								
Tax Description		2024 Est TCV Tentative								
**QUAL AGR 100.00% STATE # 4747 PA 513 OF 2004 234 S 66FT OF GOVT LOT 9 SEC 10 T23N R4W .09 AC		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road					0.09	Acres	0 100	0
		Paved Road					0.09	Total Acres	Total Est. Land Value =	0
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who When What		2024	Tentative	Tentative	Tentative			Tentative
				2023	0	0	0			68,890S
				2022	0	0	0			65,610S
				2021	0	0	0			63,515S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
BEDARD JUDY	JOBIN JAKE D & JOBIN TRICIA L	0	05/20/2013	WD	09-FAMILY	1128/55	OTHER	100.0											
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status									
7200 LAKEWOOD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/31/2020		SA:		2024 Est TCV Tentative											
Owner's Name/Address		SA:		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1															
JOBIN JAKE D & JOBIN TRICIA L & BEDARD JUDY & GULBRANDSEN DONALD K 7200 LAKEWOOD HOUGHTON LAKE MI 48629		X Improved		Vacant		* Factors *													
Tax Description		Public Improvements		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value					
L-495 P-800 234 NE1/4 OF NE1/4 SEC 11 T23N R4W 40A		X		Dirt Road		RESIDENTIAL ACREAGE		40.00		Total Acres		1,800 100		72,000					
Comments/Influences		X		Gravel Road		Land Improvement Cost Estimates		40.00		Total Est. Land Value =		72,000							
		X		Paved Road		Description		Rate		Size % Good		Cash Value							
		X		Storm Sewer		D/W/P: 3.5 Concrete		6.25		553 50		1,728							
		X		Sidewalk		D/W/P: 3.5 Concrete		6.25		840 50		2,625							
		X		Water		D/W/P: 3.5 Concrete		6.25		681 95		4,043							
		X		Sewer		Wood Frame		26.00		100 75		1,950							
		X		Electric		Total Estimated Land Improvements		True Cash Value =		10,346									
		X		Gas		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		X		Curb		2024		Tentative		Tentative		Tentative						Tentative	
		X		Street Lights		AA 09/22/2022 INSPECTED		2023		36,000		59,700						53,871C	
		X		Standard Utilities		DMG 04/21/2010 INSPECTED		2022		34,000		33,100						46,449C	
		X		Underground Utils.				2021		30,000		30,900						44,966C	
		X		Topography of Site															
		X		Level															
		X		Rolling															
		X		Low															
		X		High															
		X		Landscaped															
		X		Swamp															
		X		Wooded															
		X		Pond															
		X		Waterfront															
		X		Ravine															
		X		Wetland															
		X		Flood Plain															

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144 480	Type CGEP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 1,252 Total Base New : 237,755 Total Depr Cost: 140,657 Estimated T.C.V: 118,011			E.C.F. X 0.839		Bsmnt Garage: Carport Area: 360 Roof: Aluminum												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0													
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1252 SF Floor Area = 1252 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas		Stories		Size		Cost New		Depr. Cost									
Condition: Good		Size of Closets			Lg			Ord			Small			1 Story			Siding		Foundation		Slab		Total:		144,783		79,632	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Kitchen: Other: Other:			Ex.			X			Ord.			Min					
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Exterior			Stone Veneer			462			16,018			8,810		
(1) Exterior		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1252 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			1000 Gal Septic			1			4,614			2,538		
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:		
X	Insulation	(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			Appliance Allow.			1			1,961			1,079					
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1252 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			1000 Gal Septic			1			4,614			2,538		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:		
(3) Roof		(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			Deck w/Roof (Roof portion)			480			6,701			3,686					
X	Gable Hip Flat	(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			Carports Aluminum			360			4,900			2,695					
X	Asphalt Shingle Metal	(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			Totals:			237,755			140,657								
Chimney:		(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 =>			TCV:			118,011								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
HOUGHTON LAKE & LAKEWOOD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.									
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:									
Tax Description		2024 Est TCV Tentative									
**QUAL AGR 100.00% STATE # 4748 PA 513 OF 2004 234 GOVT LOT 2 EXC E 150FT SEC 11 T23N R4W - GOVT LOTS 3 & 4 SEC 11 T23N R4W 98.37 AC & W1/2 OF NE 1/4 AND N1/2 OF NW1/4 SEC 11 T23N R4W 160 AC		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		X	Public Improvements		* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
							258.37 Acres	0 100		0	
							258.37 Total Acres	Total Est. Land Value =		0	
		X	Dirt Road		Land Improvement Cost Estimates						
		X	Gravel Road		Description	Rate	Size	% Good	Cash Value		
		X	Paved Road		D/W/P: 3.5 Concrete	6.47	1466	0	0	0	
		X	Storm Sewer		D/W/P: Asphalt Paving	3.03	680	0	0	0	
		X	Sidewalk		Wood Frame	36.63	40	0	0	0	
		X	Water		Ad-Hoc Unit-In-Place Items						
		X	Sewer		Description	Rate	Size	% Good	Cash Value		
		X	Electric		/CI16/YARI/RAIPD/25 S/DECSFPEL	25.50	15	0	0	0	
		X	Gas		Total Estimated Land Improvements True Cash Value =				0		
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		X	Topography of Site								
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		AA	09/23/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
					2023	0	0	0			1,012,697S
					2022	0	0	0			964,474S
					2021	0	0	0			933,664S

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

Desc. of Bldg/Section: Calculator Occupancy: Restroom Buildings				<<<<< Calculator Cost Computations >>>>>			
Class: C Floor Area: 299 Gross Bldg Area: 395 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: C    Quality: Cheap Stories: 1    Story Height: 8    Perimeter: 72			
Depr. Table : 4% Effective Age : 15 Physical %Good: 54 Func. %Good : 100 Economic %Good		Construction Cost High    Above Ave.    Ave.    X    Low		Base Rate for Upper Floors = 143.49			
Year Built Remodeled		Overall Bldg Height		(10) Heating system: No Heating or Cooling    Cost/SqFt: 0.00    100% Adjusted Square Foot Cost for Upper Floors = 143.49			
Comments:		Area: Perimeter: Type: Heat:		Total Floor Area: 299    Base Cost New of Upper Floors =    42,904  Reproduction/Replacement Cost =    42,904 Eff.Age:15    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/0 /0.0 Total Depreciated Cost =    0			
*** Basement Info ***		* Mezzanine Info *		* Sprinkler Info *			
Area #1: Type #1: Area #2: Type #2:		Area: Type: Low					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:                      Fixtures:			
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Many Unfinished Typical	
(4) Floor Structure:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure:    Slope=0		(40) Exterior Wall:	
		(10) Heating and Cooling:				Thickness                      Bsmnt Insul.	
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler			
				(14) Roof Cover:			

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Desc. of Bldg/Section: Calculator Occupancy: Restroom Buildings		<<<<< Calculator Cost Computations >>>>>							
Class: D Floor Area: 48 Gross Bldg Area: 395 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost				Class: D Quality: Cheap Stories: 1 Story Height: 8 Perimeter: 28			
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 163.92		
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good		** ** Calculator Cost Data ** ** Quality: Cheap Heat#1: No Heating or Cooling 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 48 Ave. Perimeter: 28 Has Elevators:				(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 163.92			
Year Built Remodeled		Area: Perimeter: Type: Heat:				Total Floor Area: 48 Base Cost New of Upper Floors = 7,868  Reproduction/Replacement Cost = 7,868 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/0 /0.0 Total Depreciated Cost = 0			
Overall Bldg Height		*** Basement Info ***							
Comments:		* Mezzanine Info *  Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info *  Area: Type:							
(1) Excavation/Site Prep:		(7) Interior:				(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:				Outlets:                      Fixtures:			
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Unfinished Typical	Few Average Unfinished Typical	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			
(4) Floor Structure:		(9) Sprinklers:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(10) Heating and Cooling:				(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		Gas Oil	Coal Stoker	Hand Fired Boiler		(14) Roof Cover:		Thickness	Bsmnt Insul.
(6) Ceiling:									

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Desc. of Bldg/Section: Calculator Occupancy: Restroom Buildings				<<<<<< Calculator Cost Computations >>>>>>			
Class: D Floor Area: 48 Gross Bldg Area: 395 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: D    Quality: Cheap Stories: 1    Story Height: 8    Perimeter: 28			
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good				Base Rate for Upper Floors = 163.92  (10) Heating system: No Heating or Cooling    Cost/SqFt: 0.00    100% Adjusted Square Foot Cost for Upper Floors = 163.92			
Year Built Remodeled				Total Floor Area: 48    Base Cost New of Upper Floors = 7,868  Reproduction/Replacement Cost = 7,868			
Overall Bldg Height				Eff.Age:25    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/0 /0.0 Total Depreciated Cost = 0			
Comments:				*** Basement Info ***  * Mezzanine Info *  * Sprinkler Info *			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Many Average	
		2-Piece Baths		Water Heaters		Many Average	
		Shower Stalls		Wash Fountains		Many Average	
		Toilets		Water Softeners		Many Average	
(4) Floor Structure:				Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas					
		Oil		Coal Stoker			
				Hand Fired Boiler			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DANIELS JOSEPH	DANIELS, JOSEPH &N ROBYN	0	05/04/2012	QC	21-NOT USED/OTHER	1119/832	OTHER	0.0		
DANIELS JOEPH		0	04/05/1995	WD	21-NOT USED/OTHER		OTHER	0.0		
Property Address		Class: RESIDENTIAL-COMMON Zoning:		Building Permit(s)		Date	Number	Status		
11338 E HOUGHTON LAKE & LAKEWOOD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 03/14/2013								
DANIELS JOSEPH R & PILLINGER DANIELS ROBYN 11338 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L850/P577 L692/P178 234 SE 1/4 OF NE 1/4 SEC 11 T23N R4W EXC COM ON E 1/4 COR SEC 11 TH W 1105.29 FT TH N 56 DEG 14' W 85.60 FT TH S 33 DEG 46' W 52.10 FT TH E TO POB PART OF SE 1/4 OF NE 1/4 SEC 11 T23N R4W SPLIT ON 12/14/2017 WITH 006-441-031-0000 INTO 006-011-004-1020, 006-441-031-1000; Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Split/Comb. on 01/10/2018 completed 01/10/2018 MIKE OWNER REQUEST ; Parent Parcel(s): 006-011-004-0020, 006-441-031-0000; Child Parcel(s): 006-011-004-1020, 006-441-031-1000;		Public Improvements		* Factors *						
-----		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE		39.000	Acres	1,800 100	70,200	
		Paved Road				39.00	Total Acres	Total Est. Land Value =	70,200	
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Rolling		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Low		2022	0	0	0			0
		High		2021	0	0	0			0
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		DMG	05/15/2013	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		DMG	10/18/2011	INSPECTED	2022	0	0	0		0
		DMG	04/21/2010	INSPECTED	2021	0	0	0		0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 35	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 62 Floor Area: 738 Total Base New : 95,969 Total Depr Cost: 43,185 Estimated T.C.V: 36,232			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 738 SF Floor Area = 738 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45			Cls D		Blt 0		
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Size		Cost New	Depr. Cost	
Condition: Good		Size of Closets		200 Amps Service			No. of Elec. Outlets			Stories			Total:		86,029	38,712	
Room List		Doors:		Solid	X	H.C.	(13) Plumbing			Exterior			Foundation				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Siding			Crawl Space				
		Kitchen: Laminate Other: Carpeted Other: Laminate		200 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			738				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			(13) Plumbing			Foundation			738				
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Ex. X Ord. Min			No. of Elec. Outlets			Foundation			738				
X	Insulation			Many X Ave. Few			(13) Plumbing			Foundation			738				
(2) Windows		(7) Excavation		Average Fixture(s)			Plumbing			Foundation			738				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 738 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			738				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Basement: 0 S.F. Crawl: 738 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			738				
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Basement: 0 S.F. Crawl: 738 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			738				
(3) Roof		(9) Basement Finish		Basement: 0 S.F. Crawl: 738 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			738				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 0 S.F. Crawl: 738 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			738			
X	Asphalt Shingle	(10) Floor Support		Basement: 0 S.F. Crawl: 738 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			738				
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 738 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			738				
Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 36,232																	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																											
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																											
Condition: Excellent		Lg	Ord	Small																												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																												
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures																												
(2) Windows		Ex.	Ord.	Min	No. of Elec. Outlets																											
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 224 S.F. Height to Joists: 0.0		Many			Ave.	Few																							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(13) Plumbing																												
(3) Roof		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer																											
	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																												
Chimney:		(10) Floor Support		Lump Sum Items:																												
		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 2 Single Family RANCH Cls D Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 224 SF Floor Area = 224 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>224</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>28,710</td> <td>12,919</td> </tr> </tbody> </table> Other Additions/Adjustments Totals: 28,710 12,919 Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 10,839															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	224			Total:				28,710	12,919
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Slab	224																													
Total:				28,710	12,919																											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GUSUMANO EVA M	SCHENK DAVID W	49,900	07/22/2022	WD	20-MULTI PARCEL SALE REF	1181:2394	PROPERTY TRANSFER	100.0				
LISIECKI ROBERT B		0	01/31/2022	OTH	07-DEATH CERTIFICATE	1180:47	OTHER	0.0				
LISIECKI ROBERT B	GUSUMANO EVA M	0	01/31/2022	OTH	07-DEATH CERTIFICATE	1180:47	OTHER	100.0				
LISIECKI ROBERT B	ETAL	0	11/03/2008	QC	21-NOT USED/OTHER	1078/596	OTHER	0.0				
Property Address		Class: RESIDENTIAL-COMMON		Zoning: AG		Building Permit(s)		Date	Number	Status		
11328 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		SA: ASSESSED WITH 441-031-500										
SCHENK DAVID W 1705 HAYES AVE HAZEL PARK MI 48030		2024 Est TCV Tentative										
Tax Description		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-960 P-1404&L-963P-2658 (L-695 P-435) 234 11328 E HOUGHTON LK DR 48629 COM AT E1/4 COR SEC 11 TH W 1105.29 FT FOR POB TH N56DEG14'W 85.60 FT TH S33DEG 46'W 52.10 FT TH E TO POB PART OF SE1/4 OF NE1/4 SEC 11 T23N R4W - ASSESSED WITH 006-441-031-5000 (10)		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	0.00	100.00	1.0000	0.8165	400	100		0
		Paved Road		RESIDENTIAL ACREAGE			0.100	Acres	9,000	100		900
		Storm Sewer		0.10 Total Acres		Total Est. Land Value =						900
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT				
DMG 05/15/2013 INSPECTED				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT				
DMG 04/21/2010 INSPECTED				2022	0	0	0	0				
				2021	0	0	0	0				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
DANIELS JOSEPH R &	DANIELS JOSEPH R [LE] &	0	01/22/2018	QC	18-LIFE ESTATE	1164:2020	PROPERTY TRANSFER	0.0							
DANIELS JOSEPH	DANIELS, JOSEPH &N ROBYN	0	05/04/2012	QC	21-NOT USED/OTHER	1119/832	OTHER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status					
11338 E HOUGHTON LAKE & LAKEWOOD		School: HOUGHTON LAKE COMM SCHOOLS		REMODEL		10/07/2011		228	COMPLETE						
Owner's Name/Address		P.R.E. 83% 11/22/2022		SA:		2024 Est TCV Tentative									
DANIELS JOSEPH R [LE] & PILLINGER DANIELS ROBYN [LE] 11338 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1									
Tax Description		Public Improvements		* Factors *											
1119/834 1119/832-3 1093/1091		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value	
1092/1943 850/577 692/178 234 SE		Gravel Road		RESIDENTIAL ACREAGE		39.000 Acres		1,800		100		70,200		70,200	
1/4 OF NE 1/4 SEC 11 T23N R4W EXC COM ON		Paved Road		Land Improvement Cost Estimates		39.00 Total Acres		Total Est. Land Value =		70,200					
E 1/4 COR SEC 11 TH W 1105.29 FT TH N 56		Storm Sewer		Description		Rate		Size % Good		Cash Value					
DEG 14' W 85.60 FT TH S 33 DEG 46' W		Sidewalk		Metal Prefab		17.67		80 87		1,230					
52.10 FT TH E TO POB PART OF SE 1/4 OF NE		Water		Total Estimated Land Improvements		True Cash Value =		1,230							
1/4 SEC 11 T23N R4W 006-441-031-1000		X Sewer													
ASSESSED WITH THIS (2017) SPLIT/COMBINED		Electric													
ON 12/14/2017 FROM 006-011-004-0020,		Gas													
006-441-031-0000;		Curb													
Comments/Influences		Street Lights													
Split/Comb. on 01/10/2018 completed		X Standard Utilities													
01/10/2018 MIKE OWNER REQUEST ;		Underground Utils.													
Parent Parcel(s): 006-011-004-0020,		Topography of Site													
006-441-031-0000;		X Level													
Child Parcel(s): 006-011-004-1020,		Rolling													
006-441-031-1000;		Low													
-----		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		AA		09/23/2022		DENIED ACC		2023		35,100		32,900		68,000	
Licensed To: Township of Lake, County of		DMG		05/15/2013		INSPECTED		2022		33,200		17,600		50,800	
Roscommon, Michigan								2021		29,300		16,700		46,000	
														10,995C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 35	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 738 Total Base New : 106,337 Total Depr Cost: 69,119 Estimated T.C.V: 57,991			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 738 SF Floor Area = 738 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 0			
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost	
Condition: Good		Size of Closets		200 Amps Service			Ex. X Ord. Min			Plumbing			Total:		91,777		59,655	
Room List		Doors:		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Many X Ave. Few			Plumbing								
(1) Exterior		(6) Ceilings		Average Fixture(s)			2 3 Fixture Bath			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Laminate Other: Carpeted Other: Laminate		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath			Porches			1		3,915		2,545	
X	Insulation	X Drywall		(14) Water/Sewer			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WPP			35		1,619		1,052	
(2) Windows		(7) Excavation		Public Water			1 Public Sewer			Water/Sewer								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 738 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Water Well			Public Sewer			1		1,345		874	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1000 Gal Septic			2000 Gal Septic			Water Well, 100 Feet			1		5,720		3,718	
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		Lump Sum Items:						Built-Ins			1		1,961		1,275	
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor								Appliance Allow.			Totals:		106,337		69,119	
(3) Roof		(9) Basement Finish								Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 =>		TCV:		57,991	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Asphalt Shingle	(10) Floor Support																
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Excellent		Lg	Ord	Small														
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		0 Amps Service														
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures														
(2) Windows		Ex.	Ord.	Min	No. of Elec. Outlets													
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 224 S.F. Height to Joists: 0.0		Many			Ave.	Few									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(13) Plumbing														
(3) Roof		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish														
	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer														
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
				Lump Sum Items:														
Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 224 SF Floor Area = 224 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 224 Total: 30,658 13,796 Other Additions/Adjustments Totals: 30,658 13,796 Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 11,575																		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCKEE DAVID R	EAST FORK CRUDE OIL INC	0	10/01/2018	QC	21-NOT USED/OTHER	1167:0810	PROPERTY TRANSFER	100.0
EAST FORK CRUDE OIL INC	MCKEE DAVID R	40,000	04/01/2017	LC	03-ARM'S LENGTH	1164:0636	PROPERTY TRANSFER	100.0
KELLY NORRELL & BEVERLY	EAST FORK CRUDE OIL INC	20,000	04/01/1996	WD	21-NOT USED/OTHER	0719:0581	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status			
E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
EAST FORK CRUDE OIL INC KELLY NORRELL 8654 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
	Public Improvements			* Factors * 40' USABLE, REST UNDERWAT					
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		LAKEVIEW	20.00	150.00	1.0000	1.0000	2800	100	56,000
		20 Actual Front Feet, 0.07 Total Acres			Total Est. Land Value =		56,000		
Tax Description									
L-719 P-581 234 E 84 FT OF GOV'T LOT 2 SEC 11 T23N R4W.	X	Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
Comments/Influences		Sidewalk							
		Water							
	X	Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
	X	Standard Utilities							
		Underground Utils.							
		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	AA	09/22/2022	INSPECTED	2023	28,000	0	28,000		17,462C
	DMG	08/13/2012	INSPECTED	2022	24,000	0	24,000		16,631C
	DMG	04/21/2010	INSPECTED	2021	16,100	0	16,100		16,100S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status		
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ROSCOMMON CO ROAD COMMISSION 820 E WEST BRANCH RD PRUDENVILLE MI 48651		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
234 W 66 FT OF E 150 FT OF LOT 2 SEC 11 T23N R4W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			0.640	Acres	9,000	100	5,760
		Paved Road				0.64 Total Acres		Total Est. Land Value =		5,760	
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
AA		09/22/2022	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
				2022	0	0	0	0			
				2021	0	0	0	0			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
N TOWNLINE & LAKEWOOD DR		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
234 NE 1/4 - SE 1/4 OF NW 1/4 - NE 1/4 OF SW1/4 - N 1/2 OF SE 1/4 SEC 12 T23N R4W. 320 A.		Improved	X	Vacant	* Factors *				
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason				Value	
		Dirt Road		RESIDENTIAL ACREAGE				480,000	
		Gravel Road		320.00 Total Acres				480,000	
		Paved Road		Total Est. Land Value =					
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
LAKEWOOD DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:								
Tax Description		2024 Est TCV Tentative								
**QUAL AGR 100.00% STATE # 4749 PA 513 OF 2004 234 N1/2 OF NW1/4 - SW1/4 OF NW1/4 - NW1/4 OF SW1/4 - SE1/4 OF SW1/4 SEC 12 T23N R4W 200 AC		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		X Gravel Road				200.00	Acres	0	100	0
		Paved Road				200.00	Total Acres		Total Est. Land Value =	0
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		X Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
		AA	09/22/2022	INSPECTED	2023	0	0	0		65,854S
					2022	0	0	0		62,719S
					2021	0	0	0		60,716S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIKOLAIZIK JAMES D & LESLE	FLAISHANS MICHAEL & LORI M	23,000	10/27/2017	WD	03-ARM'S LENGTH	1164:0146	PROPERTY TRANSFER	100.0
DAMMAN JOHN B & KATHRYN N	MILOLAIZIK, JAMES & LESLE	15,000	08/08/2012	WD	21-NOT USED/OTHER	1117/2120	OTHER	100.0
		13,000	05/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status			
10990 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS		Garage, detached	11/13/2019	PB19-0397	COMPLETE			
	P.R.E. 0%								
Owner's Name/Address	SA:								
FLAISHANS MICHAEL & LORI M 7054 WILLOW CREEK CANTON MI 48187	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			OFF LAKE GROUP1	80.00	150.00	1.0000	1.0000	400 100	32,000
			80 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 32,000						
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.68	612	94	3,843		
			Total Estimated Land Improvements True Cash Value =						3,843
			Work Description for Permit PB19-0397, Issued 11/13/2019: ONE STORY RESIDENTIAL DETACHED POLE BUILDING-STORAGE-GARAGE 30 X 50 X 16 = 1500 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4245 ROSCOMMON CO SOIL EROSION PERMIT #3811						
Tax Description	X	Dirt Road							
L-881 P-490 (L-500 P-621) 234 BEG N 1 DEG 27' 30" E 1244 FT FROM SE COR OF SW 1/4 OF SW 1/4 SEC 12 T23N R4W TH S 89 DEG 54' W 1154.26 FT TO C/L OF RD TH N 28 DEG 39' W 49.27 FT TH N 1 DEG 35' W 50.39 FT TH S 89 DEG 47' 30" E 1182.4 FT TH S 1 DEG 27' 30" W 96.31 FT TO POB PART OF SW 1/4 OF SW 1/4 SEC 12 T23N R4W. "5".	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							
Comments/Influences		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
		QT	10/26/2020	INSPECTED	2023	16,000	14,200	30,200	19,334C
		MH	12/13/2019	INSPECTED	2022	14,000	12,100	26,100	18,414C
		KH	10/30/2019	INSPECTED	2021	13,000	11,700	24,700	17,826C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2020 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:		
Yr Built 2020	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:	
Condition: Average		Lg	Ord	Small	X No Heating/Cooling			Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:	
Room List		Doors:	Solid	H.C.	(5) Floors			No./Qual. of Fixtures			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:		
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:		
X	Metal Insulation				Many	Ave.	Few	Building Areas			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:	
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:		
	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			(14) Water/Sewer			Class: C Exterior: Pole (Unfinished) Base Cost			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:		
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 26,739			Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:		
Chimney:		Joists: Unsupported Len: Cntr.Sup:								Total Base New : 36,705 Total Depr Cost: 35,604 Estimated T.C.V: 26,739			E.C.F. X 0.751		Bsmnt Garage:		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status						
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
TOWNSEND LYLE C 2433 E LIBBIE DR LANSING MI 48917		SA:												
		2024 Est TCV Tentative												
		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1									
Tax Description		Public Improvements		* Factors *				Value						
234 BEG N 1 DEG 27' 30" E 1134 FT FROM SE COR OF SW 1/4 OF SW 1/4 SEC 12 T23N R4W TH S 90 DEG 54' W 1089.27 FT TO C/L OF RD TH N 29 DEG 54' W 36.77 FT ON C/L TH N 29 DEG 21' W 89.43 FT TH N 89 DEG 54' E 1154.26 FT TH S 1 DEG 27' 30" W 110 FT TO POB. "4".		X	Dirt Road	OFF LAKE GROUP1	110.00	1100.00	1.0000	0.0000	400	100*	Reason	0		
		X	Gravel Road	RESIDENTIAL ACREAGE		3.070	Acres	4,954	100		15,210			
		X	Paved Road	* denotes lines that do not contribute to the total acreage calculation.										
		X	Storm Sewer	110 Actual Front Feet, 3.07 Total Acres				Total Est. Land Value =		15,210				
		X	Sidewalk											
		X	Water											
		X	Sewer											
		X	Electric											
		X	Gas											
		X	Curb											
		X	Street Lights											
		X	Standard Utilities											
		X	Underground Utils.											
Comments/Influences		Topography of Site						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Level					2024	Tentative	Tentative	Tentative			Tentative
			Rolling					2023	7,600	0	7,600			4,016C
			Low					2022	6,800	0	6,800			3,825C
			High					2021	4,400	0	4,400			3,703C
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/22/2022	INSPECTED										
		DMG	04/20/2010	INSPECTED										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARSEE IRENE & RONNIE &	HANKS BRIAN & MARY	140,000	04/05/2016	WD	20-MULTI PARCEL SALE REF	1158-1677	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HANKS BRIAN E & MARY L 10912 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA: NEW FOR 09									
Tax Description		2024 Est TCV Tentative									
L1050/P73 L890/P12 234 COM AT S 1/4 COR SEC 12 TH S89DEG48'44"W ALG SEC LINE 1320.30FT TO 1/8 COR TH N0DEG27'30"E 1133.35FT TH S89DEG54'00"W 851.05FT FOR POB TH S89DEG54'00"W 237.93FT TO C/L OF NORTH BAY RD TH S29DEG37'51"E ALG S/L 63.21FT TH N89DEG 54'00"E 178.05FT TH N73DEG38'55"E 53.53FT TH N29DEG37'51"W 45.99FT TO POB PART OF SW 1/4 OF SW 1/4 SEC 12 T23NR4W PAR A-1 SPLIT ON 12/15/2008 FROM 006-012-011-0065;		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	30.00	100.00	1.0000	0.8165	400	100	9,798
		Paved Road		30 Actual Front Feet, 0.07 Total Acres Total Est. Land Value = 9,798							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling		2023	4,900	0	4,900			3,747C	
		Low		2022	4,300	0	4,300			3,569C	
		High		2021	4,000	0	4,000			3,455C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2024	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		AA	09/22/2022	INSPECTED	2023	4,900	0	4,900			3,747C
					2022	4,300	0	4,300			3,569C
					2021	4,000	0	4,000			3,455C



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MARSEE IRENE & RONNIE &	HANKS BRIAN & MARY	140,000	04/05/2016	WD	19-MULTI PARCEL ARM'S LEN	1158-1677	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status					
10912 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 100% 04/05/2016												
HANKS BRIAN E & MARY L 10912 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA: NEW FOR 09												
Tax Description		2024 Est TCV Tentative												
L1050/P73 L890/P12 234 COM AT S 1/4 COR SEC 12 TH S89DEG48'44"W ALG SEC LINE 1320.30FT TO 1/8 COR TH N0DEG27'30"E 1133.35 TH S89DEG54'00"W 428.98FT FOR POB TH S89DEG54'00"W 422.07FT TH S29DEG37'51"E 45.99FT TH S73DEG38'55"W 53.53FT TH S89DEG54'00"W 178.05FT TO C/L OFNORTH BAY RD TH S29DEG37'51"E ALG C/L 63.22FT TH N89DEG54'00"E 660FT TH N29DEG37'51"W 126.43FT TO POB - PART OF SW 1/4 OF SW 1/4 SEC 12 T23NR4W 1.38AC SPLIT ON 12/15/2008 FROM 006-012-011-0065;		X Improved		Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1									
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				OFF LAKE GROUP1	63.00	954.17	1.0000	2.5221	400	100		63,558
		Paved Road				63 Actual Front Feet, 1.38 Total Acres		Total Est. Land Value =						63,558
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description		Rate		Size		% Good		Cash Value
		Water				D/W/P: 3.5 Concrete		6.68		236		75		1,182
		X Sewer				Total Estimated Land Improvements		True Cash Value =						1,182
		Electric												
		Gas												
		Curb												
		Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
AA	09/22/2022	INSPECTED	2023	31,800	67,500	99,300		66,200C						
DMG	08/13/2012	INSPECTED	2022	27,800	52,300	80,100		63,048C						
DMG	04/20/2010	INSPECTED	2021	25,800	48,000	73,800		61,034C						

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area Type	112 4in Concrete 112 Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C Effec. Age: 27 Floor Area: 1,848 Total Base New : 262,516 Total Depr Cost: 191,635 Estimated T.C.V: 143,918			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 3/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			(12) Electric							
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY			Cls C Blt 0			
Condition: Good		Lg	Ord	Small	Kitchen: Other: Other:			Ex. X Ord. Min			Ground Area = 480 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73						
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms				Kitchens: Other: Other:			Many X Ave. Few			Stories Exterior Foundation 1.75 Story Siding Slab 0.75 Story Siding Overhang			Size 480 1344			
(1) Exterior		(6) Ceilings			(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Cost New Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 S.F. Height to Joists: 0.0			Lump Sum Items:			Plumbing 3 Fixture Bath Balcony Wood Balcony Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Common Wall: 1 Wall Base Cost Water/Sewer Public Sewer Water Well, 100 Feet			Total: 197,384 144,089			
(2) Windows		(8) Basement			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. Fireplaces Direct-Vented Gas Porches 4in Concrete			1 2,806 2,048 1 3,064 2,237 112 928 677			
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			Totals: 262,516 191,635				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:						ECF (4006 OFF LAKE 1) 0.751 => TCV:			143,918			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DAMMON JOHN B & KATHRYN N	DAMMAN JOHN B & KATHRYN N	0	11/25/2014	QC	21-NOT USED/OTHER	1145-1278	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
10840 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			ROOF	09/25/2017	PB17-0344	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
DAMMAN JOHN B & KATHRYN N TRUST 1021 LONG POINT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-609 P-438 234 COM AT S 1/4 COR SEC 12 TH S89DEG48'44"WALG SEC LINE 1320.30FT TO 1/8 LINE TH N01DEG27'30"E 833.32FT FOR POB TH N01DEG27'30"E 300.03FT TH S89DEG54'00"W 428.98FT S29DEG37'51"E 126.43FT TH N89DEG54' 00"E 660FT TO C/L OF E HGTN LAKE DR TH S29DEG37'51"E 218.83FT TH N89DEG52'15"E 910.73FT TO POB - PART OF SW1/4 OF SW1/4SEC 12 T23NR4W 5.22AC PP: 006-012-011-0060		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	219.00	150.00	1.0000	1.0000	400	100		87,600
		Paved Road		219 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 87,600								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.68	96	81	519				
		Sewer		D/W/P: 3.5 Concrete	6.68	36	81	194				
		Electric		Total Estimated Land Improvements True Cash Value = 713								
		Gas		Work Description for Permit PB17-0344, Issued 09/25/2017: REROOF								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	Tentative	Tentative	Tentative			Tentative		
		Rolling		QT 11/13/2018	INSPECTED	2023	43,800	12,900	56,700			8,115C
		Low		DMG 09/27/2012	INSPECTED	2022	38,300	10,900	49,200			7,729C
		High		DMG 04/20/2010	INSPECTED	2021	35,600	10,500	46,100			7,483C
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1792 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 18 Floor Area: 0 Total Base New : 43,850 Total Depr Cost: 35,957 Estimated T.C.V: 27,004			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		X	Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Cls C Blt 0	
Yr Built 0	Remodeled 0	Ex	X	Ord	Min	Trim & Decoration			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Other Additions/Adjustments Garages Class: C Exterior: Pole (Unfinished) Base Cost			Size Cost New Depr. Cost	
Condition: Good		Size of Closets Lg X Ord Small			X			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV:			27,004		
Room List		Doors:	Solid	X	H.C.	(5) Floors Kitchen: Laminate Other: Carpeted Other: Laminate			No./Qual. of Fixtures Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82				
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings X Drywall			(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
(1) Exterior		Wood/Shingle X Aluminum/Vinyl Brick			(9) Basement Finish			(10) Floor Support								
X Insulation		(2) Windows Many Avg. X Large Avg. Small Few														
X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens																
(3) Roof X Gable Hip Flat		Gambrel Mansard Shed														
X Asphalt Shingle																
Chimney: Brick																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
10816 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MORAN PATRICIA A TRUST 911 1/2 W MORRELL JACKSON MI 49203		SA:											
Tax Description		2024 Est TCV Tentative											
L-1034 P-2413 (L-916P-267&L-744P-440) 234 BEG N1DEG 27'30"E 374FT FROM SE COR OF SW1/4 OF SW1/4 SEC 12 T23N R4W TH S89DEG 54'W 700.34FT TO C/L OF RD TH N20DEG 49'W 261.97FT ON C/L TH N25DEG 18'30"W 199.57FT TH N29DEG 48'E 39.56FT ON C/L TH N89DEG 54'E 910.6FT TH S1DEG 27'30"W 460FT TO POB PART OF SW1/4 OF SW1/4		X Improved		Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		X Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			OFF LAKE GROUP1	461.00	834.35	1.0000	0.0000	400	100*		0
		Paved Road			RESIDENTIAL ACREAGE			8.830	Acres	3,155	100		27,855
		Storm Sewer			* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk			461 Actual Front Feet, 8.83 Total Acres		Total Est. Land Value =						27,855
		Water											
		X Sewer			Land Improvement Cost Estimates								
		Electric			Description	Rate	Size	% Good	Cash Value				
		Gas			D/W/P: 3.5 Concrete	6.25	141	75	661				
		Curb			Total Estimated Land Improvements True Cash Value = 661								
		X Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative					
AA	09/23/2022	INSPECTED	2023	13,900	12,000	25,900		17,670C					
DMG	09/27/2012	INSPECTED	2022	13,200	11,000	24,200		16,829C					
DMG	04/20/2010	INSPECTED	2021	14,500	10,600	25,100		16,292C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 39,438 Total Depr Cost: 33,522 Estimated T.C.V: 25,175			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 39,438 Total Depr Cost: 33,522 Estimated T.C.V: 25,175			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD Blt 0		
0	0				Lg	Ord	Small	Ex.	X	Ord.	Min	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation			Garages		
(1) Exterior		(6) Ceilings			(7) Excavation			(13) Plumbing			Other Additions/Adjustments			Garages		
Wood/Shingle Aluminum/Vinyl Brick					Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Pole (Unfinished) Base Cost			1800 39,438 33,522		
X Metal Insulation					(8) Basement			Lump Sum Items:			Notes:			Totals: 39,438 33,522		
(2) Windows		(7) Excavation			(8) Basement			(14) Water/Sewer			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 25,175		
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			(10) Floor Support											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WILCOX KATHRYN O	ALUIA, DABID & CLAUDIA	0	11/30/2009	QC	21-NOT USED/OTHER	1089/1395	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 02/13/2010							
Owner's Name/Address		SA:		2024 Est TCV Tentative							
ALUIA DAVID M & CLAUDIA M TRUST 10741 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Tax Description		Public Improvements		* Factors *							
L-332 P-625 1145/1009 234 COM AT S 1/4 COR SEC 12 TH S89DEG48'44"WALG SEC LINE 1869.41FT TO SE COR OF RECORDED PLAT OF NORTH BAY VIEW & POB TH N20DEG49'W ALG C/L OF E HOUGHTON LK DR 133.21FT TH N89DEG49'27"E 599.49FT THS01DEG23'26"W 124.59FT TH S89DEG48'44"W ALG SEC LINE 549.13FT TO POB - PART OF SW1/4 OF SW 1/4 SEC 12 T23NR4W PAR A 1.64AC PP: 006-012-011-0150		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X Gravel Road		OFF LAKE GROUP1	133.21	300.00	1.0000	0.0000	400	100*	0
		X Paved Road		RESIDENTIAL ACREAGE			1.640	Acres	7,659	100	12,560
		X Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.							
		X Sidewalk		133 Actual Front Feet, 1.64 Total Acres Total Est. Land Value = 12,560							
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Level		2024	Tentative	Tentative	Tentative			Tentative	
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Who	When	What	2023	6,300	0	6,300		4,830C	
		AA	09/23/2022	INSPECTED	2022	4,600	0	4,600		4,600S	
		DMG	08/13/2012	INSPECTED	2021	6,300	0	6,300		6,135C	
		DMG	04/20/2010	INSPECTED							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHWANDT, GERALD ANDREW TR	RADEMACHER, GERALD & MICHE	30,000	10/18/2012	WD	03-ARM'S LENGTH	1121/971	OTHER	100.0				
MAIANI FRANK TRUST 3/31/98	SCHWANDT, GERALD ANDREW TR	20,000	09/08/2011	WD	21-NOT USED/OTHER	1107/2045 110	OTHER	50.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 11/22/2016										
RADEMACHER GERALD & MICHELLE 10725 E HOUGHTON LAKE DRIVE HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
(L-981P377-379&L882P-185-186&L-868P-690)2 34 L-1009P-812-813 (L-990P-2084-2086)COM AT S 1/4 COR SEC 12 TH S89DEG48'44" W ALG SEC LINE 1869.41FT TO SE COR OF RECORDED PLAT OF NORTH BAY VIEW TH N20 DEG49'W ALG C/L OF E HOUGHTON LAKE DR 133.21FT FOR POB TH N20DEG49'W 266.40 FT TH N89DEG49'56"E 700.21FT TH S0DEG 23'26"W 249.10FT TH S89DEG49'56"W 599. 49FT TO POB - PART OF SW 1/4 OF SW 1/4 SEC 12 T23NR4W PARCELS B & C 3.72AC PP: 006-012-011-0170 & 011-0180		X Improved		Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
Comments/Influences		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X										
		AA 09/23/2022 INSPECTED										
		DMG 04/20/2010 INSPECTED										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				2024	Tentative	Tentative	Tentative	Tentative				Tentative
				2023	8,600	10,500	19,100					14,916C
				2022	7,700	9,300	17,000					14,206C
				2021	10,100	8,600	18,700					13,753C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 16 Floor Area: 0 Total Base New : 33,654 Total Depr Cost: 28,269 Estimated T.C.V: 21,230			E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:			
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD		Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84								
Condition: Good		Lg	Ord	Small	Doors: Solid H.C.			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation		Size Cost New Depr. Cost			
Room List		(5) Floors		(12) Electric			(13) Plumbing			Garages			Class: CD Exterior: Pole (Unfinished)		Base Cost		1536 33,654 28,269		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		200 Amps Service			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Totals:		33,654 28,269				
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Metal X Insulation	(6) Ceilings		No./Qual. of Fixtures			(14) Water/Sewer			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV:		21,230				
(2) Windows	Many Avg. Few Large Avg. Small	(7) Excavation		Ex. X Ord. Min			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Lump Sum Items:												
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		Lump Sum Items:														
	Asphalt Shingle X Metal	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Joists: Unsupported Len: Cntr.Sup:															
	Chimney:	(9) Basement Finish																	
		(10) Floor Support																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
HOUGHTON MARK & TERRI	SONNENBERG TIMOTHY E & AMY L	160,000	09/01/2017	WD	20-MULTI PARCEL SALE REF	1163:1381	PROPERTY TRANSFER	100.0	
HOUGHTON EDWIN ESTATE	HOUGHTON MARK	0	02/27/2015	AFF	08-ESTATE	1147-2484	PROPERTY TRANSFER	50.0	
BEEMAN KATHARINE H & PORTELLA	HOUGHTON MARK & TERRI	0	06/17/2014	QC	21-NOT USED/OTHER	1146-1580	PROPERTY TRANSFER	50.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status	
COR N TOWNLINE & LANSING		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
SONNENBERG TIMOTHY E & AMY L 2805 BEAUBIEN CT HOWELL MI 48855		SA:							
		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
234 L-727 P-214 S 1/2 OF SE 1/4 SEC 12 T23N R4W. 80 A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		80.000	Acres	1,575 100	126,000
		Paved Road				80.00	Total Acres	Total Est. Land Value =	126,000
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative	
				2023	63,000	0	63,000	34,427C	
				2022	54,000	0	54,000	32,788C	
				2021	50,000	0	50,000	31,741C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HOUGHTON MARK & TERRI	SONNENBERG TIMOTHY E & AMY	160,000	08/29/2017	WD	19-MULTI PARCEL ARM'S LEN	1163:1381	PROPERTY TRANSFER	100.0				
HOUGHTON EDWIN ESTATE	HOUGHTON MARK	0	02/27/2015	AFF	08-ESTATE	1147-2484	PROPERTY TRANSFER	50.0				
BEEMAN KATHARINE H &	HOUGHTON MARK & TERRI	0	06/17/2014	QC	21-NOT USED/OTHER	1146-1580	PROPERTY TRANSFER	50.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status				
N TOWNLINE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
SONNENBERG TIMOTHY E & AMY L 2805 BEAUBIEN CT HOWELL MI 48855		SA:										
		2024 Est TCV Tentative										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
234 L-727 P-214 N 1/2 OF NE 1/4 SEC 13 T23N R4W. 80 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		80.000	Acres	1,575	100		MOSTLY WET/LOW	126,000
		Paved Road				80.00	Total Acres				Total Est. Land Value =	126,000
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
DMG 07/22/2011 INSPECTED				2023	63,000	0	63,000		18,360C			
DMG 04/19/2010 INSPECTED				2022	54,000	0	54,000		17,486C			
				2021	50,000	0	50,000		16,928C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
LINCOLN HWY&HOUGHTON LAKE		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:								
Tax Description		2024 Est TCV Tentative								
**QUAL AGR 100.00% STATE # 4750 PA 513 OF 2004 234 S1/2 OF NE1/4 - SE1/4 OF NW1/4 - N1/2 OF NE1/4 OF SW1/4 - N 100FT OF LOT 2 LYING E OF CO HWY SEC 13 T23N R4W 131.15		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *				Value		
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road				131.15 Acres		0 100		0
		Paved Road				131.15 Total Acres		Total Est. Land Value =		0
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
		QT	04/13/2023	INSPECTED	2023	0	0	0		43,265S
					2022	0	0	0		41,205S
					2021	0	0	0		39,889S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: AG	Building Permit(s)		Date	Number	Status	
E HOUGHTON LAKE		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
234 NE 1/4 OF NW 1/4- S 1/2 OF SE 1/4 SEC 13 T23N R4W. 120 A.		Improved	X	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE		120.000	Acres	1,500	100	180,000
		Gravel Road		120.00 Total Acres Total Est. Land Value = 180,000						
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2022	0	0	0	0		
				2021	0	0	0	0		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DOUGLAS LINDA J & DOUGLAS	DOUGLAS ORAN & LINDA IRREV	0	11/11/2021	QC	14-INTO/OUT OF TRUST	1181:1043	DEED	0.0					
DOUGLAS ORAN M	DOUGLAS LINDA J & DOUGLAS	0	04/14/2021	QC	21-NOT USED/OTHER	1176:1281	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: FOR RE	Building Permit(s)	Date	Number	Status					
10307 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
DOUGLAS ORAN & LINDA IRREV TRUST 18366 GRIMM LIVONIA MI 48152		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-244 P-543 234 BEG AT NE COR OF LOT 4 SEC 13 TH S 100 FT TH W 825 FT TO SH OF LAKE TH NW'LY ON SH TO PT 50 FT S OF N LINE TH E 225 FT TO HWY TH NW'LY TO N LINE OF LOT 4 TH E 659 FT TO POB PART OF GOV'T LOT 4 SEC 13 T23N R4W. "2".		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	50.00	200.00	1.0000	1.0592	2800	100		148,291
		X	Paved Road		50 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 148,291								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.25	18	75	85				
		X	Electric		Total Estimated Land Improvements True Cash Value = 85								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	74,100	7,500	81,600			60,358C		
		X	High		2022	63,600	5,800	69,400			57,484C		
		X	Landscaped		2021	58,300	6,100	64,400			55,648C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/23/2022	INSPECTED	2023	74,100	7,500	81,600			60,358C		
		DMG	09/12/2012	INSPECTED	2022	63,600	5,800	69,400			57,484C		
		DMG	07/22/2011	INSPECTED	2021	58,300	6,100	64,400			55,648C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24	Type Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 19,714 Total Depr Cost: 14,785 Estimated T.C.V: 15,850			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
Condition: Good		Lg	Ord	Small	Doors: Solid H.C.			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost			
Room List		(5) Floors		(12) Electric			Plumbing			Balcony			Wood Balcony		24	992	744
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			Average Fixture(s)			Notes:			Totals:		19,714	14,785	
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (4004 LAKEVIEW) 1.072 => TCv:			15,850				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(13) Plumbing			(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		
(2) Windows		(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			440		18,722	14,041	
Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			440		18,722	14,041	
X	Few	X	Small	(8) Basement		Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			440		18,722	14,041		
	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			440		18,722	14,041	
(3) Roof		(10) Floor Support		Lump Sum Items:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			440		18,722	14,041	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			440		18,722	14,041	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			440		18,722	14,041	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:									
Tax Description		2024 Est TCV Tentative									
. 234 S 405.5 FT OF N 505.5 FT OF GOV LOT 4 SEC 13 T23N R4W LYING E OF CO RD "8"		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			4.200	Acres	4,381	100	18,400
		Paved Road					4.20	Total Acres		Total Est. Land Value =	18,400
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		AA	09/23/2022	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2022	0	0	0		0	
					2021	0	0	0		0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10613 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
DODSON JOHN D 19927 JOLGREN CLINTON TOWNSHIP MI 48038		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-1030 P-1726(L-1008 P-2428&L-336 P-492)234 10613 E HGTN LK DR S 60 FT OF N 505 FT OF ALL THAT PART OF GOV LOT 4 SEC 13 T23N R4W LYING W OF CO RD. "9".		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		X	Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	5.86	133	50	389				
		X	Sewer		Wood Frame	22.51	120	50	1,350				
		X	Electric		Wood Frame/Conc.	28.10	128	75	2,698				
		X	Gas		Total Estimated Land Improvements True Cash Value = 4,437								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative	
		AA	09/28/2022	INSPECTED	2023	84,000	68,800	152,800				80,608C	
		DMG	09/13/2012	INSPECTED	2022	72,000	53,900	125,900				76,770C	
		DMG	07/22/2011	INSPECTED	2021	66,000	51,900	117,900				74,318C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 200 12 8	Type 4in Concrete Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 14 Floor Area: 1,100 Total Base New : 156,397 Total Depr Cost: 133,935 Estimated T.C.V: 143,578			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			200 Amps Service									
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 0			
	Wood/Shingle Aluminum/Vinyl Brick X Block X Insulation	(6) Ceilings			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1100 SF Floor Area = 1100 SF.						
					Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86			Building Areas						
(2) Windows		(7) Excavation			(13) Plumbing			Stories Exterior Foundation			Size Cost New Depr. Cost						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1100 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Block Slab			1,100 Total: 143,602 123,497				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments			Water/Sewer						
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well, 100 Feet			Built-Ins						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			Porches					
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			4in Concrete			Deck						
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Treated Wood			Treated Wood						
								Totals:			156,397 133,935			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 143,578			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JACKLYN SCOTT	JACKLYN FAMILY REVOC LIVIN	0	01/31/2018	QC	21-NOT USED/OTHER	1164:2168	PROPERTY TRANSFER	0.0			
ASKEGARD MILDRED V TRUST	JACKLYN SCOTT	185,000	06/09/2017	WD	03-ARM'S LENGTH	1162:1923	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1 (*	Building Permit(s)	Date	Number	Status			
10607 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		REMODEL		04/22/2019	PB19-0047	COMPLETE			
Owner's Name/Address		P.R.E. 0%		REMODEL		12/12/2018	LU18-4211	COMPLETE			
JACKLYN FAMILY REVOC LIVING TRUST 5920 MCCOIN DR DRYDEN MI 48428		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
234 L-806 P-43 S 75 FT OF N 580.6 FT OF GOV LOT 4 SEC 13 T23N R4W. "10-A".		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	75.00	150.00	1.0000	1.0000	2800	100	210,000
		Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 210,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		332 48		996		
		Sewer		Total Estimated Land Improvements True Cash Value = 996							
		Electric		Work Description for Permit PB19-0047, Issued 04/22/2019: TRUSS REPLACEMENT ON DETACHED GARAGE, 24X32.							
		Gas		Work Description for Permit LU18-4211, Issued 12/12/2018: REBUILD DETACHED GARAGE DUE TO STORM DAMAGE.							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
KH 10/30/2019 INSPECTED		2023	105,000	52,500	157,500			117,517C			
DMG 09/13/2012 INSPECTED		2022	90,000	40,100	130,100			111,921C			
DMG 07/22/2011 INSPECTED		2021	82,500	38,400	120,900			108,346C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	35	CCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 825 % Good: 78 Storage Area: 619 No Conc. Floor: 0																										
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																							
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																								
Yr Built	Remodeled	Ex	X	Ord		Min																																						
Condition: Good		Size of Closets			Lg	X	Ord		Small																																			
Room List		Doors:		Solid	X	H.C.																																						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																							
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																							
		No./Qual. of Fixtures			X	Ex.		Ord.		Min																																		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets																																							
(2) Windows																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 972 S.F. Height to Joists: 0.0			(13) Plumbing																																				
(3) Roof		(8) Basement			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																							
X	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer																																					
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																							
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																							
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 972 SF Floor Area = 972 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1+ Story</td> <td>Siding</td> <td>Slab</td> <td>648</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>144</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>180</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>116,692</td> <td>68,848</td> </tr> </tbody> </table> Other Additions/Adjustments Porches CCP (1 Story) 35 1,056 623 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 825 29,189 22,767 *7 Storage Over Garage 619 8,623 6,726 Water/Sewer Public Sewer 1 1,345 794 Water Well, 100 Feet 1 5,720 3,375 Built-Ins Appliance Allow. 1 1,961 1,157 Totals: 164,586 104,290															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Siding	Slab	648			1 Story	Siding	Slab	144			1 Story	Siding	Slab	180			Total:				116,692	68,848
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
1+ Story	Siding	Slab	648																																									
1 Story	Siding	Slab	144																																									
1 Story	Siding	Slab	180																																									
Total:				116,692	68,848																																							
Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 111,799																																												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MCGUIRE PAUL F & SHERRY L	MIKOLAIZIK, JAMES & LESLEY	45,000	07/30/2012	WD	03-ARM'S LENGTH	1117/1300	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
10560 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MIKOLAIZIK JAMES D & LESLEY A TRUST 1401 LONG POINT DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-947 P-1524&1527 (L-541 P-36) 234 S 50 FT OF N 705.6 FT OF GOV LOT 4 SEC 13 T23N R4W LYING EAST OF CO RD. "12".		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000								
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		AA 09/23/2022	INSPECTED	2023	10,000	5,600	15,600	10,787C					
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 09/13/2012	INSPECTED	2022	8,800	4,600	13,400	10,274C					
		DMG 04/19/2010	INSPECTED	2021	8,100	4,900	13,000	9,946C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 0 Total Base New : 22,942 Total Depr Cost: 16,059 Estimated T.C.V: 12,060			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 22,942 Total Depr Cost: 16,059 Estimated T.C.V: 12,060			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD Blt 0		
0	0				Lg	Ord	Small	Ex.	X	Ord.	Min	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70				
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation			Garages		
(1) Exterior		(6) Ceilings			(7) Excavation			(13) Plumbing			Garages			Class: CD Exterior: Pole (Unfinished)		
Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Pole (Unfinished)			Base Cost		
X Metal Insulation		(8) Basement			(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments			1008 22,942 16,059		
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support			Lump Sum Items:			Notes:			Totals: 22,942 16,059		
Many Avg. Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:						ECF (4006 OFF LAKE 1) 0.751 => TCV:			12,060		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			(10) Floor Support											
(3) Roof		Asphalt Shingle Metal			Chimney:											
X	Gable Hip Flat	Gambrel Mansard Shed														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARKIN DAVID C & JANICE L	ZERBEL, THOMAS & CHRIS	8,500	06/22/2012	WD	21-NOT USED/OTHER	1116/1330	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ZERBEL THOMAS E & CHRIS A 2441 LONG POINT DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-508 P-640 234 ALL THAT PART OF N 100 FT OF S 600 FT OF GOVT LOT 4 SEC 13 T23N R4W LYING ELY OF C/L OF CO RD		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		4003 OFF LAKE 3	100.00	150.00	1.0000	1.0000	150	100	15,000
		Paved Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 15,000							
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		AA	09/23/2022	INSPECTED	2023	7,500	0	7,500	7,500M	4,016C	
		DMG	08/13/2012	INSPECTED	2022	5,000	0	5,000		3,825C	
		DG	04/19/2010	INSPECTED	2021	4,400	0	4,400		3,703C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MARKIN DAVID C & JANICE L	THE JEAN FAMILY TRUST	10,000	10/11/2011	WD	21-NOT USED/OTHER	1108/1461	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		GARAGE		09/19/2014	3920	COMPLETE					
Owner's Name/Address		P.R.E. 100% 10/11/2011		SA:									
JEAN FAMILY REVOCABLE TRUST 10537 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-573 P-9 234 ALL THAT PART OF N 100 FT OF S 500 FT OF GOV'T LOT 4 SEC 13 LYING E'LY OF C/L OF CTY RD SEC 13 T23N R4W.		Public Improvements		* Factors *				Value					
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		4003 OFF LAKE 3		100.00	150.00	1.0000	1.0000	150	100		15,000
		Paved Road		100 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value =	15,000
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description									
		Water		D/W/P: 3.5 Concrete		Rate		Size		% Good		Cash Value	
		Sewer				6.68		180		83		998	
		Electric		Total Estimated Land Improvements True Cash Value = 998									
		Gas		Work Description for Permit 3920, Issued 09/19/2014: 24*32*10 GARAGE & 24*32 HOUSE									
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative	
		AA	09/23/2022	INSPECTED	2023	7,500	9,400	16,900				9,673C	
		CSZ	01/25/2016	INSPECTED	2022	5,000	8,000	13,000				9,213C	
		DMG	08/13/2012	INSPECTED	2021	4,400	7,900	12,300				8,919C	

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:
Condition: Good		Lg	Ord	Small	X No Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:	
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:	
(2) Windows		(7) Excavation		(13) Plumbing			Lump Sum Items:			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:	
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer			Notes:			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			ECF (4006 OFF LAKE 1) 0.751 => TCV: 19,166			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:	
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer			Notes:			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Notes:			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Notes:			Total Base New : 27,740 Total Depr Cost: 25,521 Estimated T.C.V: 19,166			E.C.F. X 0.751		Bsmnt Garage:	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
JACOBUS D JEAN	JEAN FAMILY REVOCABLE TRUS	100	11/15/2022	WD	21-NOT USED/OTHER	1182:2465	PROPERTY TRANSFER	100.0		
JACOBUS BYRON G		0	10/16/2017	OTH	07-DEATH CERTIFICATE	1167:0513	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status		
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 11/15/2022						
Owner's Name/Address		SA:		2024 Est TCV Tentative						
JEAN FAMILY REVOCABLE TRUST 10537 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1					
Tax Description		Public Improvements		* Factors *						
L-739 P-634 223 COM AT SE COR GOVT LOT 4 TH N0DEG06'22" W ALG 1/8 LINE 279.66FT FOR POB TH N0DEG 06'22"W 119.85FT TH S89DEG31'25"W 310.07FT TO ELY R/W LINE OF HOUGHTON LAKE DR TH ALG ARC & RAD CUR S04DEG11'31"W 120. 21FT TH N89DEG30'04"E 301.66FT TO POB PART OF GOVT LOT 4 SEC 13 T23NR4W PAR B .85AC		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description Frontage Depth Front Depth Rate %Adj. Reason Value OFF LAKE GROUP1 120.00 140.00 1.0000 0.9661 400 100 120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 46,372						
Comments/Influences		X	Sewer Electric Gas Curb Street Lights	Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.25 112 75 525 Total Estimated Land Improvements True Cash Value = 525						
		X	Standard Utilities Underground Utils.							
		Topography of Site								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/23/2022	INSPECTED	2023	23,200	7,400	30,600		30,600S
		DMG	09/13/2012	INSPECTED	2022	20,300	5,400	25,700		12,641C
		DMG	04/19/2010	INSPECTED	2021	18,800	5,600	24,400		12,238C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 0 Total Base New : 29,447 Total Depr Cost: 20,613 Estimated T.C.V: 15,480			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 29,447 Total Depr Cost: 20,613 Estimated T.C.V: 15,480			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls CD Blt 0		
Condition: Excellent		Lg	Ord	Small	X			100 Amps Service			Building Areas			Size Cost New Depr. Cost		
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Garages			1344 29,447 20,613			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Class: CD Exterior: Pole (Unfinished)			Totals: 29,447 20,613			
	Wood/Shingle Aluminum/Vinyl Brick X Metal Insulation	(6) Ceilings		Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 15,480			
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Other Additions/Adjustments						
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Garages						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Class: CD Exterior: Pole (Unfinished)						
(3) Roof		(9) Basement Finish		(14) Water/Sewer						Base Cost						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Totals: 1344 29,447 20,613						
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:						Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 15,480			
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		90,000	12/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
10490 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
GREEN MICHAEL J 8224 SASHABAW RIDGE DR CLARKSTON MI 48348		SA:											
Tax Description		2024 Est TCV Tentative											
L-1037 P-914 (L-1035P-2697&L-739P-635) 234 COM AT SE COR GOVT LOT 4 TH N0DEG06'22"WALG 1/8 LINE 199.76FT FOR POB TH N0DEG 06'22"W 79.90FT TH S89DEG30'04"W 301.66 FT TO ELY R/W LINE OF E HOUGHTON LK DR TH ALG RAD CUR N0DEG35'53"E 61.76FT TH S02DEG11'31"W 18.22FT TH N89DEG29'10"E 303.15FT TO POB PART OF GOVT LOT 4 SEC 13 T23N R4W PAR A .55AC		X Improved		Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		X Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			OFF LAKE GROUP1	65.00	150.00	1.0000	1.0000	400	100		26,000
		Paved Road			65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 26,000								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description	Rate	Size	% Good	Cash Value				
		Water			D/W/P: 3.5 Concrete	6.68	144	75	721				
		X Sewer			Total Estimated Land Improvements True Cash Value = 721								
		Electric											
		Gas											
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling			2024	Tentative	Tentative	Tentative			Tentative		
		Low			2023	13,000	20,600	33,600			18,613C		
		High			2022	11,400	12,400	23,800			17,727C		
		Landscaped			2021	10,600	11,900	22,500			17,161C		
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who		When	What								
		AA		09/23/2022	INSPECTED								
		DMG		09/13/2012	INSPECTED								
		DMG		04/19/2010	INSPECTED								
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 2048 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration															
Yr Built 2000	Remodeled 0	Ex	Ord	Min	Size of Closets														
Condition: Good		Lg	Ord	Small															
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric														
(1) Exterior		Kitchen: Other: Other:			200 Amps Service														
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures														
	X Insulation	No. of Elec. Outlets			Ex. X Ord. Min														
(2) Windows		(13) Plumbing			Many X Ave. Few														
	Many Avg. Few	(7) Excavation			Average Fixture(s)														
	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
(3) Roof		(8) Basement			(14) Water/Sewer														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
(3) Roof		(9) Basement Finish			Lump Sum Items:														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:														
Chimney:																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
STATE OF MI DNR	HARTZFELD MICHAEL L & KIM	9,900	09/19/2022	QC	13-GOVERNMENT	1182:1157	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HARTZFELD MICHAEL L & KIMBERLY A 1146 ROSS ST PLYMOUTH MI 48170		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-348 P-181 234 THAT PART OF S 200 FT OF GOV'T LOT 4 SEC 13 T23N R4W LYING E OF NORTH SHORE DRIVE. "16".		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			1.300	Acres	8,308	100	10,800
		Paved Road		1.30 Total Acres				Total Est. Land Value =		10,800	
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		AA	09/23/2022	INSPECTED	2023	5,400	0	5,400		5,400S	
					2022	0	0	0		0	
					2021	0	0	0		0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DOUGLAS ORAN M	DOUGLAS LINDA J & DOUGLAS	0	04/14/2021	QC	21-NOT USED/OTHER	1176:1281	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10703 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
DOUGLAS LINDA J & DOUGLAS MICHAEL 18366 GRIMM LIVONIA MI 48152		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
234 THE N 50 FT OF GOV'T LOT 4 SEC 13 T23N R4W WHICH LIES BETWEEN CO ROAD & SHORE OF HOUGHTON LAKE. "1"		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	5.86	15	25	22				
		X	Sewer		Total Estimated Land Improvements True Cash Value = 22								
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	70,000	33,600	103,600			66,744C		
		X	High		2022	60,000	26,900	86,900			63,566C		
		X	Landscaped		2021	55,000	25,800	80,800			61,536C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/23/2022	INSPECTED	2023	70,000	33,600	103,600			66,744C		
		DMG	07/12/2012	INSPECTED	2022	60,000	26,900	86,900			63,566C		
		DMG	04/19/2010	INSPECTED	2021	55,000	25,800	80,800			61,536C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 216 232	Type CGEP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 50 Floor Area: 1,008 Total Base New : 134,581 Total Depr Cost: 67,289 Estimated T.C.V: 72,134			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls D Blt 0		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			Ground Area = 288 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50					
(1) Exterior					No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex.	X	Ord.	Min	Many			X	Ave.	Few		
X	Insulation				(13) Plumbing						Stories Exterior Foundation 2 Story Siding Slab 1 Story Siding Overhang			Size 288 432		
(2) Windows		(7) Excavation			Average Fixture(s)						Other Additions/Adjustments			Total: 95,384 47,691		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 288 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches CGEP (1 Story) Balcony Wood Balcony Garages			216 10,545 5,272 232 7,962 3,981			
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 432 14,122 7,061 Common Wall: 1 Wall 1 -1,870 -935		
(3) Roof		(9) Basement Finish			(14) Water/Sewer						Water/Sewer Public Sewer Water Well, 100 Feet			1 1,192 596 1 5,584 2,792		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Appliance Allow. 1 1,662 831			Totals: 134,581 67,289	
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:						Notes: ECF (4004 LAKEVIEW) 1.072 => TCv:			72,134		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VAN OOSTERWYK THOMAS R & J	VANOOSTERWYK THOMAS R & JE	0	02/28/2014	QC	21-NOT USED/OTHER	1142-1602	PROPERTY TRANSFER	0.0				
		245,000	07/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10679 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
VAN OOSTERWYK THOMAS R & JEAN 30241 ROSEBRIER ST SAINT CLAIR SHORES MI 48082		SA:										
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-960 P-744 (L-611 P-319) S 50 FT OF N 150 FT OF ALL THAT PART OF GOV LOT 4 SEC 13 T23N R4W LYING W OF CO RD. "3"		X	Improved	Vacant	* Factors *							
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Dirt Road	LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		X	Gravel Road	50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 140,000
		X	Paved Road	Land Improvement Cost Estimates								
		X	Storm Sewer	Description	Rate	Size	% Good	Cash Value				
		X	Sidewalk	Fencing: Wire Mesh, #11	3.30	608	50	1,003				
		X	Water	Fencing: Gates, Mesh, 3'	415.39	6	50	1,246				
		X	Sewer	Wood Frame/Conc.	35.08	120	50	2,105				
		X	Electric	Total Estimated Land Improvements True Cash Value = 4,354								
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2024	Tentative	Tentative	Tentative			Tentative		
		X	Low	2023	70,000	87,800	157,800			102,571C		
		X	High	2022	60,000	69,500	129,500			97,687C		
		X	Landscaped	2021	55,000	66,600	121,600			94,567C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/28/2022	INSPECTED								
		DMG	09/13/2012	INSPECTED								
		DG	04/19/2010	INSPECTED								

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									160 96 100 128	CGEP (1 Story) 4in Concrete Treated Wood Roof Cover Onl		
Building Style: 1 1/2 STORY		(4) Interior			Central Air Wood Furnace						Class: C Effec. Age: 35 Floor Area: 1,665 Total Base New : 266,125 Total Depr Cost: 172,052 Estimated T.C.V: 184,440			E.C.F. X 1.072		Bsmnt Garage:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1110 SF Floor Area = 1665 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 0			
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Building Areas						
Room List		Doors:	Solid	H.C.	(12) Electric			(13) Plumbing			Stories Exterior Foundation 1.5 Story Siding Crawl Space			Size 1,110		Cost New 193,965	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			200 Amps Service			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches CGEP (1 Story) 4in Concrete Deck Treated Wood w/Roof (Roof portion) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1008 Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			Total: 193,965		Depr. Cost 126,076	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches CGEP (1 Story) 4in Concrete Deck Treated Wood w/Roof (Roof portion) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1008 Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			Total: 193,965		Depr. Cost 126,076	
X	Insulation	(7) Excavation			No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches CGEP (1 Story) 4in Concrete Deck Treated Wood w/Roof (Roof portion) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1008 Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			Total: 193,965		Depr. Cost 126,076	
(2) Windows	Many X Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1110 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 193,965			Depr. Cost 126,076	
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Lump Sum Items:						Notes: ECF (4004 LAKEVIEW) 1.072 => TCv:					184,440	
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(9) Basement Finish															
Chimney: Block		(10) Floor Support															
		Joists: Unsupported Len: Cntr.Sup:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
ROGERS GREGORY H & CANDACE	SADOWSKI, STEVEN & SUSAN	220,000	04/09/2010	WD	03-ARM'S LENGTH	1092/1847	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
10677 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		ROOF		03/22/2019	PB19-0030	COMPLETE						
Owner's Name/Address		P.R.E. 0%		SA:		2024 Est TCV Tentative								
SADOWSKI SUSAN M 13850 SILENT WOODS DR SHELBY TWP MI 48315		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Tax Description		Public Improvements		* Factors *										
L-995 P-2354 (L-843P-54&L-604P-397) 234 S 50 FT OF N 200 FT OF THAT PART OF GOVTLOT 4 SEC 13 T23N R4W W OF CO RD "4"		X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		X		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		X		Storm Sewer		Land Improvement Cost Estimates								
		X		Sidewalk		Description	Rate		Size % Good		Cash Value			
		X		Water		D/W/P: 3.5 Concrete	6.68		425 50		1,419			
		X		Electric		Total Estimated Land Improvements True Cash Value = 1,419								
		X		Gas		Work Description for Permit PB19-0030, Issued 03/22/2019: REROOF								
		X		Curb										
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
				Topography of Site										
		X		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X		Low		2023	70,000	110,600	180,600			105,632C		
		X		High		2022	60,000	75,000	135,000			100,602C		
		X		Landscaped		2021	55,000	71,900	126,900			97,389C		
		X		Swamp										
		X		Wooded										
		X		Pond										
		X		Waterfront										
		X		Ravine										
		X		Wetland										
		X		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA		09/28/2022 INSPECTED										
		DMG		09/13/2012 INSPECTED										
		DG		04/19/2010 INSPECTED										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 84	Type CGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 22 Floor Area: 1,800 Total Base New : 282,835 Total Depr Cost: 220,612 Estimated T.C.V: 236,496			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1800 SF Floor Area = 1800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78					Cls C Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Building Areas						
Condition: Good		Lg	Ord	Small	(5) Floors			No. of Elec. Outlets			Stories Exterior Foundation 1 Story Siding Slab 1 Story Siding Crawl Space			Size 1,200 600		Cost New 222,138	Depr. Cost 173,268
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			(12) Electric			Other Additions/Adjustments						
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Exterior Stone Veneer Plumbing 3 Fixture Bath Porches CGEP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet			Totals:		282,835	220,612
(1) Exterior		(7) Excavation			(8) Basement			(14) Water/Sewer			Notes:						
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		Basement: 0 S.F. Crawl: 600 S.F. Slab: 1200 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. Fireplaces Exterior 1 Story			Totals:		282,835	220,612
(2) Windows		(9) Basement Finish			(10) Floor Support			Lump Sum Items:			ECF (4004 LAKEVIEW) 1.072 => TCV:					236,496	
Many Avg. Few	X Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:												
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(10) Floor Support															
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Vinyl																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10675 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			MISC	11/04/2015	PB15-0306	COMPLETE					
Owner's Name/Address		P.R.E. 100% 05/02/1994			SHED	08/01/2014	3909	COMPLETE					
BONE CYRIL E & CONSTANCE A 10675 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative (3,200 MCL 211.									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-501 P-441 L-577 P-577 L-576 P-360 234 10675 E HOUGHTON LK DR S 75 FT OF N 275 FT OF ALL THAT PART OF GOV'T LOT 4 SEC 13 T23N R4W LYING W OF CO RD.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	75.00	150.00	1.0000	1.0000	2800	100		210,000
		X	Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 210,000								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate		Size		% Good	Cash Value		
		X	Water		D/W/P: 3.5 Concrete	6.68		2398		50	8,009		
		X	Sewer		Metal Prefab	18.24		117		75	1,600		
		X	Electric		Total Estimated Land Improvements True Cash Value = 9,609								
		X	Gas		Work Description for Permit PB15-0306, Issued 11/04/2015: REROOF								
		X	Curb		Work Description for Permit 3909, Issued 08/01/2014: 10*16 SHED								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	105,000	101,200	206,200			128,651C		
		X	High		2022	90,000	75,400	165,400			122,525C		
		X	Landscaped		2021	82,500	72,100	154,600			118,611C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/28/2022	INSPECTED	2023	105,000	101,200	206,200			128,651C		
		CSZ	01/25/2016	INSPECTED	2022	90,000	75,400	165,400			122,525C		
		DMG	09/13/2012	INSPECTED	2021	82,500	72,100	154,600			118,611C		

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120	Type CCP (1 Story)		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 29 Floor Area: 1,950 Total Base New : 277,946 Total Depr Cost: 197,343 Estimated T.C.V: 211,552			E.C.F. X 1.072			Bsmnt Garage: Carport Area: Roof:								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C Blt 0												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 1950 SF Floor Area = 1950 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71														
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			Many X Ave. Few			Building Areas			Stories Exterior Foundation 1 Story Siding Slab			Size 1,950			Cost New Depr. Cost					
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Other Additions/Adjustments			Plumbing			3 Fixture Bath			1 4,711 3,345					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			3 Fixture Bath			1 4,711 3,345								
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Porches			CCP (1 Story)			120 3,371 2,393					
(2) Windows	Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1950 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 480 19,915 14,140			Common Wall: 1 Wall 1 -2,251 -1,598				
(3) Roof	Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens	(7) Excavation			(9) Basement Finish			(14) Water/Sewer			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Exterior 1 Story			1 6,605 4,690			Totals: 277,946 197,343		
(4) Interior	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			211,552								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PLINE LOUIS M & ELLEN V TR	GEORGE TIMOTHY	450,000	07/26/2022	WD	09-FAMILY	1182:364	PROPERTY TRANSFER	100.0					
PLINE LOUIS M		0	02/23/2019	OTH	07-DEATH CERTIFICATE	1172:739	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
10651 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		03/08/2023	PB23-0036	COMPLETE					
Owner's Name/Address		SA:		2024 Est TCV Tentative									
GEORGE TIMOTHY 4760 WINDCLIFF DR NE ROCKFORD MI 49341		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Tax Description		Public Improvements		* Factors *									
(L-414P-173&L-577P-6&L-576P-360) 234 L-1010 P-1855 S 75 FT OF N 350 FT OF ALL THAT PART OF GOV'T LOT 4 SEC 13 T23N R4W LYING W OF CO RD.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		LAKEVIEW	75.00	150.00	1.0000	1.0000	2800	100		210,000
		X	Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 210,000								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate		Size % Good		Cash Value			
		X	Water		D/W/P: 3.5 Concrete	6.68		1089 75		5,456			
		X	Sewer		Total Estimated Land Improvements True Cash Value = 5,456								
		X	Electric		Work Description for Permit PB23-0036, Issued 03/08/2023: INSTALL COLUMNS AND BEAMS; NO LU PERMIT REQUIRED PER KEVIN ROSE, LAKE TOWNSHIP								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	105,000	81,300	186,300			186,300S		
		X	High		2022	90,000	56,200	146,200			109,602C		
		X	Landscaped		2021	82,500	53,900	136,400			106,101C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/23/2022	INSPECTED									
		DMG	09/13/2012	INSPECTED									
		DG	04/19/2010	INSPECTED									

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 25 Floor Area: 1,296 Total Base New : 210,782 Total Depr Cost: 158,086 Estimated T.C.V: 169,468			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																												
Condition: Good		Lg	Ord	Small																													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																									
(1) Exterior					No./Qual. of Fixtures																												
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets																												
					Many X Ave. Few			(13) Plumbing																									
(2) Windows		(7) Excavation			Average Fixture(s)																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1296 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
(3) Roof		(9) Basement Finish						(14) Water/Sewer																									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																												
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:																															
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 1296 SF Floor Area = 1296 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,296</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>165,022</td> <td>123,767</td> </tr> </tbody> </table> <p>Other Additions/Adjustments                  Garages                  Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)                  Base Cost 816 28,944 21,708                  Water/Sewer                  Public Sewer 1 1,515 1,136                  Water Well, 100 Feet 1 5,890 4,417                  Built-Ins                  Appliance Allow. 1 2,806 2,104                  Fireplaces                  Exterior 1 Story 1 6,605 4,954                  Totals: 210,782 158,086</p> <p>Notes:                  ECF (4004 LAKEVIEW) 1.072 =&gt; TCV: 169,468</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,296			Total:				165,022	123,767
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Slab	1,296																														
Total:				165,022	123,767																												

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10631 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 02/21/1996										
COTTEE DOUGLAS R & LINDA J 10631 E HOUGHTON LK DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-700 P-578 234 10631 E HOUGHTON LK DR 48629 S 95 FT OF N 445 FT OF GOVT LOT 4 LYING W OF CO RD SEC 13 T23N R4W "7"		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	95.00	150.00	1.0000	1.0000	2800	100		266,000
		Paved Road		95 Actual Front Feet, 0.33 Total Acres				Total Est. Land Value =		266,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size		% Good	Cash Value
		Water		D/W/P: 3.5 Concrete				6.25	3022		75	14,166
		X Sewer		Wood Frame				31.63	64		50	1,012
		Electric		Wood Frame				26.62	96		50	1,278
		Gas		Total Estimated Land Improvements True Cash Value = 16,456								
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		AA	09/28/2022	INSPECTED	2023	133,000	95,100	228,100		156,064C		
		DMG	09/13/2012	INSPECTED	2022	114,000	74,500	188,500		148,633C		
		DG	04/19/2010	INSPECTED	2021	104,500	71,100	175,600		143,885C		

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:	Class: C	Exterior: Siding	Brick Ven.: 0	Stone Ven.: 0	Common Wall: Detache	Foundation: 18 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 0	Area: 576	% Good: 0	Storage Area: 0	No Conc. Floor: 0					
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									15	CCP (1 Story) 4 Treated Wood																				
	Building Style: 1 STORY	(4) Interior			Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Class: CD			Bsmnt Garage:																		
	Yr Built 0	Remodeled 0	Ex	Ord	Min	0 Amps Service			No./Qual. of Fixtures			Total Base New : 267,615			E.C.F.			Carport Area:																	
	Condition: Good	Trim & Decoration			No. of Elec. Outlets			Ex. X Ord. Min			Ground Area = 2145 SF Floor Area = 2145 SF.			X 1.072			Roof:																		
	Room List	Doors:	Solid	H.C.	(13) Plumbing			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total Depr Cost: 175,077			Estimated T.C.V: 187,683																		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)			Stories Exterior Foundation			Building Areas			Size			Cost New			Depr. Cost															
	(1) Exterior	Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			2,145			Total:			222,413			144,568															
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Basement: 0 S.F. Crawl: 0 S.F. Slab: 2145 S.F. Height to Joists: 0.0			Plumbing			Other Additions/Adjustments			3 Fixture Bath			1			3,915			2,545												
	X Insulation	(7) Excavation			(8) Basement			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			576			22,596			14,687												
	(2) Windows	Many X Avg. Few	X Avg.	Large Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Public Sewer			1			1,345			874															
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(9) Basement Finish			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Appliance Allow.			1			1,961			1,275															
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Fireplaces			Interior 1 Story			1			4,767			3,099															
	X Gable Hip Flat	X Gambrel Mansard Shed	Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			CCP (1 Story)			15			717			466														
	X Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Deck			Treated Wood			4			181			45															
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:			Notes:			Local Cost Items			STAND BY GENERATOR			1			4,000			3,800															
					ECF (4004 LAKEVIEW) 1.072 => TCv:									267,615			175,077			187,683															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1 (*	Building Permit(s)	Date	Number	Status				
10599 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/02/1994										
DEUEL RICHARD T & ANNELIES M 10599 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-491 P-127 234 S 75 FT OF N 655.6 FT OF GOV LOT 4 SEC 13 T23N R4W. "10-B".		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	75.00	150.00	1.0000	1.0000	2800	100		210,000
		Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 210,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68			175 75		877		
		X Sewer		Wood Frame	35.58			64 50		1,138		
		Electric		Total Estimated Land Improvements True Cash Value = 2,015								
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
AA 09/28/2022 INSPECTED		2023	105,000	116,900	221,900			141,499C				
DMG 09/13/2012 INSPECTED		2022	90,000	89,300	179,300			134,761C				
DG 04/19/2010 INSPECTED		2021	82,500	85,700	168,200			130,456C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								80 48	WGEP (1 Story) Treated Wood			
Building Style: 1 1/4 STORY		(4) Interior		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 30 Floor Area: 2,439 Total Base New : 340,802 Total Depr Cost: 232,529 Estimated T.C.V: 249,271			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY			Cls		C		Blt 0		
0	0				Ex.	X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1800 SF Floor Area = 2439 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
Condition: Good		Size of Closets		No. of Elec. Outlets			Building Areas										
Room List		Doors:	Solid	H.C.	Many	X	Ave.	Few	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Other Additions/Adjustments			1.25 Story	Siding	Crawl Space	1,020				
		Kitchen: Other: Other:		Average Fixture(s)			Plumbing			1 Story	Siding	Crawl Space	780				
		Lg	Ord	Small	2	3	Fixture Bath	Plumbing			0.5 Story	Siding	Overhang	768			
		(6) Ceilings		2 Fixture Bath			Plumbing			Other Additions/Adjustments			Total:	276,620	193,634		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		2 Fixture Bath			Plumbing			Plumbing							
		Basement: 0 S.F. Crawl: 1800 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto Softener, Manual Solar Water Heat No Plumbing			Plumbing			3 Fixture Bath			1	4,711	3,298		
(2) Windows	Many Avg. Few	X	Large Avg. Small	Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Porches			80	8,417	5,892		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Ceramic Tub Alcove Vent Fan			Plumbing			Deck			48	1,754	1,228		
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 784 28,122 19,685				
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish			Water/Sewer			Water/Sewer			1	1,515	1,060		
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Water/Sewer			Water Well, 100 Feet			1	5,890	4,123		
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. Solar Room			1	2,806	1,964		
Notes:												80	10,967	1,645			
												Totals:	340,802	232,529			
												ECF (4004 LAKEVIEW) 1.072 => TCV:		249,271			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10561 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
WARNAT RONALD B & REBECCA A 1216 ROLLING HILLS DRIVE HOWELL MI 48843		SA:											
Tax Description		2024 Est TCV Tentative											
234 L-525 P-625 THE S 50 FT OF THAT PART OF N 705.6 FT OF GOV'T LOT 4 SEC 13 WHICH LIES BET THE CO HWY AND SHORE OF LAKE PART OF GOV'T LOT 4 SEC 13 T23N R4W. "11".		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences			Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	%	Good	Cash Value			
			Water		D/W/P: 3.5 Concrete	6.25	10	75		47			
		X	Sewer		Wood Frame	22.54	192	75		3,246			
			Electric		Total Estimated Land Improvements True Cash Value = 3,293								
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative	
		AA	09/23/2022	INSPECTED	2023	70,000	41,300	111,300				75,939C	
		DG	04/19/2010	INSPECTED	2022	60,000	30,800	90,800				72,323C	
					2021	55,000	29,700	84,700				70,013C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144 64 12	Type CGEP (1 Story) CPP CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 27 Floor Area: 720 Total Base New : 109,405 Total Depr Cost: 79,866 Estimated T.C.V: 85,616			E.C.F. X 1.072 Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G												
Yr Built 0		Remodeled 0		Ex		Ord		Min								
Condition: Good		Trim & Decoration		Size of Closets												
Room List		Doors:		Solid		H.C.		Central Air Wood Furnace								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			0 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Cls CD Blt 0			
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas						
X Insulation				(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Crawl Space Size 720 Total: 89,812 65,563			Cost New Depr. Cost			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0						Other Additions/Adjustments						
Many X Avg. Few		Large X Avg. Small		(8) Basement			Public Water Public Sewer Water Well Built-Ins Appliance Allow.			Porches CGEP (1 Story) CPP CPP Water/Sewer Public Sewer Water Well, 100 Feet			144 8,873 6,477 64 1,373 1,002 12 321 234 1 1,345 982 1 5,720 4,176			
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 85,616			Totals: 109,405 79,866						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:									
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WARDELL CARL W & DONNA M	LUKASAVITZ JOHN C & ANNETT	61,500	11/26/1993	WD	16-LC PAYOFF	1177:1808	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
10557 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		07/23/2019	PB19-0238	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:		2024 Est TCV Tentative					
LUKASAVITZ JOHN C & ANNETTE L 3282 WOOD VALLEY DRIVE FLUSHING MI 48433		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Tax Description		Public Improvements		* Factors *							
L-619 P-98 234 10557 NORTH SHORE DR ALL THAT PART OF N 100 FT OF S 600 FT OF GOVT LOT 4 SEC 13 T23N R4W LYING WLY OF C/L CO RD		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Gravel Road	LAKEVIEW	100.00	140.00	1.0000	0.9863	2800	100	276,163
		X	Paved Road	100 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 276,163							
		X	Storm Sewer	Land Improvement Cost Estimates							
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value			
		X	Water	D/W/P: 3.5 Concrete	6.25	70	63	276			
		X	Sewer	Total Estimated Land Improvements True Cash Value = 276							
		X	Electric	Work Description for Permit PB19-0238, Issued 07/23/2019: REROOF							
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Rolling	2024	Tentative	Tentative	Tentative			Tentative	
		X	Low	2023	138,100	58,100	196,200			129,883C	
		X	High	2022	118,400	44,400	162,800			123,699C	
		X	Landscaped	2021	108,500	42,600	151,100			119,748C	
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/23/2022	INSPECTED							
		DMG	09/13/2012	INSPECTED							
		DG	04/19/2010	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 384 80	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 37 Floor Area: 1,250 Total Base New : 184,502 Total Depr Cost: 116,238 Estimated T.C.V: 124,607			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0							
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1250 SF Floor Area = 1250 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63			Building Areas		Stories		Size	Cost New	Depr. Cost					
Condition: Good		Size of Closets		Lg	Ord	Small	(13) Plumbing			Building Areas			1 Story		Siding	Slab	850					
Room List		Doors:	Solid	H.C.	(12) Electric			Average Fixture(s)			1 Story			Siding	Foundation	400						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding	Foundation	400							
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Deck			Treated Wood		384		6,298		3,968			
X	Insulation	(7) Excavation		Ex. X Ord. Min			Other Additions/Adjustments			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		480		17,678		11,137	
(2) Windows	Many X Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 400 S.F. Slab: 850 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Water/Sewer			Public Sewer		1		1,345		847			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Many X Ave. Few			Water/Sewer			Water Well, 100 Feet			Built-Ins		Appliance Allow.		1		1,961		1,235	
X	Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		(14) Water/Sewer			Fireplaces			Exterior 1 Story			Breezeways		80		4,864		3,064		
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Frame Wall			Totals:		184,502		116,238				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			ECF (4004 LAKEVIEW) 1.072 => TC			V: 124,607												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JEAN DONAT L & MARION	JEAN FAMILY REVOCABLE LIV	0	01/26/2021	QC	14-INTO/OUT OF TRUST	1175:1149	OTHER	0.0			
JEAN FAMILY REVOABLE TRUST	JEAN DONAT L & MARION	0	01/25/2021	QC	14-INTO/OUT OF TRUST	1175:1147	DEED	0.0			
MARKIN DAVID C & JANICE L	THE JEAN FAMILY TRUST	225,000	10/11/2011	WD	03-ARM'S LENGTH	1108/1462 1136	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
10537 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		NEW RESIDENCE		04/06/2012	1226	COMPLETE			
Owner's Name/Address		P.R.E. 100% 10/11/2011		DEMO		04/02/2012	25	COMPLETE			
JEAN FAMILY REVOCABLE LIVING TRUST 10537 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
L-508 P-640 234 ALL THAT PART OF N 100 FT OF S 500 FT OF GOV'T LOT 4 SEC 13 T23N R4W LYING W'LY OF C/L OF CTY RD.		X		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Gravel Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		Storm Sewer		Sidewalk		LAKEVIEW 100.00 140.00 1.0000 0.9863 2800 100 276,163					
		Water		Fencing: Vnyl, 2 Rail		100 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 276,163					
		Sewer		Fencing: Vnyl, Solid, 6'		Land Improvement Cost Estimates					
		Electric		D/W/P: 3.5 Concrete		Description Rate Size % Good Cash Value					
		Gas		Wood Frame/Conc.		Fencing: Vnyl, 2 Rail 16.52 40 75 496					
		Curb		Total Estimated Land Improvements True Cash Value =		Fencing: Vnyl, Solid, 6' 41.05 18 75 554					
		Street Lights				D/W/P: 3.5 Concrete 6.68 2084 75 10,441					
		Standard Utilities				Wood Frame/Conc. 35.08 120 50 2,105					
		Underground Utils.				Total Estimated Land Improvements True Cash Value = 13,596					
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year		Land Value		Building Value		Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who		When		What		2024	Tentative	Tentative	Tentative
		AA 09/28/2022		INSPECTED				2023	138,100	144,300	282,400
		DMG 11/29/2012		INSPECTED				2022	118,400	106,400	224,800
		DMG 09/13/2012		INSPECTED				2021	108,500	101,700	210,200

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 168 704	Type WCP (1 Story) Treated Wood	Year Built: 2012 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 336 No Conc. Floor: 0	Class: C Effec. Age: 12 Floor Area: 2,112 Total Base New : 314,590 Total Depr Cost: 276,838 Estimated T.C.V: 296,770	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:						
													(4) Interior		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1408 SF Floor Area = 2112 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88	
X Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		(5) Floors		No./Qual. of Fixtures		Stories		Size		Cost New		Depr. Cost	
Building Style: 2 STORY	Ex	Ord	Min	X Forced Heat & Cool Heat Pump No Heating/Cooling		Kitchen: Other: Other:		Ex. X Ord. Min		2 Story Siding		704		258,627		227,592		
Yr Built 0	Remodeled 0	Size of Closets		No. of Elec. Outlets		Other Additions/Adjustments		Many X Ave. Few		3 Fixture Bath		1		4,711		4,146		
Condition: Excellent	Lg	Ord	Small	(13) Plumbing		Porches		2 Story Siding		2 Fixture Bath		168		7,239		6,370		
Room List	Doors:	Solid	H.C.	Average Fixture(s)		Garages		1+ Story Siding		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2 Story Siding		704		704		
Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		2 Story Siding		3 Fixture Bath		1		4,711		4,146		
(1) Exterior	(7) Excavation			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		2 Story Siding		3 Fixture Bath		1		4,711		4,146		
Wood/Shingle X Aluminum/Vinyl Brick	(8) Basement			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		2 Story Siding		3 Fixture Bath		1		4,711		4,146		
X Insulation	(9) Basement Finish			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		WCP (1 Story)		2 Story Siding		3 Fixture Bath		168		7,239		6,370		
(2) Windows	(10) Floor Support			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		2 Story Siding		3 Fixture Bath		1		4,711		4,146		
Many Avg. Few Large Avg. Small	Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Base Cost		2 Story Siding		3 Fixture Bath		1		4,711		4,146		
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	Lump Sum Items:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Storage Over Garage		2 Story Siding		3 Fixture Bath		1		4,711		4,146		
(3) Roof	Notes:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Common Wall: 1 Wall		2 Story Siding		3 Fixture Bath		1		4,711		4,146		
X Gable Hip Flat	ECF (4004 LAKEVIEW) 1.072 => TCV: 296,770			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		2 Story Siding		3 Fixture Bath		1		4,711		4,146		
Gambrel Mansard Shed				2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Sewer		2 Story Siding		3 Fixture Bath		1		4,711		4,146		
X Asphalt Shingle				2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water Well, 100 Feet		2 Story Siding		3 Fixture Bath		1		4,711		4,146		
Chimney:				2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins		2 Story Siding		3 Fixture Bath		1		4,711		4,146		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
JACOBUS BYRON G		0	10/16/2017	OTH	07-DEATH CERTIFICATE	1167:0513	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
JACOBUS D JEAN 10517 E HOUGHTON LK DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-744 P-579 234 NLY 100 FT OF SLY 400 FT OF GOV'T LOT 4 LYING W OF CO RD 300 SEC 13 T23N R4W EXC COM AT SE COR OF GOV'T LOT 4 TH N 300 FTTH S89DEG50'W 444.9 FT FOR POB TH S89DEG50'W 148 FT TO SH OF LK TH N16DEG28'W ALG SH 104.2 FT TH N89DEG50'E 172 FT TH S3DEG10'E 100.15 FT TO POB		X Improved		Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	400	100		40,000
		Paved Road		100 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =		40,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
		Sewer		Wood Frame				6.68	600		72	2,886
		Electric						29.95	96		47	1,351
		Gas		Total Estimated Land Improvements				True Cash Value =		4,237		
		Curb		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Street Lights		2024	Tentative	Tentative	Tentative			Tentative		
		Standard Utilities		2023	20,000	38,000	58,000			35,452C		
		Underground Utils.		2022	17,500	31,200	48,700			33,764C		
		Topography of Site		2021	16,300	28,700	45,000			32,686C		
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 11/13/2018 INSPECTED										
		DMG 09/13/2012 INSPECTED										
		DG 04/19/2010 INSPECTED										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48	Type CCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																													
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 37 Floor Area: 996 Total Base New : 163,721 Total Depr Cost: 103,144 Estimated T.C.V: 77,461			E.C.F. X 0.751 Bsmnt Garage: Carport Area: Roof:																																																															
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																																						
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																						
Condition: Good		Lg	X	Ord		Small																																																																							
Room List		Doors:		Solid	X	H.C.	(5) Floors																																																																						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service																																																																						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			X Ex.			Ord.	Min																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			No. of Elec. Outlets			Many	X	Ave.		Few																																																																		
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)																																																																						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 996 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																									
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																									
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:																																																																											
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 996 SF Floor Area = 996 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>996</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Other Additions/Adjustments</td> <td>Total:</td> <td>134,938</td> <td>85,011</td> </tr> <tr> <td>Porches</td> <td>CCP (1 Story)</td> <td></td> <td>48</td> <td></td> <td>1,476</td> <td>930</td> </tr> <tr> <td>Garages</td> <td colspan="3">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td>Base Cost</td> <td>384</td> <td>17,096</td> </tr> <tr> <td>Water/Sewer</td> <td>Public Sewer</td> <td></td> <td>1</td> <td></td> <td>1,515</td> <td>954</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td></td> <td>5,890</td> <td>3,711</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td></td> <td>2,806</td> <td>1,768</td> </tr> <tr> <td colspan="4">Totals:</td> <td></td> <td>163,721</td> <td>103,144</td> </tr> </tbody> </table> <p>Notes: ECF (4006 OFF LAKE 1) 0.751 =&gt; TCV: 77,461</p>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	996				Other Additions/Adjustments				Total:	134,938	85,011	Porches	CCP (1 Story)		48		1,476	930	Garages	Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost	384	17,096	Water/Sewer	Public Sewer		1		1,515	954		Water Well, 100 Feet		1		5,890	3,711	Built-Ins	Appliance Allow.		1		2,806	1,768	Totals:					163,721	103,144
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																							
1 Story	Siding	Crawl Space	996																																																																										
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Garages	Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost	384	17,096																																																																							
Water/Sewer	Public Sewer		1		1,515	954																																																																							
	Water Well, 100 Feet		1		5,890	3,711																																																																							
Built-Ins	Appliance Allow.		1		2,806	1,768																																																																							
Totals:					163,721	103,144																																																																							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
JACOBUS BYRON G		0	10/16/2017	OTH	07-DEATH CERTIFICATE	1167:0513	OTHER	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status	
10517 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 100% 05/02/1994							
JACOBUS D JEAN 10517 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
L350/P24 234 PART OF GOVT LOT 4 SEC 13 T23N R4W COM AT SE COR TH N OF E LINE 300 FT TH S89DEG50'W 484.9 FT FOR POB TH S89DEG50'W TO SH OF HOUGHTON LAKE TH N16DEG28'W ON SH 104.2 FT TH N89DEG50'E 132 FT TH S3DEG10'E 100.15 FT TO POB 14-C		X	Improved	Vacant	* Factors *				
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		Dirt Road		LAKEVIEW 101.00 110.00 1.0000 0.9399 2800 100 265,791					
		Gravel Road		101 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 265,791					
		Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description Rate Size % Good Cash Value					
		Sidewalk		D/W/P: 3.5 Concrete 6.68 1484 72 7,137					
		Water		Total Estimated Land Improvements True Cash Value = 7,137					
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 11/13/2018	INSPECTED	2023	132,900	69,300	202,200	141,463C	
		DMG 09/13/2012	INSPECTED	2022	113,900	53,600	167,500	134,727C	
		DG 04/19/2010	INSPECTED	2021	104,400	51,400	155,800	130,424C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 576 No Conc. Floor: 0									
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								320	WGEP (1 Story) 56 Treated Wood 15 Treated Wood 16 Treated Wood 75 Brzwy, FW											
Building Style: 1 STORY		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1156 SF Floor Area = 1156 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57			Class: C Effec. Age: 43 Floor Area: 1,156 Total Base New : 223,724 Total Depr Cost: 132,444 Estimated T.C.V: 141,980			E.C.F. X 1.072		Cls C Blt 0										
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories		Size		Cost New		Depr. Cost						
Condition: Good		Size of Closets		100 Amps Service			No. of Elec. Outlets			Stories			Siding		Foundation		Crawl Space		Total:						
Room List		Doors:		Solid	X	H.C.	Ex. X Ord. Min			Plumbing			Exterior		Foundation		Total:		154,041 87,804						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Many X Ave. Few			Average Fixture(s)			Other Additions/Adjustments		Porches		WGEP (1 Story)		Deck						
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		100 Amps Service			(13) Plumbing			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood 56 1,908 1,088 Treated Wood 15 695 396 Treated Wood 16 741 422			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 576 22,596 12,880 Storage Over Garage 576 8,024 4,574 Common Wall: 1/2 Wall 1 -1,122 -640		Water/Sewer		Public Sewer 1 1,515 864 Water Well, 100 Feet 1 5,890 3,357	
(2) Windows	Many X Avg. X Avg. Few Small	(7) Excavation		Basement: 0 S.F. Crawl: 1156 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Deck		Treated Wood 56 1,908 1,088 Treated Wood 15 695 396 Treated Wood 16 741 422		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
(3) Roof	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 1156 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Deck		Treated Wood 56 1,908 1,088 Treated Wood 15 695 396 Treated Wood 16 741 422		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Basement: 0 S.F. Crawl: 1156 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Deck		Treated Wood 56 1,908 1,088 Treated Wood 15 695 396 Treated Wood 16 741 422		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
X	Asphalt Shingle	(10) Floor Support		Basement: 0 S.F. Crawl: 1156 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Deck		Treated Wood 56 1,908 1,088 Treated Wood 15 695 396 Treated Wood 16 741 422		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Chimney:	Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1156 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Deck		Treated Wood 56 1,908 1,088 Treated Wood 15 695 396 Treated Wood 16 741 422		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Lump Sum Items:		Basement: 0 S.F. Crawl: 1156 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Deck		Treated Wood 56 1,908 1,088 Treated Wood 15 695 396 Treated Wood 16 741 422		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
Notes:		Basement: 0 S.F. Crawl: 1156 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Deck		Treated Wood 56 1,908 1,088 Treated Wood 15 695 396 Treated Wood 16 741 422		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
ECF (4004 LAKEVIEW) 1.072 => TCv:		Basement: 0 S.F. Crawl: 1156 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Deck		Treated Wood 56 1,908 1,088 Treated Wood 15 695 396 Treated Wood 16 741 422		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
Totals:		Basement: 0 S.F. Crawl: 1156 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Deck		Treated Wood 56 1,908 1,088 Treated Wood 15 695 396 Treated Wood 16 741 422		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
JACOBUS BYRON G		0	10/16/2017	OTH	07-DEATH CERTIFICATE	1167:0513	OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10517 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
JACOBUS D JEAN 10517 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L514/P352-401 234 PART OF GOVT LOT 4 SEC 13 T23N R4W COM AT SE COR TH N ON E LINE 300 FT TH S89DEG50'W 444.9 FT FOR POB TH S89DEG50'W 40 FT TH N3DEG10'W 100.15 FT TH N89DEG50'E 40 FT TH S3DEG10' E100.15 FT TO POB 14-B		Improved	X	Vacant	* Factors *							
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		X		Dirt Road	40	100.00	1.0000	0.8165	400	100	13,064	
		X		Gravel Road	40	Actual	Front	Feet,	0.09	Total Acres	Total Est. Land Value =	13,064
		X		Paved Road								
		X		Storm Sewer								
		X		Sidewalk								
		X		Water								
		X		Sewer								
		X		Electric								
		X		Gas								
		X		Curb								
		X		Street Lights								
		X		Standard Utilities								
		X		Underground Utils.								
		X		Topography of Site								
		X		Level								
		X		Rolling								
		X		Low								
		X		High								
		X		Landscaped								
		X		Swamp								
		X		Wooded								
		X		Pond								
		X		Waterfront								
		X		Ravine								
		X		Wetland								
		X		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative				
QT	11/13/2018	INSPECTED	2023	6,500	0	6,500		5,387C				
			2022	5,700	0	5,700		5,131C				
			2021	5,300	0	5,300		4,968C				

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Roscommon, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		390,000	02/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
10493 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
GREEN MICHAEL J & LISA E 8224 SASHABAW RIDGE DR CLARKSTON MI 48348		SA:									
Tax Description		2024 Est TCV Tentative									
L-1021 P-2121 (L-580 P-346) 234 10493 E HGTN LK DR COM AT SE COR GOVT LOT 4 SEC 13 TH N ON E LN 200 FT TH S89DEG50'W 368.9 FT FOR POB TH S89DEG50'W 224 FT M/L TO SH OF LKTH NW ALG SH 100 FT TH N89DEG50'E 225.5 FT TO W R/W OF HWY TH S 100 FT TO POB BEING PART OF GOVT LOT 4 SEC 13 T23N R4W		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	100.00	140.00	1.0000	0.9863	2800	100	276,163
		Paved Road		100 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 276,163							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		Rate							
		X Sewer		D/W/P: 3.5 Concrete							
		Electric		D/W/P: Brick on Sand							
		Gas		Fencing: Wire Mesh, #11							
		Curb		Fencing: Gates, Mesh, 3'							
		Street Lights		Fencing: Gates, Mesh, 5'							
		X Standard Utilities		Total Estimated Land Improvements True Cash Value = 14,834							
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative		
AA 09/28/2022 INSPECTED		2023	138,100	121,200	259,300			170,142C			
DMG 09/13/2012 INSPECTED		2022	118,400	90,200	208,600			162,040C			
DMG 08/07/2011 INSPECTED		2021	108,500	86,300	194,800			156,864C			

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



Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																															
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1080 % Good: 0 Storage Area: 0 No Conc. Floor: 0																															
X	Wood Frame		Insulation	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								324 240 64 24	WSEP (1 Story) CGEP (1 Story) Treated Wood Treated Wood																																	
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace						Class: C Effec. Age: 30 Floor Area: 1,776 Total Base New : 327,576 Total Depr Cost: 229,302 Estimated T.C.V: 245,812																																				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1776 SF Floor Area = 1776 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																																				
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Building Areas																																				
Room List		Doors:	Solid	H.C.	(12) Electric			(13) Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Slab																																				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service			Average Fixture(s)			Other Additions/Adjustments																																				
(1) Exterior		Kitchen: Other: Other:			Lump Sum Items:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Porches WSEP (1 Story) CGEP (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.																																				
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments																																				
X	Insulation	(7) Excavation			No. of Elec. Outlets			Many X Ave. Few			Plumbing																																				
(2) Windows		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 240 S.F. Height to Joists: 0.0			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Porches WSEP (1 Story) CGEP (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.																																				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Porches WSEP (1 Story) CGEP (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.																																					
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish			Lump Sum Items:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Porches WSEP (1 Story) CGEP (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.																																				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Porches WSEP (1 Story) CGEP (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.																																				
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing 3 Fixture Bath Porches WSEP (1 Story) CGEP (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.																																					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Porches WSEP (1 Story) CGEP (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.																																				
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Porches WSEP (1 Story) CGEP (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.																																				
<table border="1"> <thead> <tr> <th>Area</th> <th>Type</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>324</td> <td>WSEP (1 Story)</td> <td>14,914</td> <td>10,440</td> </tr> <tr> <td>240</td> <td>CGEP (1 Story)</td> <td>14,388</td> <td>10,072</td> </tr> <tr> <td>64</td> <td>Treated Wood</td> <td>2,055</td> <td>1,438</td> </tr> <tr> <td>24</td> <td>Treated Wood</td> <td>1,111</td> <td>778</td> </tr> <tr> <td colspan="2">Total:</td> <td>223,482</td> <td>156,436</td> </tr> </tbody> </table>																Area	Type	Cost New	Depr. Cost	324	WSEP (1 Story)	14,914	10,440	240	CGEP (1 Story)	14,388	10,072	64	Treated Wood	2,055	1,438	24	Treated Wood	1,111	778	Total:		223,482	156,436								
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<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																																															

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		155,000	08/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0									
Property Address		Class: RESIDENTIAL-IMPROV Zoning: R-1		Building Permit(s)		Date	Number	Status									
10477 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		SCREENED PORCH		10/03/2011	215	COMPLETE									
Owner's Name/Address		P.R.E. 0%		REMODEL		11/01/2010	282	COMPLETE									
WERNER DEBORAH A & JEFFREY D 5505 IDEAL PLACE ORCHARD LAKE MI 48324		SA:		2024 Est TCV Tentative													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW											
L-732 P-627 234 10477 E HOUGHTON LK DR COM AT SE COR GOVT LOT 4 TH N0DEG06'E 200 FT TH S89DEG50'W 368.9 FT TO W LN OF E HTN LK DR FOR POB TH S89DEG50'W 222.6 FT TO SH OF LK TH S6DEG16'47"E ALG SH 80.36 FT TH N89DEG50'E 210.10 FT TO WLY R/W OF E HTN LK DR TH N2DEG38'10"E 80 FT TO POB PART OF GOVT LOT 4 SEC 13 T23N R4W .41A Comments/Influences		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
		Dirt Road		LAKEVIEW		80.00 150.00 1.0000 1.0000 2800 100 224,000											
		Gravel Road		80 Actual Front Feet, 0.28 Total Acres		Total Est. Land Value = 224,000											
		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value											
		Storm Sewer		D/W/P: 3.5 Concrete		6.68 74 50 247											
		X Sidewalk		Total Estimated Land Improvements True Cash Value =		247											
		Water															
		X Sewer															
		Electric															
		Gas															
		Curb															
		Street Lights															
		X Standard Utilities															
		Underground Utils.															
		Topography of Site															
		X Level															
		Rolling															
		Low															
		High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		X Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2024		Tentative		Tentative		Tentative			
		AA		09/23/2022		INSPECTED		2023		112,000		66,700		178,700		115,739C	
		DMG		09/13/2012		INSPECTED		2022		96,000		41,300		137,300		110,228C	
		DMG		12/06/2011		INSPECTED		2021		88,000		39,500		127,500		106,707C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan																	

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:						
		X	Insulation											280	WCP (1 Story)	Class: C	Exterior: Siding						
		0	Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									80	WCP (1 Story)	Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 748 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
		0	Other Overhang																				
X	Wood Frame	(4) Interior			Central Air Wood Furnace						Class: C Effec. Age: 35 Floor Area: 1,056 Total Base New : 200,452 Total Depr Cost: 133,521 Estimated T.C.V: 143,135			E.C.F. X 1.072			Bsmnt Garage:						
			Drywall Paneled																				
			Plaster Wood T&G																				
	Building Style: 1+ STORY	Trim & Decoration			(12) Electric																		
	Yr Built 0	Remodeled 0	Ex	Ord	Min	0 Amps Service																	
	Condition: Good	Size of Closets			No./Qual. of Fixtures																		
			Lg	Ord	Small	Ex.	X	Ord.	Min														
	Room List	Doors:	Solid	H.C.	No. of Elec. Outlets																		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Many			X	Ave.	Few													
		Kitchen: Other: Other:			(13) Plumbing																		
(1)	Exterior	(6) Ceilings			Average Fixture(s)																		
X	Wood/Shingle Aluminum/Vinyl Brick				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
X	Insulation				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
(2)	Windows	(7) Excavation			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)																		
(3)	Roof	(9) Basement Finish			1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																	
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																		
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:																					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOURNIER DAVID & CATHERINE	BUCHHOLZ LISA M	320,000	10/29/2018	WD	03-ARM'S LENGTH	1167:1690	PROPERTY TRANSFER	100.0
FOURNIER DAVID & CATHERINE	FOURNIER DAVID & CATHERINE	0	11/03/2015	PTA	09-FAMILY		PROPERTY TRANSFER	0.0
		295,900	07/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
10457 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
BUCHHOLZ LISA M 617 BEAVERBROOK DR CARMEL IN 46032		2024 Est TCV Tentative							
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	60.00	150.00	1.0000	1.0000	2800 100	168,000
			60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000						
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.68	2452	75	12,284		
			Total Estimated Land Improvements True Cash Value = 12,284						
Tax Description									
L-844 P-23 (L-659 P-477) 234 10457 E HOUGHTON LK DR COM AT SE COR GOVT LOT 4 SEC 13 TH S89 DEG50'W ALG S LINE OF GOVT LOT 4 377.7FT FOR POB TH N2DEG38'10"E ALG WLY R/W LINE OF E HGTN LK DR 60.06FT TH S89DEG50'W 200.75FT TO SH OF LK TH S TO S LINE OF GOVT LOT 4 TH S89DEG50'E TO POB SEC 13 T23N R4W PAR 1	X	Dirt Road							
	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							
Comments/Influences									
		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who When What	2024	Tentative	Tentative	Tentative			Tentative
	AA	09/28/2022 INSPECTED	2023	84,000	143,500	227,500			165,418C
	DMG	09/12/2012 INSPECTED	2022	72,000	105,900	177,900			157,541C
	DMG	08/07/2011 INSPECTED	2021	66,000	101,500	167,500			152,509C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 272 16	Type CCP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 416 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.072	Bsmnt Garage:	Carport Area: Roof:					
													X Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 22 Floor Area: 1,840 Total Base New : 354,464 Total Depr Cost: 276,481 Estimated T.C.V: 296,388	
Building Style: 1 1/2 STORY	Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets Lg	Ord	Small	Room List Doors: Solid H.C.	(5) Floors Kitchen: Other: Other:	(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min	Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1088 SF Floor Area = 1840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,088 0.5 Story Siding Overhang 416 Total: 257,289 200,684					Other Additions/Adjustments Exterior Brick Veneer 156 3,242 2,529 Plumbing 3 Fixture Bath 1 6,929 5,405 Porches CCP (1 Story) 272 9,028 7,042 Balcony Wood Balcony 16 807 629 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 416 23,741 18,518 Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 33,324 25,993 Common Wall: 1 Wall 1 -2,688 -2,097 Water/Sewer Public Sewer 1 1,941 1,514 Water Well, 100 Feet 1 6,333 4,940 Built-Ins Appliance Allow. 1 4,031 3,144
Condition: Good	Size of Closets Lg	Ord	Small	Room List Doors: Solid H.C.	(5) Floors Kitchen: Other: Other:	(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min	Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1088 SF Floor Area = 1840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,088 0.5 Story Siding Overhang 416 Total: 257,289 200,684	Other Additions/Adjustments Exterior Brick Veneer 156 3,242 2,529 Plumbing 3 Fixture Bath 1 6,929 5,405 Porches CCP (1 Story) 272 9,028 7,042 Balcony Wood Balcony 16 807 629 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 416 23,741 18,518 Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 33,324 25,993 Common Wall: 1 Wall 1 -2,688 -2,097 Water/Sewer Public Sewer 1 1,941 1,514 Water Well, 100 Feet 1 6,333 4,940 Built-Ins Appliance Allow. 1 4,031 3,144									
Room List Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings	No. of Elec. Outlets Many X Ave. Few	(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Lump Sum Items:	(14) Water/Sewer Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 416 23,741 18,518 Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 33,324 25,993 Common Wall: 1 Wall 1 -2,688 -2,097 Water/Sewer Public Sewer 1 1,941 1,514 Water Well, 100 Feet 1 6,333 4,940 Built-Ins Appliance Allow. 1 4,031 3,144											
(1) Exterior Wood/Shingle X Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 1088 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish				Lump Sum Items:	(14) Water/Sewer Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 416 23,741 18,518 Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 33,324 25,993 Common Wall: 1 Wall 1 -2,688 -2,097 Water/Sewer Public Sewer 1 1,941 1,514 Water Well, 100 Feet 1 6,333 4,940 Built-Ins Appliance Allow. 1 4,031 3,144								
(2) Windows Many Avg. X Large Avg. Few Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	Lump Sum Items:	(14) Water/Sewer Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 416 23,741 18,518 Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 33,324 25,993 Common Wall: 1 Wall 1 -2,688 -2,097 Water/Sewer Public Sewer 1 1,941 1,514 Water Well, 100 Feet 1 6,333 4,940 Built-Ins Appliance Allow. 1 4,031 3,144												
(3) Roof X Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:				(14) Water/Sewer Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 416 23,741 18,518 Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 33,324 25,993 Common Wall: 1 Wall 1 -2,688 -2,097 Water/Sewer Public Sewer 1 1,941 1,514 Water Well, 100 Feet 1 6,333 4,940 Built-Ins Appliance Allow. 1 4,031 3,144										
X Asphalt Shingle	Lump Sum Items:		(14) Water/Sewer Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 416 23,741 18,518 Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 33,324 25,993 Common Wall: 1 Wall 1 -2,688 -2,097 Water/Sewer Public Sewer 1 1,941 1,514 Water Well, 100 Feet 1 6,333 4,940 Built-Ins Appliance Allow. 1 4,031 3,144													
Chimney: Vinyl		Lump Sum Items:			(14) Water/Sewer Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 416 23,741 18,518 Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 33,324 25,993 Common Wall: 1 Wall 1 -2,688 -2,097 Water/Sewer Public Sewer 1 1,941 1,514 Water Well, 100 Feet 1 6,333 4,940 Built-Ins Appliance Allow. 1 4,031 3,144											
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		439,000	10/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
10471 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HARTZFELD MICHAEL L&KIMBERLY A 1146 ROSS ST PLYMOUTH MI 48170		SA:									
Tax Description		2024 Est TCV Tentative									
L-1050 P-2027 (L-629P-604) 234 COM AT SE COR GOVT LOT 4 SEC 13 TH S89 DEG50'W ALG S LINE OF GOVT LOT 4 377.7FT TH N2DEG38'10"E ALG WLY R/W LINE OF E HGTN LK DR 60.06FT FOR POB TH S89DEG50'W200.75FT TO SH OF LK TH N6DEG17'50"W ALGSH 60.30FT TH N89DEG50'E 210.10FT TO WLY R/W OF E HGTN LK DR TH S2DEG38'10"W ALG DR 60.06FT TO POB SEC 13 T23NR4W PAR 210471 E HOUGHTON LK DR		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100	168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.68	168	75	841			
		X Sewer		D/W/P: Asphalt Paving	3.15	2976	50	4,687			
		Electric		Total Estimated Land Improvements True Cash Value = 5,528							
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	84,000	134,100	218,100			130,967C	
		High		2022	72,000	106,600	178,600			124,731C	
		Landscaped		2021	66,000	102,100	168,100			120,747C	
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA 09/28/2022 INSPECTED									
		DMG 09/13/2012 INSPECTED									
		DMG 08/07/2011 INSPECTED									

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 502 24	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: BC Effec. Age: 22 Floor Area: 1,770 Total Base New : 336,943 Total Depr Cost: 263,496 Estimated T.C.V: 282,468			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1380 SF Floor Area = 1770 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas					Cls BC Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation 1.5 Story Siding Crawl Space 1+ Story Siding Crawl Space			Size 780 600		Cost New Depr. Cost 273,153 213,060	
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments						
Room List		Doors:	Solid	H.C.	(5) Floors			(13) Plumbing			Plumbing						
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Deck						
(1) Exterior		(7) Excavation			(8) Basement			(14) Water/Sewer			Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items STAND BY GENERATOR						
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 1380 S.F. Slab: 0 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet						
X	Insulation	(9) Basement Finish			(10) Floor Support			Lump Sum Items:			Notes:						
(2) Windows		Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:			336,943		263,496	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Joists: Unsupported Len: Cntr.Sup:									ECF (4004 LAKEVIEW) 1.072 => TCv:					282,468	
X	Casement Double Glass Patio Doors Storms & Screens																
(3) Roof																	
X	Gable Hip Flat																
X	Asphalt Shingle																
Chimney: Brick																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SNOW TIMOTHY M & SHERRY J	SNOW ERIC M & MARY V	350,000	05/09/2018	WD	09-FAMILY	1165:2504	PROPERTY TRANSFER	100.0					
SNOW TIMOTHY M & SHERRY J	SNOW TIMOTHY & SHERRY TRUS	0	01/28/2015	WD	09-FAMILY	1148-1789	PROPERTY TRANSFER	0.0					
CARPENTER EDWARD L & CAROL	SNOW, TIMOTHY & SHERRY	311,000	08/26/2011	WD	03-ARM'S LENGTH	1107/312	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1 (*	Building Permit(s)	Date	Number	Status					
10447 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		REMODEL		07/18/2011	120	COMPLETE					
Owner's Name/Address		SA:											
SNOW ERIC M & MARY V 9517 LINDENEWOOD TRL DENTON TX 76207		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-562 P-49 234 - COM AT NE COR OF GOVT LOT 3 SEC 13 FOR POB TH S0DEG06'W ALG E LINE OF GOVT LOT 3 100FT TH S89DEG50'W 572.75FT TO SH OF LAKE TH N2DEG27'E ALG SHORE 100.1FT TH N89DEG50'E ALG N LINE OF GOVT LOT 3 568.8FT TO POB - PART OF GOVT LOT 3 SEC 13 T23NR4W.		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	100.00	150.00	1.0000	1.0000	2800	100		280,000
			Paved Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 280,000								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
			Water		D/W/P: 3.5 Concrete	6.68	1678	75		8,407			
		X	Sewer		D/W/P: Brick on Sand	18.28	410	75		5,621			
			Electric		Total Estimated Land Improvements True Cash Value = 14,028								
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	140,000	120,500	260,500			191,867C		
			High		2022	120,000	87,600	207,600			182,731C		
			Landscaped		2021	110,000	83,700	193,700			176,894C		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/28/2022	INSPECTED									
		DMG	09/12/2012	INSPECTED									
		DMG	08/07/2011	INSPECTED									

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame																																					
Building Style: 2 STORY		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling																																		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace																																	
Condition: Good		Trim & Decoration		No Heating/Cooling																																		
Room List		Doors:	Solid	H.C.	(12) Electric																																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service																															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min																															
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few																															
X	Insulation	(7) Excavation		(13) Plumbing																																		
(2) Windows		(8) Basement		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1036 S.F. Slab: 0 S.F. Height to Joists: 0.0																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																		
(3) Roof		(10) Floor Support		(14) Water/Sewer																																		
X	Gable Hip Flat		Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																		
Chimney: Vinyl																																						
Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 0 (11) Heating System: Forced Heat & Cool Ground Area = 1036 SF Floor Area = 1708 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>364</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>672</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>231,218</td> <td>166,462</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,392 Porches WCP (1 Story) 180 7,596 5,469 CCP (1 Story) 24 1,226 883 CPP 16 453 326 Deck Treated Wood 234 4,661 3,356 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 552 21,948 15,803 Common Wall: 1 Wall 1 -2,251 -1,621 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 896 31,136 22,418 Water/Sewer Public Sewer 1 1,515 1,091 Water Well, 100 Feet 1 5,890 4,241 Built-Ins Appliance Allow. 1 2,806 2,020 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	364			2 Story	Siding	Crawl Space	672			Total:				231,218	166,462
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Crawl Space	364																																			
2 Story	Siding	Crawl Space	672																																			
Total:				231,218	166,462																																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
RYNTIES MARK A & GINA	SNOW TIMOTHY M & SHERRY J	215,000	09/18/2017	WD	03-ARM'S LENGTH	1163:1740	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1 (*	Building Permit(s)	Date	Number	Status					
10433 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		HOUSE		05/04/2018	PB18-0065	COMPLETE					
Owner's Name/Address		P.R.E. 100% 12/10/2020		SA:									
SNOW TIMOTHY M & SHERRY J TRUST 10433 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-607 P-161 234 S 100 FT OF N 200 FT OF GOVT LOT 3 SEC 13 T23N R4W EXTS TO LK (EXC CO RD R/W)		Public Improvements		* Factors *				Value					
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW		100.00	150.00	1.0000	1.0000	2800	100		280,000
		Paved Road		100 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =						280,000	
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.		10.41	527	93	5,102				
		Sewer		D/W/P: 4in Ren. Conc.		10.41	96	93	929				
		Electric		D/W/P: 3.5 Concrete		7.69	2697	93	19,288				
		Gas		D/W/P: 3.5 Concrete		7.69	60	93	429				
		Curb		Total Estimated Land Improvements True Cash Value =								25,748	
		Street Lights		Work Description for Permit PB18-0065, Issued 05/04/2018: NEW TWO STY DWELLING, ATTACHED GARAGE, PORCHES									
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
		KH	10/30/2019	INSPECTED	2023	140,000	358,900	498,900			366,886C		
		QT	11/13/2018	INSPECTED	2022	120,000	279,500	399,500			349,416C		
		CSZ	01/25/2016	INSPECTED	2021	110,000	266,200	376,200			338,254C		

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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood Oil Coal Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1 Interior 1 Story 1 Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type 400 CCP (1 Story) 96 CCP (1 Story) 112 CCP (1 Story) 48 CCP (1 Story) 48 Roof Cover Onl	Year Built: 2018 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X Wood Frame	(4) Interior X Drywall Paneled Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace	Class: BC Effec. Age: 5 Floor Area: 4,522 Total Base New : 732,245 Total Depr Cost: 695,552 Estimated T.C.V: 745,632	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:
Building Style: 1 3/4 STORY	Trim & Decoration	Central Air Wood Furnace	(12) Electric 200 Amps Service No./Qual. of Fixtures X Ex. Ord. Min	Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2008 SF Floor Area = 4522 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		
Yr Built Remodeled 2018 0	Ex Ord Min	Central Air Wood Furnace	X Many Ave. Few	Building Areas Stories Exterior Foundation 1.75 Story Siding Crawl Space 0.75 Story Siding Overhang		
Condition: Excellent	Size of Closets Lg Ord Small	Central Air Wood Furnace	(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Other Additions/Adjustments Exterior Stone Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) CCP (1 Story) CCP (1 Story) CCP (1 Story)		
Room List Basement 1st Floor 2nd Floor Bedrooms	(5) Floors Kitchen: Other: Other:	Central Air Wood Furnace	(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Garages Class: BC Exterior: Siding Foundation: 18 Inch (Finished) Common Wall: 1 Wall Base Cost Water/Sewer Public Sewer Water Well, 100 Feet		
(1) Exterior	(6) Ceilings	Central Air Wood Furnace	Lump Sum Items:			
X Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 2008 S.F. Slab: 0 S.F. Height to Joists: 0.0	Central Air Wood Furnace				
X Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Central Air Wood Furnace				
(2) Windows	(9) Basement Finish	Central Air Wood Furnace				
X Many Avg. Few X Large Avg. Small	(10) Floor Support Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Central Air Wood Furnace				
X Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(10) Floor Support	Central Air Wood Furnace				
(3) Roof	Joists: Unsupported Len: Cntr.Sup:	Central Air Wood Furnace				
X Gable Hip Flat X Asphalt Shingle		Central Air Wood Furnace				
Chimney: Vinyl		Central Air Wood Furnace				
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCGUIRE PAUL F & SHERRY L	MCGUIRE PAUL F & SHERRY L	0	10/10/2018	QC	18-LIFE ESTATE	1168:0122	PROPERTY TRANSFER	0.0				
		3,800	05/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MCGUIRE PAUL F & SHERRY L [LE] 30077 WORTH GIBRALTAR MI 48173-9528		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Tax Description		Public Improvements		* Factors *								
234 L-947 P-1526&1529 (L-754 P-125) BEG AT NE COR OF GOVT LOT 3 SEC 13 TH S ON E LINE 200FT FOR POB TH S ON E LINE 156.1FT TH S89DEG 50'W 313.4FT TO E SIDE OF CO RD TH N ON E SIDE OF CO RD 156.1FTTH N89DEG 50'E 313.4FT TO POB PART OF GOVT LOT 3 SEC 13 T23N R4W		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		4003 OFF LAKE 3	156.00	100.00	1.0000	0.8165	150	100	FILLED/LOW	19,106
		Paved Road		156 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 19,106								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2023	9,600	0	9,600		2,319C		
		AA	09/23/2022	INSPECTED	2022	6,400	0	6,400		2,209C		
		CSZ	01/25/2016	INSPECTED	2021	5,700	0	5,700		2,139C		
		DMG	08/13/2012	INSPECTED								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FRAWLEY MICHAEL & NANCY A	FRAWLEY NANCY A TRUST	0	10/12/2016	QC	21-NOT USED/OTHER	1160-1148	PROPERTY TRANSFER	0.0					
OSTERHOUSE JACK J ETAL	FRAWLEY, MICHAEL & NANCY	40,000	08/06/2010	WD	03-ARM'S LENGTH	1095/1048	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
FRAWLEY NANCY ANN TRUST 2021 MORNING DW DR BYRON CENTER MI 49315		SA:											
Tax Description		2024 Est TCV Tentative											
234 L-1045 P-2320 (L-514 P-225) A PAR OF LAND BEG AT NE COR OF LOT 3 SEC13 & S ON E LINE OF LOT 3 405.6 FT FOR POB TH S 89 DEG 56'W 323 FT TO E SIDE OF CO RD TH N ALG RD 50 FT TH N 89 DEG 56'E323 FT TO E LINE OF LOT 3 TH S 50 FT TO POB BEING A STRIP OF LAND 50 FT IN WDT FROM E LINE OF LOT 3 TO E SIDE OF CO RD PART OF GOVT LOT 3 T23N R4W		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		X	Public Improvements		* Factors *								
		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		X	Paved Road		50 Actual Front Feet,	0.17	Total Acres	Total Est. Land Value =					20,000
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description								
		X	Water		D/W/P: 3.5 Concrete		Rate	Size	% Good	Cash Value			
		X	Sewer				6.25	668	50	2,087			
		X	Electric		Total Estimated Land Improvements True Cash Value =								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	10,000	8,600	18,600			15,175C		
		X	High		2022	8,800	8,900	17,700			14,453C		
		X	Landscaped		2021	8,100	8,800	16,900			13,992C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/23/2022	INSPECTED									
		DMG	09/12/2012	INSPECTED									
		DMG	08/07/2011	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2000 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1248 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 27,344 Total Depr Cost: 21,875 Estimated T.C.V: 16,428			E.C.F. X 0.751		Bsmnt Garage:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 27,344 Total Depr Cost: 21,875 Estimated T.C.V: 16,428			E.C.F. X 0.751		Bsmnt Garage:	
Yr Built 2000	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls CD Blt 2000		
Condition: Good		Lg	Ord	Small	X			100 Amps Service			Building Areas			Size Cost New Depr. Cost		
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Totals:		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments			21,875		
(1) Exterior					(6) Ceilings			(13) Plumbing			Garages			21,875		
	Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			Average Fixture(s)			Class: CD Exterior: Pole (Unfinished)			21,875		
X	Metal Insulation				Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost			21,875		
(2) Windows					(7) Excavation			(14) Water/Sewer			Notes:			16,428		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4006 OFF LAKE 1) 0.751 => TCV:			16,428		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Lump Sum Items:								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Chimney:								
X	Gable Hip Flat	Gambrel Mansard Shed				Joists: Unsupported Len: Cntr.Sup:										
	Asphalt Shingle Metal															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WEBER, PAMELA L.	LAMBIE, DONALD & TERESA	40,000	06/15/2009	WD	03-ARM'S LENGTH	1084/705	OTHER	100.0				
WEBER ROGER W	WEBER, PAMELA L.	0	09/10/2008	QC	21-NOT USED/OTHER	1076/1527	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
10376 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
LAMBIE DONALD S & TERESA M 13230 HIDE AWAY LANE DEWITT MI 48820		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
(L-936 P-1495&L-846P-221&L-807P-639) 234 L-969 P-2506 COM AT NE COR GOVT LOT 3 TH S0DEG06'W 405.60FT FOR POB TH S0DEG06'W 60.04FT TH S89DEG43'23"W 329.71FT TO ELY R/W LINE OF CO RD 300 TH N02DEG20'21"E ALG R/W 59.96FT TH N89DEG41'48"E 393FT TO POB PAR A .45A		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	60.00	150.00	1.0000	1.0000	400	100		24,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 24,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size % Good		Cash Value	
		Water		D/W/P: 3.5 Concrete				6.25	632 75		2,962	
		Electric		Total Estimated Land Improvements True Cash Value = 2,962								
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	12,000	8,300	20,300			15,766C		
		High		2022	10,500	8,000	18,500			15,016C		
		Landscaped		2021	9,800	7,900	17,700			14,537C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What								
		AA	09/23/2022	INSPECTED								
		DMG	09/12/2012	INSPECTED								
		DMG	08/07/2011	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 26,292 Total Depr Cost: 19,719 Estimated T.C.V: 14,809			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 26,292 Total Depr Cost: 19,719 Estimated T.C.V: 14,809			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD Blt 0		
0	0				Lg	Ord	Small	Ex.	X	Ord.	Min	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			100 Amps Service			Stories Exterior Foundation			1200 26,292 19,719		
(1) Exterior		(6) Ceilings			(12) Electric			Average Fixture(s)			Other Additions/Adjustments			Totals: 26,292 19,719		
Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets			100 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Notes:		
X	Metal Insulation	(7) Excavation			(13) Plumbing			(14) Water/Sewer			Garages			ECF (4006 OFF LAKE 1) 0.751 => TCV: 14,809		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Pole (Unfinished) Base Cost			1200 26,292 19,719		
Many Avg. Few Large Avg. Small		(8) Basement			Lump Sum Items:											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Joists: Unsupported Len: Cntr.Sup:											
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support														
Chimney:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
BRETTSCHNEIDER JOHN N 14289 DUNDEE RIVERVIEW MI 48193		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-1046 P-1460 (L-846P-220&L-807P-639) 234 COM AT NE COR GOVT LOT 3 TH S0DEG06'W 465.64FT FOR POB TH S0DEG06'W 60.03FT TH S89DEG45'02"W 332.20FT TO ELY R/W LINE OF COUNTY ROAD 300 TH N02DEG20'21"E ALG R/W 59.94FT TH N89DEG43'23"E 329.71FT TOPOB PAR B .46AC		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE GROUP1	60.00	150.00	1.0000	1.0000	400	100		24,000
		X	Paved Road		60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	24,000
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description			Rate	Size % Good		Cash Value		
		X	Water		D/W/P: 3.5 Concrete			6.25	268 75		1,256		
		X	Electric		Total Estimated Land Improvements True Cash Value = 1,256								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	12,000	8,000	20,000			8,772C		
		X	High		2022	10,500	6,300	16,800			8,355C		
		X	Landscaped		2021	9,800	6,300	16,100			8,089C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/23/2022	INSPECTED									
		DMG	08/13/2012	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 0 Total Base New : 30,240 Total Depr Cost: 21,168 Estimated T.C.V: 15,897		E.C.F. X 0.751		Bsmnt Garage:	Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures								
0	0				Lg	Ord	Small	Ex. X Ord. Min								
Condition: Good					No. of Elec. Outlets			Many X Ave. Few								
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			100 Amps Service								
(1) Exterior					No./Qual. of Fixtures			Ex. X Ord. Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few								
(2) Windows		(7) Excavation			(13) Plumbing			Average Fixture(s)								
Many Avg.	X Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Few Small	(8) Basement			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:											
(3) Roof		(9) Basement Finish			Joists: Unsupported Len: Cntr.Sup:											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
PHILLIPS DEBRA	WARFLE BRADLEY A & BRIANNE	70,000	09/15/2021	LC	03-ARM'S LENGTH	1178:683	PROPERTY TRANSFER	100.0													
BENDER KURT C & NICHOLE L	PHILLIPS DEBRA	50,000	08/03/2021	WD	16-LC PAYOFF	1178:682	DEED	0.0													
BENDER KURT C & NICHOLE L	PHILLIPS DEBRA	50,000	08/02/2021	LC	03-ARM'S LENGTH	1177:1873	PROPERTY TRANSFER	100.0													
BENDER BETTY L ESTATE	BENDER KURT C & NICHOLE L	0	07/26/2021	OTH	05-CORRECTING TITLE	1177:1872	DEED	0.0													
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2		Building Permit(s)		Date	Number	Status											
10348 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		CHANGE IN USE		05/03/2022		LU22-4487	NOT STARTE												
Owner's Name/Address		P.R.E. 0%		ADDITION		07/21/2021		LU21-4428	CANCELED												
WARFLE BRADLEY A & BRIANNE 4865 OJIBWAY TRL OWOSSO MI 48867		SA:		2024 Est TCV Tentative																	
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1															
L-960 P-590 (L-364 P-212) 234 COM AT NE COR GOVT LOT 3 SEC 13 T23N R4WTH S 525.6 FT FOR POB TH S 50 FT TH W 334.4 FT TH N2DEG56'49"E ALG R/W OF CO RD 50.06 FT TH E 332.07 FT TO POB .38A		X		Public Improvements		* Factors *															
Comments/Influences		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
		X		Gravel Road		OFF LAKE GROUP1		50.00		150.00		1.0000		1.0000		400		100		20,000	
		X		Paved Road		50 Actual Front Feet,		0.17		Total Acres		Total Est. Land Value =								20,000	
		X		Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value							
		X		Sidewalk		D/W/P: 3.5 Concrete		6.25		844		46		2,426							
		X		Water		Total Estimated Land Improvements		True Cash Value =						2,426							
		X		Electric		Work Description for Permit LU22-4487, Issued 05/03/2022: CHANGE GARAGE TO DWELLING, ADDITION TO EXISTING STRUCTURE TO MEET ZONING															
		X		Gas		Work Description for Permit LU21-4428, Issued 07/21/2021: ADDITION TO CONVERT GARAGE INTO DWELLING															
		X		Curb																	
		X		Street Lights																	
		X		Standard Utilities																	
		X		Underground Utils.																	
		X		Topography of Site																	
		X		Level																	
		X		Rolling																	
		X		Low																	
		X		High																	
		X		Landscaped																	
		X		Swamp																	
		X		Wooded																	
		X		Pond																	
		X		Waterfront																	
		X		Ravine																	
		X		Wetland																	
		X		Flood Plain																	
		X		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		X		2024		Tentative		Tentative		Tentative						Tentative					
		X		2023		10,000		7,400		17,400						14,910C					
		X		2022		8,800		5,400		14,200						14,200S					
		X		2021		8,100		5,100		13,200						9,535C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 660 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built	Remodeled	Ex	X	Ord		Min										
0	0															
Condition: Good		Size of Closets														
		Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors					(12) Electric									
		Kitchen:					0 Amps Service									
		Other:					No./Qual. of Fixtures									
(1) Exterior		X	Ex.		Ord.	Min	No. of Elec. Outlets									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings					Many			X	Ave.	Few				
Insulation							(13) Plumbing									
(2) Windows		(7) Excavation					Average Fixture(s)									
Many	Large	Basement: 0 S.F.					1 3 Fixture Bath									
X	Avg.	X	Avg.	Crawl: 0 S.F.					2 Fixture Bath							
Few	Small	Slab: 0 S.F.					Softener, Auto									
Wood Sash		Height to Joists: 0.0					Softener, Manual									
Metal Sash							Solar Water Heat									
Vinyl Sash							No Plumbing									
Double Hung		(8) Basement					Extra Toilet									
Horiz. Slide		Conc. Block					Extra Sink									
Casement		Poured Conc.					Separate Shower									
Double Glass		Stone					Ceramic Tile Floor									
Patio Doors		Treated Wood					Ceramic Tile Wains									
Storms & Screens		Concrete Floor					Ceramic Tub Alcove									
(3) Roof		(9) Basement Finish					(14) Water/Sewer									
X	Gable		Recreation SF				Public Water									
	Hip		Living SF				1 Public Sewer									
	Flat	Gambrel	Walkout Doors (B)				1 Water Well									
X	Asphalt Shingle	Mansard	No Floor SF				1000 Gal Septic									
		Shed	Walkout Doors (A)				2000 Gal Septic									
Chimney: Vinyl		(10) Floor Support					Lump Sum Items:									
		Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF ROSCOMMON	KUHN ANDREW	650	11/10/2019	QC	13-GOVERNMENT	1171:306	PROPERTY TRANSFER	100.0
HAGGART ERIC	COUNTY OF ROSCOMMON	0	02/05/2019	OTH	10-FORECLOSURE	1169:0298	DEED	0.0
HAGGART LAWRENCE D	HAGGART ERIC	0	08/29/2014	QC	21-NOT USED/OTHER	1142-1850	PROPERTY TRANSFER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status		
E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS							
	P.R.E. 0%							
Owner's Name/Address	SA:							
KUHN ANDREW 16749 28 MILE RAY MI 48096	2024 Est TCV Tentative							
	Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1				
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		4003 OFF LAKE 3	97.00	150.00	1.0000 1.0000	150 100 FILLED/LOW 14,550		
		97 Actual Front Feet, 0.33 Total Acres				Total Est. Land Value = 14,550		
Tax Description	X	Dirt Road						
L-631 P-570 234 COM AT NE COR GOVT LOT 3 SEC 13 TH S 575 .6 FT FOR POB TH S 89 DEG 50' W 334.4 FT TH S ALG ELY LINE OF CO RD 97 FT M/L TH N 89 DEG 50' E 334.4 FT TH N 97 FT TO POB PART OF GOVT LOT 3 SEC 13 T23N R4W	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						
Comments/Influences		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
	QT	09/20/2022	INSPECTED	2023	7,300	0	7,300	4,554C
	DMG	04/19/2010	INSPECTED	2022	4,900	0	4,900	4,338C
				2021	4,200	0	4,200	4,200S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ZANG NANCY		0	05/08/2014	OTH	07-DEATH CERTIFICATE	1178:1111	OTHER	0.0			
DOUGLAS RUTH E., TRUST	DOUGLAS, RICHARD & ZANG, N	102,000	10/15/2009	WD	09-FAMILY	1091/1466	OTHER	0.0			
DOUGLAS RUTH E TRUST	DOUGLAS, RICHARD D.	0	06/17/1998	QC	09-FAMILY	1061/2588	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1 (*	Building Permit(s)	Date	Number	Status			
10315 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 04/27/2010									
DOUGLAS RICHARD 10315 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-637 P-165 243 COM 672.6 FT S OF NE COR OF GOVT LOT 3 SEC 13 T23N R4W TH W 340 FT TO CO RD TH S'LY ALONG RD 66 FT TH W 195 FT TO LAKE TH S 'LY ALONG LAKE 50 FT TH E 500 FT M/L TO E LINE OF LOT 3 TH N 116 FT TO POB PART OF LOT 3 SEC 13 T23N R4W. "23".		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	190.00	1.0000	1.0484	2800	100	146,778
		Paved Road		50 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		146,778	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		Rate		Size		% Good		Cash Value	
		Sewer		D/W/P: 3.5 Concrete		6.25		166 50		519	
		Electric		D/W/P: Asphalt Paving		2.93		999 50		1,463	
		Gas		D/W/P: 3.5 Concrete		6.25		90 75		422	
		Curb		Wood Frame		29.13		80 50		1,165	
		Street Lights		Total Estimated Land Improvements True Cash Value =							
		Standard Utilities		3,569							
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	Tentative	Tentative	Tentative			Tentative	
			Low	2023	73,400	67,800	141,200			100,123C	
			High	2022	62,900	52,900	115,800			95,356C	
			Landscaped	2021	57,700	50,500	108,200			92,310C	
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What							
		QT	09/20/2022	INSPECTED							
		DMG	09/12/2012	INSPECTED							
		DMG	04/19/2010	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 165 90	Type CGEP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 37 Floor Area: 1,508 Total Base New : 210,524 Total Depr Cost: 132,629 Estimated T.C.V: 142,178			E.C.F. X 1.072		
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service								
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls CD			Blt 0		
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
	X Insulation				No. of Elec. Outlets			Ground Area = 1092 SF Floor Area = 1508 SF.								
(2) Windows					Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63								
	Many X Avg. Few				(13) Plumbing			Building Areas								
	X Large X Avg. Small	(7) Excavation			Average Fixture(s)			Stories Exterior Foundation			Size			Cost New Depr. Cost		
	X Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1092 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 676 2 Story Siding Slab 416			Total: 161,616			101,818		
(3) Roof		(8) Basement						Other Additions/Adjustments								
	X Gable Hip Flat				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Exterior Brick Veneer 74 1,187 748 Plumbing 3 Fixture Bath 1 3,915 2,466 Porches CGEP (1 Story) 165 9,770 6,155 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,678 11,137 Water/Sewer Public Sewer 1 1,345 847 Water Well, 100 Feet 1 5,720 3,604								
	X Asphalt Shingle	(9) Basement Finish						Built-Ins Appliance Allow. 1 1,961 1,235 Fireplaces Exterior 1 Story 1 5,788 3,646 Deck w/Roof (Roof portion) 90 1,544 973								
Chimney: Block		(10) Floor Support						Notes:								
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			ECF (4004 LAKEVIEW) 1.072 => TCV:						142,178		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOUGLAS RICHARD	DOUGLAS RICHARD [LE]	0	09/29/2021	QC	15-LADY BIRD	1178:1110	PROPERTY TRANSFER	0.0
ZANG NANCY		0	05/08/2014	OTH	07-DEATH CERTIFICATE	1178:1111	OTHER	0.0
		30,000	07/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status			
10314 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
DOUGLAS RICHARD [LE] 10315 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			OFF LAKE GROUP1	40.00	150.00	1.0000	1.0000	400 100	16,000
			40 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =		16,000		
Tax Description			Land Improvement Cost Estimates						
L-699 P-660 234 PART OF S 40 FT OF N 828.6 FT OF GOVT LOT 3 SEC 13 T23N R4W LYING E OF CO RD "PT OF 24"	X	Dirt Road	Description		Rate	Size	% Good	Cash Value	
		Gravel Road	D/W/P: 3.5 Concrete		5.86	252	50	738	
		Paved Road	Wood Frame		19.31	262	75	3,794	
		Storm Sewer	Metal Prefab		14.92	80	25	298	
		Sidewalk	Total Estimated Land Improvements True Cash Value =						4,830
Comments/Influences	X	Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
	X	Standard Utilities							
		Underground Utils.							
	Topography of Site								
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	Tentative	Tentative	Tentative			Tentative
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	Who	When	What	2024	8,000	22,200	30,200		16,123C
	QT	09/20/2022	INSPECTED	2023	7,000	15,800	22,800		15,356C
	DMG	09/12/2012	INSPECTED	2022	6,500	14,600	21,100		14,866C
	DMG	04/19/2010	INSPECTED	2021					

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 28 12 30	Type CPP CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 32 Floor Area: 598 Total Base New : 84,829 Total Depr Cost: 57,121 Estimated T.C.V: 42,898			E.C.F. X 0.751																																				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration											Bsmnt Garage: Carport Area: Roof:																																			
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																													
Condition: Good		Lg	Ord	Small																																														
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																														
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																														
	Insulation	Ex.	X	Ord.	Min	No. of Elec. Outlets																																												
(2) Windows		Many	X	Ave.	Few	(13) Plumbing																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																														
		Basement: 0 S.F. Crawl: 598 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																
(3) Roof		(8) Basement																																																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																															
X	Asphalt Shingle	(9) Basement Finish																																																
Chimney: Block		(10) Floor Support																																																
		Joists: Unsupported Len: Cntr.Sup:																																																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 598 SF Floor Area = 598 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>598</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>72,257</td> <td>49,136</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Porches</th> <th>Deck</th> <th>Water/Sewer</th> <th>Built-Ins</th> <th>Fireplaces</th> <th>Totals:</th> </tr> </thead> <tbody> <tr> <td>CPP 28 CPP 12</td> <td>Treated Wood 30</td> <td>Public Sewer 1 Water Well, 100 Feet 1</td> <td>Appliance Allow. 1</td> <td>Wood Stove 1</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>84,829</td> </tr> </tbody> </table> Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 42,898															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	598			Total:				72,257	49,136	Porches	Deck	Water/Sewer	Built-Ins	Fireplaces	Totals:	CPP 28 CPP 12	Treated Wood 30	Public Sewer 1 Water Well, 100 Feet 1	Appliance Allow. 1	Wood Stove 1							84,829
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																													
1 Story	Siding	Crawl Space	598																																															
Total:				72,257	49,136																																													
Porches	Deck	Water/Sewer	Built-Ins	Fireplaces	Totals:																																													
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					84,829																																													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PIKKARAINEN ARTHUR J & KAT	PIKKARAINEN ARTHUR II & KA	0	11/18/2022	WD	15-LADY BIRD	1183:0095	DEED	0.0			
GROCHOWSKI JOANN T	PIKKARAINEN ARTHUR J & KA	302,000	11/03/2017	WD	03-ARM'S LENGTH	1164:0379	PROPERTY TRANSFER	100.0			
BISBY LAWRENCE & VIRGINIA	GOCHOWSKI, JOANN	275,000	12/17/2011	WD	03-ARM'S LENGTH	1110/1865	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1 (*	Building Permit(s)	Date	Number	Status			
10283 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
PIKKARAINEN ARTHUR II & KATIE [LE] 10796 SALWOOD DR FOWLERVILLE MI 48836		SA:									
Tax Description		2024 Est TCV Tentative									
L-594 P-675-6 234 10283 E HOUGHTON LAKE DRIVE 48629 NLY 85 FT OF SLY 447 FT OF GOVT LOT 3 SEC 13 T23N R4W "25"		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	85.00	150.00	1.0000	1.0000	2800	100	238,000
		Paved Road		85 Actual Front Feet, 0.29 Total Acres				Total Est. Land Value =		238,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Asphalt Paving	3.15	1392	71	3,113			
		Sewer		Total Estimated Land Improvements True Cash Value =				3,113			
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	119,000	125,800	244,800			181,781C	
		High		2022	102,000	96,900	198,900			173,125C	
		Landscaped		2021	93,500	92,600	186,100			167,595C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		MH 08/07/2017 INSPECTED									
		DMG 09/12/2012 INSPECTED									
		DMG 04/19/2010 INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 44 276	Type CGEP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 22 Floor Area: 2,016 Total Base New : 319,823 Total Depr Cost: 249,458 Estimated T.C.V: 267,419			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 2016 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78					Cls C 10 Blt 0				
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No. of Elec. Outlets			Building Areas										
Condition: Good		Size of Closets		Lg	X Ord		Small	(13) Plumbing			Stories Exterior Foundation 2 Story Siding Crawl Space			Size 1,008		Cost New 253,123		Depr. Cost 197,431	
Room List		Doors:	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments										
	Basement 1st Floor 2nd Floor 6 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Plumbing									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Plumbing									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Many X Ave. Few			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Plumbing									
Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			3 Fixture Bath Porches CGEP (1 Story) Balcony Wood Balcony Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet									
(3) Roof		(9) Basement Finish		Lump Sum Items:			Average Fixture(s)			Plumbing									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Average Fixture(s)			Plumbing									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Average Fixture(s)			Plumbing									
Notes:												Totals:		319,823		249,458			
												ECF (4004 LAKEVIEW) 1.072 =>		TCV:		267,419			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HAMPTON AILENE R ETAL	STIVER BETTY L [LE]	0	03/28/2017	QC	21-NOT USED/OTHER	1161:2600	PROPERTY TRANSFER	0.0				
HAMPTOM AILENE R		0	02/08/2017	OTH	07-DEATH CERTIFICATE	1161:2599	PROPERTY TRANSFER	0.0				
STIVER WILLIAM L		0	08/22/1996	OTH	07-DEATH CERTIFICATE	1161:2598	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10253 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/02/1994										
STIVER BETTY L [LE] 10253 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-622 P-126 234 N. 50 FT OF S. 392 FT OF GOV LOT 3 SEC 13 T23N R4W LYING W OF CO RD. "27".		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		140,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
		Sewer		Wood Frame				6.68	291	50	972	
		Electric		Wood Frame				39.80	40	25	398	
		Gas		Wood Frame				29.95	96	50	1,437	
		Curb		Total Estimated Land Improvements True Cash Value =								
		Street Lights		2,807								
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT 09/20/2022	INSPECTED	2023	70,000	62,100	132,100	88,646C				
Licensed To: Township of Lake, County of		DMG 09/12/2012	INSPECTED	2022	60,000	48,100	108,100	84,425C				
Roscommon, Michigan		DMG 08/07/2011	INSPECTED	2021	55,000	46,200	101,200	81,728C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 160 15 15	Type 4in Concrete Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 32 Floor Area: 1,048 Total Base New : 179,452 Total Depr Cost: 122,030 Estimated T.C.V: 130,816		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service								
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 0		
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1048 SF Floor Area = 1048 SF.					
					Many	X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68							
(2) Windows		(7) Excavation			(13) Plumbing			Building Areas								
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 1048 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Crawl Space			Size Cost New Depr. Cost 1,048 141,196 96,015			
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Garages								
	X Gable Hip Flat		Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
	X Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Water/Sewer			Base Cost 480 19,915 13,542					
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer Water Well, 100 Feet					
								Built-Ins			Appliance Allow. 1 2,806 1,908					
								Fireplaces			Interior 1 Story 1 5,414 3,682					
								Porches			4in Concrete 160 1,326 902					
								Deck			Treated Wood 15 695 473 Treated Wood 15 695 473					
								Notes:			Totals: 179,452 122,030					
											ECF (4004 LAKEVIEW) 1.072 => TCV: 130,816					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
URSEL, DARLENE	SCHLITTENHARDT, DONNA KAY	13,500	06/27/2008	WD	03-ARM'S LENGTH	1073/1121	OTHER	100.0					
MIEDEN ARTHUR P	URSEL, DARLENE	0	07/10/2006	WD	21-NOT USED/OTHER	1073/452	OTHER	0.0					
Property Address		Class: RESIDENTIAL-COMMON		Zoning: R-2	Building Permit(s)		Date	Number	Status				
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING		09/20/2013	13216	COMPLETE					
Owner's Name/Address		P.R.E. 100% 06/27/2008		SA: WITH 013-007-0460 FOR 13		2024 Est TCV Tentative							
SCHLITTENHARDT DONNA K TRUST 10249 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Tax Description		Public Improvements		* Factors *									
234 NLY 105 FT OF THE SLY 342 FT OF GOVT LOT 3 SEC 13 T23N R4W LYING E OF CO RD. "28". ASSESSED WITH 006-013-007-0460 - 12/10/2012.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		RESIDENTIAL ACREAGE		0.85	Acres	9,000	100			7,650
		X	Paved Road		0.85 Total Acres Total Est. Land Value = 7,650								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.25	160	85	850				
		X	Sewer		Total Estimated Land Improvements True Cash Value = 850								
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		X	Low		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		X	High		2022	0	0	0			0		
		X	Landscaped		2021	0	0	0			0		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	09/20/2022	INSPECTED									
		DMG	08/13/2012	INSPECTED									
		DMG	08/07/2011	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2013 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C Effec. Age: 9 Floor Area: 0 Total Base New : 46,512 Total Depr Cost: 42,326 Estimated T.C.V: 31,787			E.C.F. X 0.751		Bsmnt Garage:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 2013		
Yr Built 2013	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91			Size		Cost New	Depr. Cost			
Condition: Average		Lg	Ord	Small	(13) Plumbing			Building Areas			Garages		Other Additions/Adjustments				
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Notes:			Class: C Exterior: Pole (Finished)		Base Cost				
Basement	1st Floor	(5) Floors		(12) Electric			100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91			1440		46,512	42,326	
2nd Floor	Bedrooms	Kitchen:		100 Amps Service			No. of Elec. Outlets			Building Areas			Totals:		46,512	42,326	
		Other:		No./Qual. of Fixtures			Many X Ave. Few			Stories Exterior Foundation			ECF (4006 OFF LAKE 1) 0.751 => TCV:		31,787		
		Other:		Ex. X Ord. Min			(13) Plumbing			Other Additions/Adjustments							
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Garages							
X	Metal Insulation			Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Pole (Finished)							
(2) Windows	Many Avg. X Few	Large Avg. X Small	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Base Cost			1440		46,512	42,326
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			Totals:		46,512	42,326	
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			ECF (4006 OFF LAKE 1) 0.751 => TCV:			31,787			
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
Chimney:	Joists: Unsupported Len: Cntr.Sup:																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TUTTLE ROBERT G	TUTTLE ROBERT G [LE]	0	10/12/2022	QC	15-LADY BIRD	1182:1953	DEED	0.0
TUTTLE PATRICIA		0	02/19/2020	OTH	07-DEATH CERTIFICATE	OBITUARY	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
10247 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS		REMODEL	05/06/2013	1355	COMPLETE
	P.R.E. 100% 01/09/2006					

Owner's Name/Address	SA:
TUTTLE ROBERT G [LE] 10247 E HOUGHTON LK DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative
	X Improved    Vacant    Land Value Estimates for Land Table 4006.4006 OFF LAKE 1
	Public Improvements    * Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L-431 P-629 234 COM AT SE COR GOVT LOT 3 SEC 13 TH N 180FT FOR POB TH W 363.9 FT M/L TO E LINE OF CO RD TH NLY 57 FT TH E 363.9 FT TH S 57 FT TO POB BEING PART OF GOVT LOT3 SEC 13 T23N R4W	OFF LAKE GROUP1	57.00	150.00	1.0000	1.0000	400	100		22,800
	57 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	22,800

Comments/Influences	Description	Rate	Size	% Good	Cash Value
	Land Improvement Cost Estimates				
	D/W/P: 3.5 Concrete	6.68	951	75	4,765
	Total Estimated Land Improvements True Cash Value =				4,765

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
QT	09/20/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
DMG	09/12/2012	INSPECTED	2023	11,400	10,900	22,300			12,276C
DG	04/19/2010	INSPECTED	2022	10,000	7,800	17,800			11,692C
			2021	9,300	7,800	17,100			11,319C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 900 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 31,248 Total Depr Cost: 24,998 Estimated T.C.V: 18,773			E.C.F. X 0.751		Bsmnt Garage:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 900 31,248 Totals: 31,248 24,998							
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 18,773			
0	0				Lg	Ord	Small	100 Amps Service			Notes:						
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets									
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Linoleum Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(1) Exterior		(6) Ceilings			(7) Excavation			(13) Plumbing									
Wood/Shingle X Aluminum/Vinyl Brick Insulation					Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer									
(2) Windows		(8) Basement			(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Many Avg.	X Large Avg.	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:									
X Few	Small	(9) Basement Finish			(10) Floor Support			Chimney:									
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TUTTLE ROBERT G	TUTTLE ROBERT G [LE]	0	10/12/2022	QC	15-LADY BIRD	1182:1953	DEED	0.0				
		11,000	12/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
CLARK DAVID I & CYNTHIA L 1709 MORTON AVE ANN ARBOR MI 48104		SA:										
Tax Description		2024 Est TCV Tentative										
(L-938P-190&L-828P-192-193&L-822P-252) 234 L-968 P-2662 COM AT SE COR GOVT LOT 3 TH N0DEG06'E 180FT TH S89DEG44'45"W 26.55FT FOR POB TH S89DEG44'45"W 329.7FT TO ELY R/W OF CO RD TH S02DEG35'28"W ALG R/W 55.00FT TH N89DEG44'45"E 329.7FT TH N02DEG35' 38"E 55.00FT TO POB PART OF GOVT LOT 3 SEC 13 PAR A .42 AC Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		4003 OFF LAKE 3	55.00	150.00	1.0000	1.0000	150	100		8,250
		Paved Road		55 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 8,250								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 09/20/2022 INSPECTED	4,100	0	4,100			2,766C				
		DG 04/19/2010 INSPECTED	2,800	0	2,800			2,635C				
			2,700	0	2,700			2,551C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SOLGAT BARBARA J TRUST	MAURER JODI L	0	03/20/2023	OTH	09-FAMILY	1183:2343	PROPERTY TRANSFER	0.0				
TUTTLE ROBERT G	TUTTLE ROBERT G [LE]	0	10/12/2022	QC	15-LADY BIRD	1182:1953	DEED	0.0				
SOLGAT BARBARA J	SOLGAT BARBARA J TRUST	0	09/16/2021	WD	14-INTO/OUT OF TRUST	1178:0911	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MAURER JODI L 2270 MAPLE RD SAGINAW MI 48601		SA:		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-810 P-590 234 COM AT SE COR GOVT LOT 3 TH S89DEG46' 46"W 34.15FT TH N02DEG35'28"E 54.95FT TH S89DEG46'46"W 329.69FT TO ELY R/W LINE OF CO RD TH N02DEG35'28"E ALG R/W 69.94FT TH N89DEG44'45"E 329.7FT TH N02 DEG35'28"E 54.95FT TH N89DEG44'45"E 26.55FT TH S0DEG06'W 180FT TO POB PART OF GOVT LOT 3 SEC 13 PAR B .65 AC		Public Improvements		* Factors *				Value				
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		4003 OFF LAKE 3	70.00	150.00	1.0000	1.0000	150	100		10,500
		Paved Road		70 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 10,500								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
Comments/Influences		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		QT	09/20/2022	INSPECTED	2023	5,300	0	5,300		727C		
		MHC	01/25/2016	INSPECTED	2022	3,500	0	3,500		693C		
		DMG	08/13/2012	INSPECTED	2021	3,300	0	3,300		671C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TUTTLE ROBERT G	TUTTLE ROBERT G [LE]	0	10/12/2022	QC	15-LADY BIRD	1182:1953	DEED	0.0
VANDOREN EDWIN L & MARY F	SCHULZ, JONATHAN & KIMBERI	0	07/22/2011	WD	03-ARM'S LENGTH	1104/4 1106/4	OTHER	100.0
		168,000	10/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status		
E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS							
	P.R.E. 0%							
Owner's Name/Address	SA:							
SCHULZ TRUST 21178 EQUESTRIAN TRAIL NORTHVILLE MI 48167	2024 Est TCV Tentative							
	Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1				
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		4003 OFF LAKE 3	55.00	150.00	1.0000 1.0000	150 100 8,250		
		55 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 8,250						
Tax Description		Dirt Road						
L-861P-131 (L-828P-190-191&L-810 P-590)234 COM AT SE COR GOVT LOT 3 TH S89DEG46' 46"W 34.15FT FOR POB TH S89DEG46'46"W 329.69FT TO ELY R/W OF CO RD TH N02DEG 35'28"E ALG R/W 54.95FT TH N89DEG46'46"E329.69FT TH S0DEG35'28"W 54.95FT TO POB PART OF GOVT LOT 3 SEC 13 PAR C .42AC	X	Gravel Road						
Comments/Influences	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
	QT	09/20/2022	INSPECTED	2023	4,100	0	4,100	2,928C
	CSZ	01/25/2016	INSPECTED	2022	2,800	0	2,800	2,789C
	DMG	08/13/2012	INSPECTED	2021	2,700	0	2,700	2,700S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
JUDGE MARK R & DOREEN &	BENNETTS GEOFFREY T & KRIS	630,000	12/31/2020	WD	03-ARM'S LENGTH	1175:0285	PROPERTY TRANSFER	100.0		
		550,000	07/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status	
10415 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		GARAGE		06/20/2014	14088	COMPLETE		
Owner's Name/Address		P.R.E. 0%		REMODEL		08/23/2013	13179	COMPLETE		
BENNETTS GEOFFREY T & KRISTEN E 25823 CARRIAGE LANE SOUTH LYON MI 48178		SA:		REMODEL		08/17/2011	11145	COMPLETE		
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-985 P-834 (L-683 P-17) 234 COM AT NE COR OF GOVT LOT 3 SEC 13 TH S 200FT TH W 385.4FT FOR POB TH S 100FT TH W 210FT TH N 106.51FT TH E 191.3FT TO POB SEC 13 T23N R4W		X	Improved	Vacant	* Factors *				Value	
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason				Value		
		X	Dirt Road	LAKEVIEW 107.00 150.00 1.0000 1.0000 2800 100				299,600		
		X	Gravel Road	107 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =				299,600		
		X	Paved Road	Land Improvement Cost Estimates						
		X	Storm Sewer	Description				Cash Value		
		X	Sidewalk	D/W/P: 3.5 Concrete				29,303		
		X	Water	Wood Frame				1,845		
		X	Sewer	Wood Frame				955		
		X	Electric	Total Estimated Land Improvements True Cash Value =				32,103		
		X	Gas	Work Description for Permit 14088, Issued 06/20/2014: 30*40 GARAGE						
		X	Curb							
		X	Street Lights							
		X	Standard Utilities							
		X	Underground Utils.							
		X	Topography of Site							
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Rolling	2024	Tentative	Tentative	Tentative			Tentative
		X	Low	2023	149,800	210,600	360,400			307,064C
		X	High	2022	128,400	173,900	302,300			292,442C
		X	Landscaped	2021	117,700	165,400	283,100			283,100S
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/28/2022	INSPECTED						
		DMG	09/12/2012	INSPECTED						
		DMG	08/07/2011	INSPECTED						

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 448 108 200	Type Composite Brzwy, FW Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 864 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 31 Floor Area: 3,056 Total Base New : 553,554 Total Depr Cost: 392,276 Estimated T.C.V: 420,520			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1904 SF Floor Area = 3056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69					Cls C 10 Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Building Areas						
Condition: Good		Lg	Ord	Small	(5) Floors			No. of Elec. Outlets			Stories			Cost New		Depr. Cost	
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			Basement: 0 S.F. Crawl: 1568 S.F. Slab: 336 S.F. Height to Joists: 0.0			3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding 1 Story Siding 1 Story Siding 1 Story Siding 1 Story Siding			Crawl Space 1,120 Crawl Space 448 Slab 336 Overhang 16 Overhang 16		Total: 379,146 261,553	
(1) Exterior		(7) Excavation			(8) Basement			(13) Plumbing			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Stone Veneer Plumbing 3 Fixture Bath Garages			Foundation: 18 Inch (Unfinished)			
X	Insulation	(10) Floor Support			Lump Sum Items:			Class: C Exterior: Siding			Foundation: 18 Inch (Unfinished)						
(2) Windows		Many Avg. Few	X	Large Avg. Small	Joists: Unsupported Len: Cntr.Sup:			Public Sewer Water Well, 100 Feet			Class: C Exterior: Siding			Foundation: 18 Inch (Unfinished)			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer			Lump Sum Items:			Class: C Exterior: Siding			Foundation: 18 Inch (Unfinished)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(15) Fireplaces			Lump Sum Items:			Class: C Exterior: Siding			Foundation: 18 Inch (Unfinished)						
X	Asphalt Shingle	(16) Porches/Decks			Lump Sum Items:			Class: C Exterior: Siding			Foundation: 18 Inch (Unfinished)						
Chimney: Brick		(17) Garage			Lump Sum Items:			Class: C Exterior: Siding			Foundation: 18 Inch (Unfinished)						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MARTIN THEODORE J & CARA A	MARTIN THEODORE J & CARA A	0	08/18/2022	WD	15-LADY BIRD	1182:671	PROPERTY TRANSFER	0.0					
PURMAN DANIEL J & CECILLIA	MARTIN THEODORE J & CARA A	356,000	12/04/2020	WD	03-ARM'S LENGTH	1174:2230	DEED	100.0					
OSTERHOUSE, JACK & SCHWARC	PURMAN, DANIEL & CECILLIA	230,000	06/17/2011	WD	03-ARM'S LENGTH	1105/544	OTHER	100.0					
OSTERHOUSE JACK J ETAL	OSTERHOUSE, JACK	0	06/01/2011	LC	03-ARM'S LENGTH		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1		Building Permit(s)		Date	Number	Status			
10395 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		10/04/2021		PB21-0378	COMPLETE				
Owner's Name/Address		P.R.E. 0%		REMODEL		02/27/2015		0000-001	COMPLETE				
MARTIN THEODORE J & CARA A [LE] 5103 TIMBER RIDGE TRL CLARKSTON MI 48346		SA:		2024 Est TCV Tentative									
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-1045 P-2319 (L-259 P-483) 234 COM AT NE COR OF GOV'T LOT 3 SEC 13 TH S0DEG06'E ON E LINE 200FT TH S89DEG50'W 385.4FT TO W LINE OF CO RD TH S ALG W LINE OF CO RD 100FT FOR POB TH S ALG W LINE OF CO RD 50FT TH S89DEG50'W 220.6FT TO SH OF LAKE TH N ALG SHORE 53.26FT M/L TO A PT WHICH IS S89DEG50'W OF POB TH N89DEG50'E 210FT TO POB - BEING PART OF GOVT LOT 3 SEC 13 T23NR4W		X		Public Improvements		* Factors *							
						Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
						LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
						50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
Comments/Influences		X		Standard Utilities		Land Improvement Cost Estimates							
						Description	Rate		Size % Good		Cash Value		
						D/W/P: 3.5 Concrete	6.68		1737 44		5,105		
						Wood Frame	35.75		63 74		1,666		
						Total Estimated Land Improvements True Cash Value = 6,771							
						Work Description for Permit PB21-0378, Issued 10/04/2021: 12 X 18 DECK = 216 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4450 ROSCOMMON CO 225 SQ FT SOIL EROSION WAIVER PERMIT DATED 10/1/21							
						Work Description for Permit 0000-001, Issued 02/27/2015: CHECK PER OWNER REQUEST 989-863-2018 CALL DURING INSPECTION REALTORS SAY AROUND \$170,000							
Topography of Site		X		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
				Rolling		2024	Tentative	Tentative	Tentative			Tentative	
				Low		2023	70,000	87,100	157,100			133,350C	
				High		2022	60,000	67,000	127,000			127,000S	
				Landscaped		2021	55,000	64,000	119,000			119,000S	
				Swamp									
				Wooded									
				Pond									
				X Waterfront									
				Ravine									
				Wetland									
				Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 11/09/2021 INSPECTED		CSZ 01/25/2016 INSPECTED		DMG 09/12/2012 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 216 32 216	Type CCP (1 Story) Treated Wood Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 264 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 26 Floor Area: 1,180 Total Base New : 223,709 Total Depr Cost: 168,471 Estimated T.C.V: 180,601			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY (11) Heating System: Forced Heat & Cool Ground Area = 972 SF Floor Area = 1180 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74			Cls C		Blt 1965	
Yr Built 1965	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Building Areas			Total Depr Cost: 168,471		Estimated T.C.V: 180,601			
Condition: Good		Lg	X Ord	Small	(13) Plumbing			Stories Exterior Foundation 1.25 Story Siding Crawl Space 1 Story Siding Crawl Space			Total: 154,683		114,467			
Room List		Doors:	Solid X	H.C.	(12) Electric			Other Additions/Adjustments			Total: 154,683		114,467			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			Exterior			Total: 154,683		114,467				
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Plumbing			Total: 154,683		114,467				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Ex. Ord. Min			Average Fixture(s)			Total: 154,683		114,467				
	Insulation			No. of Elec. Outlets			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 154,683		114,467				
(2) Windows		(7) Excavation		Many X Ave. Few			(14) Water/Sewer			Total: 154,683		114,467				
X	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 972 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 154,683		114,467				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Sewer			Water/Sewer			Total: 154,683		114,467				
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Appliance Allow.			Total: 154,683		114,467				
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Sewer			Fireplaces			Total: 154,683		114,467				
X	Asphalt Shingle	(9) Basement Finish		Public Sewer			Fireplaces			Total: 154,683		114,467				
	Chimney: Vinyl	(10) Floor Support		Public Sewer			Fireplaces			Total: 154,683		114,467				
		Joists: Unsupported Len: Cntr.Sup:		Public Sewer			Fireplaces			Total: 154,683		114,467				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
DASH FRANK G & CAROL L	DASH FRANK G & CAROL L [LE	0	12/14/2017	QC	18-LIFE ESTATE	1164:1657	PROPERTY TRANSFER	0.0						
WEBER, SHAYNE	DASH, FRANK & CAROL	205,000	04/29/2011	WD	03-ARM'S LENGTH	1103/496	OTHER	100.0						
WEBER, PAMELA A.	WEBER, SHAYNE	0	07/01/2010	QC	09-FAMILY	1094/2579	OTHER	100.0						
WEBER ROGER W	WEBER, PAMELA A.	0	09/10/2008	WD	09-FAMILY	1076/1527	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
10383 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		10/31/2014	PB14-0282	COMPLETE						
Owner's Name/Address		P.R.E. 0%		ADDITION		06/10/2013	96	COMPLETE						
DASH FRANK G & CAROL L [LE] 700 PEACH TREE LANE ROCHESTER MI 48306		SA:		2024 Est TCV Tentative										
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-969P-2506 (L-936P-1495&L-554P-674) 234 10383 N SHORE DR COM AT NE COR OF GOVT LOT 3 TH S ON E LN 405.6 FT TH S 89 DEG 50' W 393.5 FT FOR POB TH S 89 DEG 60' W 230 FT M/L TO SH OF LK TH NELY ON SH 57.4 FT TH N 89 DEG 50' E 220.6 FT M/L TO W R/W OF CO RD TH SLY ON R/W 56.1 FT TO POB PART OF GOVT LOT 3 SEC 13 T23N R4W		X		Public Improvements		* Factors *								
Comments/Influences		X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road		LAKEVIEW	57.00	150.00	1.0000	1.0000	2800	100		159,600
		X		Paved Road		57 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 159,600								
		X		Storm Sewer		Land Improvement Cost Estimates								
		X		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X		Water		D/W/P: 3.5 Concrete	6.68	1357	75	6,799				
		X		Sewer		Total Estimated Land Improvements True Cash Value = 6,799								
		X		Electric		Work Description for Permit PB14-0282, Issued 10/31/2014: 784 SQ FT 2ND FL ADDITION & 34*23 2ND FL DECK & 10*34 WOOD DECK								
		X		Gas										
		X		Curb										
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
		X		Topography of Site										
		X		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X		Low		2023	79,800	134,900	214,700			133,867C		
		X		High		2022	68,400	104,000	172,400			127,493C		
		X		Landscaped		2021	62,700	99,300	162,000			123,421C		
		X		Swamp										
		X		Wooded										
		X		Pond										
		X		Waterfront										
		X		Ravine										
		X		Wetland										
		X		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA		09/28/2022 INSPECTED										
		CSZ		01/25/2016 INSPECTED										
		DMG		12/02/2013 INSPECTED										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 340	Type WCP (1 Story) Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 21 Floor Area: 2,380 Total Base New : 333,006 Total Depr Cost: 264,287 Estimated T.C.V: 283,316			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1598 SF Floor Area = 2380 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79					Cls C	Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Building Areas									
Condition: Good		Size of Closets		Lg			X Ave.			Stories							
Room List		Doors:	Solid	H.C.	(5) Floors			(13) Plumbing									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Average Fixture(s)			Other Additions/Adjustments							
(1) Exterior		Wood/Shingle X Aluminum/Vinyl Brick		No. of Elec. Outlets			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Porches WCP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Deck Composite							
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1598 S.F. Slab: 0 S.F. Height to Joists: 0.0			2000 Gal Septic			Notes:							
(2) Windows		Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			ECF (4004 LAKEVIEW) 1.072 => TCV:			283,316			
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:									
X	Asphalt Shingle																
Chimney: Vinyl																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		250,000	04/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
10361 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		09/19/2022	PB22-0373	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
LAMBIE DONALD S & TERESA M 13230 HIDE AWAY LN DEWITT MI 48820		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
				60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000								
				Land Improvement Cost Estimates								
				Description	Rate			Size % Good		Cash Value		
				D/W/P: 3.5 Concrete	6.68			704 75		3,527		
				Wood Frame	27.55			140 75		2,893		
				Total Estimated Land Improvements True Cash Value = 6,420								
Comments/Influences		X Sewer		Work Description for Permit PB22-0373, Issued 09/19/2022: RE-ROOF DWELLING. MUST SENT PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.								
		X Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				
		AA	09/23/2022	INSPECTED	2023	84,000	82,100	166,100			104,653C	
		DMG	09/12/2012		2022	72,000	54,800	126,800			99,670C	
		DMG	04/19/2010	INSPECTED	2021	66,000	52,600	118,600			96,486C	

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 256	Type Composite	Year Built: 0 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 32 Floor Area: 1,470 Total Base New : 231,251 Total Depr Cost: 158,632 Estimated T.C.V: 170,054			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C Blt 0			
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			Ground Area = 1470 SF Floor Area = 1470 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68						
(1) Exterior					No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas						
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			Many X Ave. Few			Stories Exterior Foundation 1 Story Siding Crawl Space			Size Cost New Depr. Cost 1,470 190,328 129,424			
X	Insulation				(13) Plumbing						Other Additions/Adjustments						
(2) Windows		(7) Excavation			Average Fixture(s)						Garages						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1470 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Water/Sewer						
(3) Roof		(9) Basement Finish			(14) Water/Sewer						Built-Ins						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Appliance Allow. Fireplaces Wood Stove Deck Composite			256 5,115 4,859 *9 Totals: 231,251 158,632		
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:						Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 170,054			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BRETTSCHNEIDER JOHN N	BRETTSCHNEIDER JOHN N & J	0	04/02/2020	QC	09-FAMILY	1172:2275	PROPERTY TRANSFER	0.0			
BRETTSCHNEIDER JOHN H & VA	BRETTSCHNEIDER JOHN N	0	09/10/2019	QC	09-FAMILY	1170:0938	PROPERTY TRANSFER	0.0			
BRETTSCHNEIDER JOHN H	BRETTSCHNEIDER JOHN N & J	0	08/12/2019	QC	09-FAMILY	1170:0545	PROPERTY TRANSFER	0.0			
BRETTSCHNEIDER NIKOLAUS ES	BRETTSCHNEIDER JOHN N	0	06/27/2019	OTH	21-NOT USED/OTHER	1169:2066	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
10375 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BRETTSCHNEIDER JOHN N & JANIS 14289 DUNDEE RIVERVIEW MI 48193		SA:									
Tax Description		2024 Est TCV Tentative									
L-617 P-586-587 234 10375 E HOUGHTON LK DR COM AT NE COR GOV'T LOT 3 SEC 13 T23N R4W TH S 405.6 FT TH W 393.6 FT TO POB TH S 2 DEG 24' W 60.05 FT TH S 19DEG 50' W 219.5 FT TO SH OF LK TH N 7 DEG 08' W 60.45 FT TH S 89 DEG 50' E 229FT TO POB.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100	168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate			Size % Good		Cash Value	
		Water		Wood Frame	23.44			168 68		2,678	
		Electric		Total Estimated Land Improvements True Cash Value = 2,678							
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		AA	09/23/2022	INSPECTED	2023	84,000	73,400	157,400	101,103C		
Licensed To: Township of Lake, County of		DMG	09/12/2012	INSPECTED	2022	72,000	50,800	122,800	96,289C		
Roscommon, Michigan		DMG	04/19/2010	INSPECTED	2021	66,000	48,800	114,800	93,213C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 272 250 28 12	Type Treated Wood Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 32 Floor Area: 1,616 Total Base New : 213,247 Total Depr Cost: 144,775 Estimated T.C.V: 155,199			E.C.F. X 1.072			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration											Bsmnt Garage: Carport Area: Roof:		
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Good		Lg	X	Ord		Small	Central Air Wood Furnace										
Room List		Doors:		Solid	X	H.C.	(5) Floors			(12) Electric							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0		
(1) Exterior		X	Ex.		Ord.	Min	No. of Elec. Outlets			Ground Area = 1608 SF Floor Area = 1616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many			X	Ave.	Few	(13) Plumbing							
(2) Windows		(7) Excavation		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding			Foundation Crawl Space Overhang			Size 1,608 8	Cost New 180,743	Depr. Cost 122,905		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1608 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath Deck Treated Wood Treated Wood Treated Wood Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Direct-Vented Gas			1 272 250 28 12 1 1	3,915 5,029 4,748 1,275 544 1,345 5,720 1,961 5,788 2,179	2,662 3,420 3,229 867 136 915 3,890 1,333 3,936 1,482		
(3) Roof		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes:							
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV:					155,199		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
STALLINGS GAIL	STALLINGS GAIL M TRUST	0	01/26/2022	QC	14-INTO/OUT OF TRUST	1179:1870	PROPERTY TRANSFER	0.0			
BENDER BEATRICE L		0	12/10/2020	OTH	07-DEATH CERTIFICATE	1177:1477	OTHER	0.0			
BENDER CHARLES F	STALLINGS GAIL	0	04/08/2014	QC	21-NOT USED/OTHER	1138/1482	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
10349 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
STALLINGS GAIL M TRUST 9693 ROHLOFF DR REESE MI 48757		SA:									
Tax Description		2024 Est TCV Tentative									
L296/P162SURVEY 234 COM AT NE COR GOV'T LOT 3 SEC 13 T23N R4W TH S 525.6 FT TH W 398.07 FT FOR POB TH W 209 FT TO SH OF LK TH ALG SH S 60 FT TH E 206.3 FT TH N 60 FT TO POB.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100	168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		168,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		D/W/P: 3.5 Concrete			Rate	Size	% Good	Cash Value	
		Electric					6.68	1130	75	5,661	
		Gas		Total Estimated Land Improvements True Cash Value = 5,661							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	Tentative	Tentative	Tentative			Tentative	
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		AA	09/28/2022 INSPECTED	2023	84,000	82,600	166,600			121,388C	
		DMG	09/12/2012	2022	72,000	62,000	134,000			115,608C	
		DMG	04/19/2010 INSPECTED	2021	66,000	59,500	125,500			111,915C	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 696	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 664 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 27 Floor Area: 1,200 Total Base New : 219,786 Total Depr Cost: 160,442 Estimated T.C.V: 171,994			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1200 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Size 1,200		Cost New 163,844		Depr. Cost 119,605		
Condition: Good		Size of Closets			Lg			X Ave.			Building Areas			Totals:		219,786	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories 1 Story			Foundation Crawl Space		Depr. Cost 119,605	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service			Average Fixture(s)			Other Additions/Adjustments			Deck Treated Wood		696 9,521 6,950	
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost		30,796 22,481	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Many			X			Built-Ins			Appliance Allow.		2,806 2,048	
X	Insulation	Basement: 0 S.F. Crawl: 1200 S.F. Slab: 0 S.F. Height to Joists: 0.0			Fireplaces			Interior 1 Story			Notes:			1 5,414 3,952		Totals: 219,786 160,442	
(2) Windows		(8) Basement			(13) Plumbing			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4004 LAKEVIEW) 1.072 => TC			171,994			
Many Avg. Few	X Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:												
Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(9) Basement Finish			Joists: Unsupported Len: Cntr.Sup:												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle	(10) Floor Support															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: FOR RE	Building Permit(s)	Date	Number	Status				
10335 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
		P.R.E. 100% 02/21/1996										
Owner's Name/Address		SA:										
ABBAS FRED M & ROSE M 10335 E HOUGHTON LK DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				LAKEVIEW	91.00	150.00	1.0000	1.0000	2800	100	254,800	
				91 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 254,800								
Tax Description				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
L-610 P-144 234 10335 E HOUGHTON LK DR 48629 COM AT NE COR OF GOVT LOT 3 SEC 13 TH S 0DEG06'E 575.6 FT TH S89DEG50'W 400.4 FT TH S2DEG56'49"W ALG WLY R/W OF CO RD 10 FT FOR POB TH S89DEG50'W 206.3 FT TO SH OF LK TH S16DEG33'14"E ALG SH 90.75 FT TH N89DEG50'E 175.95 FT TH N2DEG56'49"E ALG WLY LN OF CO RD 87.20 FT TO POB PARTOF GOVT LOT 3 SEC 13 T23N R4W .38A		X	Dirt Road									
		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water	D/W/P: 3.5 Concrete	8.35	1727	75	10,815				
		X	Sewer	Fencing: Wire Mesh, #11	3.59	720	50	1,292				
		X	Electric	Fencing: Gates, Mesh, 3'	537.95	1	50	269				
		X	Gas	Fencing: Gates, Mesh, 5'	912.48	1	50	456				
		X	Curb	Total Estimated Land Improvements True Cash Value =							12,832	
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
Comments/Influences		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What	2024	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		AA	09/28/2022	INSPECTED	2023	127,400	240,300	367,700			217,390C	
		DMG	09/12/2012	INSPECTED	2022	109,200	189,800	299,000			207,039C	
		DMG	08/07/2011	INSPECTED	2021	100,100	182,000	282,100			200,425C	

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 96 570	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 336 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: B Effec. Age: 20 Floor Area: 2,940 Total Base New : 586,348 Total Depr Cost: 469,680 Estimated T.C.V: 503,497			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 3/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service									
(1) Exterior					No./Qual. of Fixtures												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets												
	X Insulation				Many X Ave. Few												
(2) Windows		(7) Excavation			(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1680 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1680 SF Floor Area = 2940 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 1,680 Total: 480,207 384,166							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Other Additions/Adjustments Exterior Brick Veneer 248 5,605 4,484 Plumbing 3 Fixture Bath 1 10,601 8,481 2 Fixture Bath 1 7,067 5,654 Porches CCP (1 Story) 96 3,896 3,117 Deck Treated Wood 570 9,234 7,387 Garages Class: B Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 40,421 32,337 Storage Over Garage 336 7,382 5,906 Common Wall: 1 Wall 1 -3,225 -2,580 Water/Sewer Public Sewer 1 2,230 1,784 Water Well, 100 Feet 1 6,639 5,311 Built-Ins Appliance Allow. 1 6,946 5,557 Fireplaces Direct-Vented Gas 1 5,345 4,276						
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10313 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SKAAR NEIL C & KATHLEEN E 1756 W LINCOLN RD BIRMINGHAM MI 48009-1833		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-610 P-339 234 THAT PART OF S 40FT OF N 828.6FT OF GOVTLOT 3 SEC 13 T23N R4W LYING W OF CO RD "PT OF 24"		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	40.00	150.00	1.0000	1.0000	2800	100		112,000
			Paved Road		40 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 112,000								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		D/W/P: 3.5 Concrete	6.25	120	50	375				
		X	Sewer		D/W/P: Asphalt Paving	2.93	1186	50	1,737				
			Electric		Total Estimated Land Improvements True Cash Value = 2,112								
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	56,000	44,200	100,200			57,629C		
			High		2022	48,000	27,600	75,600			54,885C		
			Landscaped		2021	44,000	26,600	70,600			53,132C		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	09/20/2022	INSPECTED	2023	56,000	44,200	100,200			57,629C		
		DMG	09/12/2012	INSPECTED	2022	48,000	27,600	75,600			54,885C		
		DMG	04/19/2010	INSPECTED	2021	44,000	26,600	70,600			53,132C		

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0																														
X	Wood Frame		X Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								160 36	CSEP (1 Story) Treated Wood																																
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 45 Floor Area: 1,032 Total Base New : 157,605 Total Depr Cost: 86,685 Estimated T.C.V: 92,926			E.C.F. X 1.072		Bsmnt Garage:																														
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD			Blt 0																																
Condition: Good		Trim & Decoration			0 Amps Service			Ground Area = 1032 SF Floor Area = 1032 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																																			
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Building Areas			Stories			Size		Cost New		Depr. Cost																												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Many			X Ave.			Few			(13) Plumbing			1 Story			Siding		Foundation Slab		1,032		Total:		119,083		65,497																
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			Average Fixture(s)			Other Additions/Adjustments			Porches			CSEP (1 Story)			Deck			Treated Wood			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			448			16,854			9,270					
X	Insulation	(7) Excavation			No. of Elec. Outlets			1 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1032 S.F. Height to Joists: 0.0			1 2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan					
(3) Roof	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan					
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1 2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1 2 Fixture Bath			1 2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan					
Chimney: Brick		Lump Sum Items:			1 2 Fixture Bath			1 2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan					
Notes:																ECF (4004 LAKEVIEW) 1.072 => TCv:		92,926																												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES, TERRY A	SCHLITTENHARDT, DONNA KAY	0	05/22/2012	QC	21-NOT USED/OTHER	1115/992	OTHER	100.0
ROSCOMMON COUNTY TREASURER	JONES, TERRY A	1,000	08/14/2011	QC	10-FORECLOSURE	1107/1508	OTHER	100.0
STIVER WILLIAM L	ROSCOMMON COUNTY TREASURER	0	05/16/2011	OTH	21-NOT USED/OTHER	1104/1175	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-COMMON	Zoning: R-2	Building Permit(s)	Date	Number	Status	
E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS						
	P.R.E. 0%						
Owner's Name/Address	SA: ADDED TO 013-007-0460 FOR						
SCHLITTENHARDT DONNA KAY TRUST 10249 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2024 Est TCv Tentative						
	Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1			
	Public Improvements	* Factors *					
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value	
		RESIDENTIAL ACREAGE			0.400 Acres	9,000 100 3,600	
				0.40 Total Acres		Total Est. Land Value = 3,600	
Tax Description	Dirt Road						
L-345 P-569 234 N 50 FT OF S 392 FT OF GOV LOT 3 SEC 13 T23N R4W LYING E OF CO RD. "26". ASSESSED WITH 006-013-007-0460 - 12/10/2012.	Gravel Road						
	Paved Road						
	Storm Sewer						
	Sidewalk						
	Water						
	Sewer						
	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						
Comments/Influences	Topography of Site						
	Level						
	Rolling						
	Low						
	High						
	Landscaped						
	Swamp						
	Wooded						
	Pond						
	Waterfront						
	Ravine						
	Wetland						
	Flood Plain						
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2022	0	0	0			0
	2021	0	0	0			0

  

Who	When	What
DMG	09/12/2012	INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
BATTLEY JEFFREY & VIVIAN	BATTLEY JEFFREY & VIVIAN	0	02/03/2022	QC	09-FAMILY	1179:1803	PROPERTY TRANSFER	0.0							
BATTLEY JEFFREY D	BATTLEY JEFFREY & VIVIAN	0	09/13/2019	QC	09-FAMILY	1170:1405	DEED	0.0							
DEFOUR CHARLES O & GAIL M	BATTLEY JEFFREY D	299,000	06/14/2019	WD	03-ARM'S LENGTH	1169:1836	PROPERTY TRANSFER	100.0							
		212,000	10/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status						
10251 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS					08/18/2022	LU22-4530	COMPLETE						
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		07/02/2021		PB21-0221	COMPLETE						
BATTLEY JEFFREY & VIVIAN & BATTLEY MARIELLA 11195 PRESTWICK DR LANSING MI 48917-8875		SA:		2024 Est TCV Tentative											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
(L-945P-1688&L-864P-641-642&L-592P-178) 234 L-971P-1915-1917 (L-959 P-1709) N 55 FT OF S 342 FT OF GOVT LOT 3 LYING W OF CO RD SEC 13 T23N R4W "28A" 10251 E HOUGHTON LK DR		X		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Paved Road		LAKEVIEW		55.00	150.00	1.0000	1.0000	2800	100		154,000
		X		Storm Sewer		55 Actual Front Feet, 0.19 Total Acres		Total Est. Land Value =						154,000	
		X		Sidewalk		Land Improvement Cost Estimates									
		X		Water		Description		Rate		Size		% Good		Cash Value	
		X		Sewer		D/W/P: 3.5 Concrete		6.68		1588		94		9,972	
		X		Electric		Metal Prefab		19.15		96		48		882	
				Gas		Total Estimated Land Improvements True Cash Value =								10,854	
				Curb		Work Description for Permit LU22-4530, Issued 08/18/2022: NEW PORCH									
				Street Lights		Work Description for Permit PB21-0221, Issued 07/02/2021: 30 x 16 = 480 SQUARE FEET DECK. LAKE TOWNSHIP LAND USE DATED 9/7/20 #004343: ROSCOMMON CO SOIL EROSION 225 SQ FT WAIVER DATED 6/29/21									
				X Standard Utilities											
				Underground Utils.											
				Topography of Site											
		X		Level											
				Rolling											
				Low											
				High											
				Landscaped											
				Swamp											
				Wooded											
				Pond											
		X		Waterfront											
				Ravine											
				Wetland											
				Flood Plain											
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		QT		11/03/2022		INSPECTED		2024	Tentative	Tentative	Tentative			Tentative	
		QT		11/09/2021		INSPECTED		2023	77,000	94,500	171,500			137,958C	
		QT		10/26/2020		INSPECTED		2022	66,000	72,700	138,700			131,285C	
								2021	60,500	65,300	125,800			122,638C	

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 462 70	Type Composite Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 21 Floor Area: 1,440 Total Base New : 224,511 Total Depr Cost: 179,495 Estimated T.C.V: 192,419			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 1/2 STORY		Trim & Decoration			Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 960 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79					Cls C Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas							
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing							
Room List		Doors:	Solid	H.C.	Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1.5 Story Siding Crawl Space			Size 960		Cost New Depr. Cost 175,971 139,018		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:						Other Additions/Adjustments							
(1) Exterior		(6) Ceilings			(14) Water/Sewer			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing 3 Fixture Bath			1 4,711		3,722		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Base Cost 576		22,596 17,851		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:			Water/Sewer			Public Sewer Water Well, 100 Feet		1 1,515 1 5,890		1,197 4,653	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Built-Ins Appliance Allow. Deck Composite Composite w/Roof (Deck Portion) Composite w/Roof (Roof portion)			1 2,806		2,217		
(3) Roof		Joists: Unsupported Len: Cntr.Sup:									Notes: ECF (4004 LAKEVIEW) 1.072 => TCv:			462 7,438 70 2,225 70 1,359		7,289 2,203 1,345		
X	Gable Hip Flat		Gambrel Mansard Shed							Totals:			224,511		179,495			
X	Asphalt Shingle																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MIEDEN ARTHUR P	SCHLITTENHARDT, DONNA KAY	230,000	06/27/2008	WD	03-ARM'S LENGTH	1073/1531	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10249 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 06/27/2008								
Owner's Name/Address		SA: 2 PARCELS ADDED 2013		2024 Est TCV Tentative								
SCHLITTENHARDT DONNA KAY TRUST 10249 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Tax Description		Public Improvements		* Factors *								
234 N 50 FT OF S 287 FT OF GOV LOT 3 LYING W OF CO RD SEC 13 T23N R4W. "28B". 006-013-007-0200 & 006-013-007-0440 ASSESSED WITH THIS. 12/10/2012.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		X	Paved Road	BACKLOT	155.00	150.00	1.0000	1.0000	400	100		62,000
		X	Storm Sewer	205 Actual Front Feet, 0.71 Total Acres					Total Est. Land Value =	202,000		
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate	Size	% Good	Cash Value				
		X	Electric	D/W/P: 3.5 Concrete	6.68	243	50	811				
		X	Gas	D/W/P: 3.5 Concrete	6.68	160	90	962				
		X	Curb	Total Estimated Land Improvements True Cash Value =				1,773				
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2024	Tentative	Tentative	Tentative			Tentative		
		X	Low	2023	101,000	95,900	196,900			124,957C		
		X	High	2022	87,100	68,800	155,900			119,007C		
		X	Landscaped	2021	78,300	65,800	144,100			115,206C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	09/20/2022 INSPECTED	2023	101,000	95,900	196,900			124,957C		
		DMG	12/02/2013 INSPECTED	2022	87,100	68,800	155,900			119,007C		
		DMG	09/12/2012 INSPECTED	2021	78,300	65,800	144,100			115,206C		

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



Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.		Interior 1 Story	Area	Type		Year Built:		
		X	Insulation		Wood	Coal	Steam		Cook Top		Interior 2 Story	40	CGEP (1 Story)		Car Capacity:		
		0	Front Overhang		Forced Air w/o Ducts				Dishwasher		2nd/Same Stack	36	Treated Wood		Class: C		
		0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal		Two Sided				Exterior: Siding		
X	Wood Frame	(4) Interior			Forced Hot Water				Bath Heater		1 Exterior 1 Story				Brick Ven.: 0		
			Drywall		Electric Baseboard				Vent Fan		Exterior 2 Story				Stone Ven.: 0		
			Paneled		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story				Common Wall: Detache		
					Radiant (in-floor)				Unvented Hood		Prefab 2 Story				Foundation: 18 Inch		
	Building Style: 1 STORY	Trim & Decoration			Electric Wall Heat				Vented Hood		Heat Circulator				Finished ?:		
	Yr Built	Remodeled			Space Heater				Intercom		Raised Hearth				Auto. Doors: 0		
	0	0	Ex	Ord	Min	Wall/Floor Furnace				Jacuzzi Tub				Mech. Doors: 0			
	Condition: Good			Size of Closets			X Forced Heat & Cool				Jacuzzi repl.Tub				Area: 576		
			Lg	Ord	Small	Heat Pump				Oven					% Good: 0		
	Room List			Doors:	Solid	H.C.	Central Air				Microwave				Storage Area: 0		
	Basement	(5) Floors			Wood Furnace			(12) Electric				Standard Range			No Conc. Floor: 0		
	1st Floor	Kitchen:			0 Amps Service			No./Qual. of Fixtures				Self Clean Range					
	2nd Floor	Other:			Ex. X Ord. Min			No. of Elec. Outlets				Sauna					
	Bedrooms	Other:			Many X Ave. Few			(13) Plumbing				Trash Compactor					
(1) Exterior	(6) Ceilings			Average Fixture(s)			Cost Est. for Res. Bldg: 1 Single Family 1 STORY				Security System				Cls C Blt 0		
	Wood/Shingle	(7) Excavation			1 3 Fixture Bath			Class: C Exterior: Siding Foundation									
	Aluminum/Vinyl	Basement: 0 S.F.			2 Fixture Bath			Size									
	Brick	Crawl: 1152 S.F.			Softener, Auto			Cost New									
	Insulation	Slab: 0 S.F.			Softener, Manual			Depr. Cost									
		Height to Joists: 0.0			Solar Water Heat			Total:									
(2) Windows	(8) Basement			No Plumbing			Other Additions/Adjustments										
	Many	Large	Basement: 0 S.F.			Extra Toilet			Porches								
	Avg.	X Avg.	Crawl: 1152 S.F.			Extra Sink			CGEP (1 Story)			40	4,288	3,130			
	Few	Small	Slab: 0 S.F.			Separate Shower			Deck								
			Height to Joists: 0.0			Ceramic Tile Floor			Treated Wood			36	1,531	1,118			
X	Wood Sash	(9) Basement Finish			Ceramic Tile Wains			Garages									
	Metal Sash	Conc. Block			Ceramic Tub Alcove			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)									
	Vinyl Sash	Poured Conc.			Vent Fan			Base Cost			576	22,596	16,495				
	Double Hung	Stone			(14) Water/Sewer			Class: C Exterior: Pole (Finished)									
	X Horiz. Slide	Treated Wood			Public Water			Base Cost			1440	46,512	42,326	*9			
	X Casement	Concrete Floor			Public Sewer			Water/Sewer									
	X Double Glass	(10) Floor Support			1000 Gal Septic			Public Sewer			1	1,515	1,106				
	Patio Doors	Joists:			2000 Gal Septic			Water Well, 100 Feet			1	5,890	4,300				
	Storms & Screens	Unsupported Len:			Lump Sum Items:			Built-Ins									
(3) Roof	Cntr.Sup:						Appliance Allow.			1	2,806	2,048					
X	Gable	Gambrel				Fireplaces											
	Hip	Mansard				Exterior 1 Story			1	6,605	4,822						
	Flat	Shed				Notes:											
X	Asphalt Shingle				ECF (4004 LAKEVIEW) 1.072 => TC			Totals:			249,753	190,691	204,421				
	Chimney: Brick																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TUTTLE ROBERT G	TUTTLE ROBERT G [LE]	0	10/12/2022	QC	15-LADY BIRD	1182:1952	DEED	0.0				
TUTTLE PATRICIA		0	02/19/2020	OTH	07-DEATH CERTIFICATE	OBITUARY	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10247 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 06/04/1996										
TUTTLE ROBERT G [LE] 10247 E HOUGHTON LK DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-364 P-455 234 COM AT SW COR OF GOV'T LOT 3 TH 180FT M/L TO W SIDE OF CO RD TH N57FT TH W & PAR WITH S LINE OF LOT 3 150FT M/L TO SHOF HTN LK TH SLY 57FT M/L TO POB PART OF LOT 3 SEC 13 T23N R4W		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	57.00	150.00	1.0000	1.0000	2800	100		159,600
		Paved Road		57 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		159,600		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value	
		Electric						6.68	1142	85	6,485	
		Gas		Total Estimated Land Improvements				True Cash Value =		6,485		
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low	2023	79,800	183,200	263,000			151,288C		
			High	2022	68,400	141,700	210,100			144,084C		
			Landscaped	2021	62,700	136,300	199,000			139,482C		
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	09/20/2022	INSPECTED								
		DMG	09/12/2012	INSPECTED								
		DMG	04/19/2010	INSPECTED								

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 57 545 140	Type WCP (1 Story) Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: B Effec. Age: 20 Floor Area: 2,132 Total Base New : 451,838 Total Depr Cost: 361,471 Estimated T.C.V: 387,497			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1354 SF Floor Area = 2132 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					Cls B Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas									
Condition: Good		Size of Closets			Lg Ord Small			(12) Electric			0 Amps Service									
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			No. of Elec. Outlets			Many X Ave. Few									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(6) Ceilings			(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1.5 Story Siding Crawl Space 1+ Story Siding Crawl Space 0.5 Story Siding Overhang			Size 836 518 720		Cost New Depr. Cost	
(1) Exterior		(6) Ceilings			(7) Excavation			(8) Basement			(14) Water/Sewer			Total: 353,145 282,517						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Basement: 0 S.F. Crawl: 1354 S.F. Slab: 0 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Exterior Brick Veneer 105 2,373 1,898 Plumbing 3 Fixture Bath 1 10,601 8,481 Porches WCP (1 Story) 57 4,869 3,895 Deck Treated Wood 545 8,965 7,172 w/Roof (Roof portion) 140 3,744 2,995 Garages Class: B Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 720 50,206 40,165 Common Wall: 1 Wall 1 -3,225 -2,580 Water/Sewer Public Sewer 1 2,230 1,784 Water Well, 100 Feet 1 6,639 5,311 Built-Ins Appliance Allow. 1 6,946 5,557 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
(2) Windows		(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1354 S.F. Slab: 0 S.F. Height to Joists: 0.0			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:											
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:															
Chimney: Metal		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		199,900	10/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV Zoning: R-1		Building Permit(s)		Date	Number	Status			
10239 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Demolish		11/20/2019	PB19-0402	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
VANITVELT DAVID M & MARCIE E 4417 BRIGHTON DR GRAND BLANC MI 48439		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
		X		D/W/P: 3.5 Concrete	6.68		1244 94		7,811		
		X		D/W/P: 3.5 Concrete	6.68		16 94		101		
				Total Estimated Land Improvements True Cash Value = 7,912							
Comments/Influences		X	Standard Utilities Underground Utils.	Work Description for Permit PB19-0402, Issued 11/20/2019: DEMOLITION OF 900 SQ FT CABIN (REBUILD NEW HOME) LAKE TOWNSHIP LAND USE PERMIT #4265 ROSCOMMON CO SOIL EROSION PERMIT #3810 HLSA SEWER DISCONNECT PERMIT #D783 WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPARTMENT; SEPTIC TANK ABANDONMENTS MUST BE REPORTED TO THE HEALTH DEPARTMENT. IF POSSIBLE, PLEASE PROVIDE A SCHEMAT							
		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond								
		X	Waterfront Ravine Wetland Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	10/26/2020	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		MH	12/13/2019	INSPECTED	2023	70,000	216,700	286,700			212,215C
		DMG	09/12/2012	INSPECTED	2022	60,000	167,100	227,100			202,110C
					2021	55,000	159,700	214,700			195,654C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 330 72 84	Type CCP (1 Story) CCP (1 Story) Wood Balcony	Year Built: 2019 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 360 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 2019	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Average		Lg	Ord	Small	Central Air Wood Furnace												
Room List		Doors:	Solid	H.C.	(5) Floors												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric												
(1) Exterior		0 Amps Service			No./Qual. of Fixtures												
	Wood/Shingle X Aluminum/Vinyl Brick	Ex.	X	Ord.	Min	No. of Elec. Outlets											
	X Insulation	Many	X	Ave.	Few	(13) Plumbing											
(2) Windows		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Lump Sum Items:												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer Water Well, 100 Feet											
X	Asphalt Shingle	(10) Floor Support			Notes:												
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:			Class: BC Effec. Age: 4 Floor Area: 2,496 Total Base New : 445,151 Total Depr Cost: 427,346 Estimated T.C.V: 458,115												
Cost Est. for Res. Bldg: 1 Single Family 2 STORY												Cls BC	Blt 2019				
(11) Heating System: Forced Heat & Cool																	
Ground Area = 1248 SF Floor Area = 2496 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96																	
Building Areas																	
Stories Exterior Foundation												Size	Cost New	Depr. Cost			
2 Story Siding Crawl Space												1,248					
Total:												364,876	350,281				
Other Additions/Adjustments																	
Plumbing																	
3 Fixture Bath												1	6,929	6,652			
Porches																	
CCP (1 Story)												330	10,771	10,340			
CCP (1 Story)												72	2,712	2,604			
Balcony																	
Wood Balcony												84	4,238	4,068			
Garages																	
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost												720	34,985	33,586			
Storage Over Garage												360	6,563	6,300			
Common Wall: 1 Wall												1	-2,688	-2,580			
Water/Sewer																	
Public Sewer												1	1,941	1,863			
Water Well, 100 Feet												1	6,333	6,080			
Built-Ins																	
Appliance Allow.												1	4,031	3,870			
Fireplaces																	
Direct-Vented Gas												1	4,460	4,282			
Totals:												445,151	427,346				
ECF (4004 LAKEVIEW) 1.072 => TCV:														458,115			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		152,000	07/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10231 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			Demolish	05/03/2023	PB23-0102	INSPECT					
Owner's Name/Address		P.R.E. 0%			Res. New Construction	05/03/2023	PB23-0106	INSPECT					
CLARK DAVID I & CYNTHIA L 1709 MORTON AVE ANN ARBOR MI 48104		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-843 P-266 (L-754 P-39) 234 COM SW COR OF GOVT LOT 3 SEC 13 TH 85 FTM/L TO PT ON SH OF LK 85FT N OF SW COR OF LOT 3 FOR POB TH E & PAR TO S LINE OFLOT 3 140 FT M/L TO W SIDE OF CO RD TH NALG W SIDE 45 FT TH W & PAR TO S LINE OFLOT 3 140 FT M/L TO SH OF LK TH SLY 45 FT M/L TO POB PART OF GOVT LOT 3 SEC 13 T23N R4W		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	45.00	150.00	1.0000	1.0000	2800	100		126,000
		X	Paved Road		45 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 126,000								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.68	462	70	2,160				
		X	Sewer		Wood Frame	27.55	140	75	2,893				
		X	Electric		Total Estimated Land Improvements True Cash Value = 5,053								
		X	Gas		Work Description for Permit PB23-0102, Issued 05/03/2023: DEMO OF 1100 SQ FT HOUSE & 8 X 12 = 96 SQ FT SHED; LAKE TOWNSHIP LAND USE PERMIT #4563 ISSUED 4/20/23; ROSCOMMON COUNTY SOIL EROSION PERMIT #4187; HLSA SEWER DISCONNECT PERMIT #D-840 & RECONNECT PERMIT #R-7915 ISSUED5/1/23; WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPARTMENT. IF POSSIBLE, PLEASE PROVIDE A SCHEMATIC OF T								
		X	Curb		Work Description for Permit PB23-0106, Issued 05/03/2023: NEW DWELLING WITH ATTACHED GARAGE. 1226 SQUARE FEET FIRST FLOOR; 1914 SECOND FLOOR; 580 SQUARE FEET GARAGE = 3720 SQUARE FEET TOTAL. LAKE TOWNSHIP LAND USE DATED 4/20/23 #004564. SOIL EROSION DATED 4/20/23 #4187. HL SEWER RECONNECT PERMIT #R-7915 DATED 5/1/23; CENTRAL MI DIST HEALTH DEPT WELL PERMIT #JPHS-CRAP4H; EXISTING DRIVEWAY.								
		X	Street Lights		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X	Standard Utilities		2024	Tentative	Tentative	Tentative			Tentative		
		X	Underground Utils.		2023	63,000	69,500	132,500			86,046C		
		X	Topography of Site		2022	54,000	53,800	107,800			81,949C		
		X	Level		2021	49,500	51,800	101,300			79,332C		
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	09/20/2022	INSPECTED									
		DMG	08/17/2012	INSPECTED									
		DMG	08/07/2011	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 216 36	Type Composite Composite	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						1					
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures												
X		Ex.	Ord.	X	Min	No. of Elec. Outlets										
		Many	X	Ave.	Few	(13) Plumbing										
(2) Windows		(7) Excavation		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 860 S.F. Height to Joists: 0.0														
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 860 SF Floor Area = 1220 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas										Class: C Effec. Age: 27 Floor Area: 1,220 Total Base New : 184,656 Total Depr Cost: 134,797 Estimated T.C.V: 144,502		E.C.F. X 1.072		Cls C Blt 0		
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 500																
2 Story Siding Slab 360																
Total: 151,167 110,351																
Other Additions/Adjustments																
Plumbing																
3 Fixture Bath 1 4,711 3,439																
Water/Sewer																
Public Sewer 1 1,515 1,106																
Water Well, 100 Feet 1 5,890 4,300																
Built-Ins																
Appliance Allow. 1 2,806 2,048																
Fireplaces																
Exterior 2 Story 1 8,137 5,940																
Deck																
Composite w/Roof (Deck Portion) 216 4,478 3,269																
Composite w/Roof (Roof portion) 216 3,640 2,657																
Composite w/Roof (Deck Portion) 36 1,536 1,121																
Composite w/Roof (Roof portion) 36 776 566																
Totals: 184,656 134,797																
Notes:																
										ECF (4004 LAKEVIEW) 1.072 =>		TCV: 144,502				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MAURER JODI L	MAURER MYRON & JODI LIVING	0	05/23/2023	PTA	14-INTO/OUT OF TRUST		PROPERTY TRANSFER	0.0			
SOLGAT BARBARA J TRUST	MAURER JODI L	0	03/20/2023	OTH	09-FAMILY	1183:2343	PROPERTY TRANSFER	0.0			
SOLGAT BARBARA J	SOLGAT BARBARA J TRUST	0	09/16/2021	WD	14-INTO/OUT OF TRUST	1178:0911	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
10223 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		09/09/2019	PB19-0313	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
MAURER MYRON & JODI LIVING TRUST 2270 MAPLE RD SAGINAW MI 48601		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
234 L-754 P-38 COM SW COR OF GOVT LOT 3 SEC 13 TH N ALGSH OF HGT LK 40 FT FOR POB TH E & PAR TOLINE OF LOT 3 135 FT M/L TO W SIDE OF CO RD TH N 45 FT TH W & PAR TO S LINE OFLOT S 135 FT M/L TO SH OF LK TH SLY 45 FT M/L TO POB PART OF GOVT LOT 3 SEC 13 T23N R4W (32)		Public Improvements		* Factors *				Value			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	45.00	150.00	1.0000	1.0000	2800	100	126,000
		Paved Road		45 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =		126,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		D/W/P: 3.5 Concrete			Rate	Size	% Good	Cash Value	
		Sewer					7.69	860	82	5,423	
		Electric		Total Estimated Land Improvements			True Cash Value =		5,423		
		Gas		Work Description for Permit PB19-0313, Issued 09/09/2019: REROOF							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
		QT 11/03/2022 INSPECTED	2023	63,000	150,100	213,100		124,116C			
		DMG 08/17/2012 INSPECTED	2022	54,000	109,000	163,000		118,206C			
		DMG 08/07/2011 INSPECTED	2021	49,500	104,100	153,600		114,430C			

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Roscommon, Michigan

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



Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 28 330	Type CCP (1 Story) Composite	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 28 Floor Area: 2,429 Total Base New : 411,052 Total Depr Cost: 295,958 Estimated T.C.V: 317,267			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 3/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY			Cls BC		Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1577 SF Floor Area = 2429 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72			Building Areas							
Condition: Good		Lg	Ord	Small	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72			Building Areas							
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Building Areas										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1.75 Story Siding Crawl Space 1+ Story Siding Crawl Space 0.5 Story Siding Overhang			Size 752 825 576		Cost New 351,799		Depr. Cost 253,296			
(1) Exterior		(6) Ceilings			(14) Water/Sewer			Other Additions/Adjustments										
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Brick Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Deck Composite			32 1 28 576 29,871 -2,688 1 1 1		665 6,929 1,184 29,871 -2,688 1,941 6,333 4,031 4,460 6,527		479 4,989 852 21,507 -1,935 1,398 4,560 2,902 3,211 4,699			
X	Insulation	(8) Basement			Lump Sum Items:			Other Additions/Adjustments										
(2) Windows		(9) Basement Finish			Lump Sum Items:			Exterior Brick Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Deck Composite			32 1 28 576 29,871 -2,688 1 1 1		665 6,929 1,184 29,871 -2,688 1,941 6,333 4,031 4,460 6,527		479 4,989 852 21,507 -1,935 1,398 4,560 2,902 3,211 4,699			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1577 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Exterior Brick Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Deck Composite			32 1 28 576 29,871 -2,688 1 1 1		665 6,929 1,184 29,871 -2,688 1,941 6,333 4,031 4,460 6,527		479 4,989 852 21,507 -1,935 1,398 4,560 2,902 3,211 4,699	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Lump Sum Items:			Exterior Brick Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Deck Composite			32 1 28 576 29,871 -2,688 1 1 1		665 6,929 1,184 29,871 -2,688 1,941 6,333 4,031 4,460 6,527		479 4,989 852 21,507 -1,935 1,398 4,560 2,902 3,211 4,699			
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Exterior Brick Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Deck Composite			32 1 28 576 29,871 -2,688 1 1 1		665 6,929 1,184 29,871 -2,688 1,941 6,333 4,031 4,460 6,527		479 4,989 852 21,507 -1,935 1,398 4,560 2,902 3,211 4,699			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
VANDOREN EDWIN L & MARY F	SCHULZ, JONATHAN & KIMBERI	265,000	07/22/2011	WD	03-ARM'S LENGTH	1104/4 1106/4	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
10215 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		09/17/2020	PB20-0269	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
SCHULZ TRUST 21178 EQUESTRIAN TRAIL NORTHVILLE MI 48167		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-861 P-131 (L-596 P-43) 234 COM AT SW COR OF GOVT LOT 3 SEC 13 AT INT WITH SH OF LK TH E ALG S LN OF LOT 3 129 FT M/L TO W R/W OF CO HWY TH N 40 FTTH W & PAR WITH S LN OF LOT 3 TO SH TH S ALG SH TO POB PART OF GOVT LOT 3 SEC 13 T23N R4W		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	40.00	150.00	1.0000	1.0000	2800	100	112,000
		Paved Road		40 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =		112,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value
		Sewer						6.68	1080	84	6,060
		Electric		Total Estimated Land Improvements True Cash Value =				6,060			
		Gas		Work Description for Permit PB20-0269, Issued 09/17/2020: REPLACE GARAGE ROOF FRAMING WITH AN ATTIC TRUSS SYSTEM LAKE TOWNSHIP LAND USE PERMIT #4330 28 X 28 = 784 SQ FT							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	2022	2021				
		QT	11/09/2021	INSPECTED	56,000	152,000	208,000	135,675C			
		QT	10/26/2020	INSPECTED	48,000	117,300	165,300	129,215C			
		DMG	08/17/2012	INSPECTED	44,000	111,800	155,800	124,700C			

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:			
		0	Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								224	CCP (1 Story)		Class: C	Exterior: Siding			
X	Wood Frame		Other Overhang		(4) Interior								56	CCP (1 Story)		Brick Ven.: 0	Stone Ven.: 0			
					Drywall Paneled		Plaster Wood T&G						112	CPP		Common Wall: 1 Wall	Foundation: 18 Inch			
Building Style: 1 1/2 STORY		Trim & Decoration			Central Air Wood Furnace											Finished ?:	Auto. Doors: 0			
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets											Mech. Doors: 0	Area: 672			
0	0				Lg	Ord	Small									% Good: 0	Storage Area: 0			
Condition: Good		Doors: Solid H.C.			(5) Floors												No Conc. Floor: 0			
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:												Bsmnt Garage:			
(1) Exterior		(6) Ceilings			(12) Electric												Carport Area: Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			0 Amps Service															
X	Insulation	No./Qual. of Fixtures			No./Qual. of Fixtures															
		Ex	X	Ord	Min	No. of Elec. Outlets														
(2) Windows		(13) Plumbing			(14) Water/Sewer															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Average Fixture(s)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Lump Sum Items:															
(3) Roof		(8) Basement			Notes:															
X	Gable Hip Flat	Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)															
X	Asphalt Shingle	(9) Basement Finish			Base Cost															
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Common Wall: 1 Wall															
Chimney:		(10) Floor Support			Water/Sewer															
		Joists: Unsupported Len: Cntr.Sup:			Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.															
Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY													Cls	C 10	Blt	0				
(11) Heating System: Forced Heat & Cool																				
Ground Area = 1456 SF Floor Area = 2520 SF.																				
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84																				
Building Areas																				
Stories Exterior Foundation													Size	Cost New	Depr. Cost					
1.5 Story Siding Crawl Space													1,456							
0.5 Story Siding Overhang													672							
Total:													306,232		257,253					
Other Additions/Adjustments																				
Exterior																				
Brick Veneer													108	1,882	1,581					
Plumbing																				
3 Fixture Bath													1	4,711	3,957					
Porches																				
CCP (1 Story)													224	5,880	4,939					
CCP (1 Story)													56	1,691	1,420					
CPP													112	2,266	2,130					
Garages																				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																				
Base Cost													672	25,260	21,218					
Common Wall: 1 Wall													1	-2,251	-1,891					
Water/Sewer																				
Public Sewer													1	1,515	1,273					
Water Well, 100 Feet													1	5,890	4,948					
Built-Ins																				
Appliance Allow.													1	2,806	2,357					
Totals:													355,882		299,185					
ECF (4004 LAKEVIEW) 1.072 => TCV:													320,726							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JUDGE MARK & DOREEN	BERGER GARY & PLATKO WILLI	13,000	09/04/2019	WD	03-ARM'S LENGTH	1170:0987	PROPERTY TRANSFER	100.0
ROCOSKY BARBARA J & MCDONALD	JUDGE MARK & DOREEN	22,000	02/15/2019	WD	19-MULTI PARCEL ARM'S LEN	1168:1182	PROPERTY TRANSFER	100.0
MCDONALD GRACE M ESTATE	ROCOSKY BARBARA & MCDONALD	0	12/30/2014	OTH	21-NOT USED/OTHER	1146-432	PROPERTY TRANSFER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: AG	Building Permit(s)	Date	Number	Status			
E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
BERGER GARY & PLATKO WILLIAM 209 LONG POINT HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
		RESIDENTIAL ACREAGE			5.000 Acres	4,000 100 20,000			
		WET/UNBUILDABLE			6.400 Acres	0 100 0			
			11.40 Total Acres		Total Est. Land Value =	20,000			
Tax Description									
L-1051 P-2220 (L-238P-195) 234 COM AT SW COR OF NE1/4 OF SW/14 TH N0DEG7'E 486.9 FT TO C/L OF CO RD 300 FOR POB TH N0DEG7'E 492.3 FT TH ELY ON N LN OF S3/4 OF NE1/4 OF SW1/4 1300 FT M/L TO 1/4 LN TH S0DEG7'W 92 FT TH S60DEG2'W 224.7 FT TH S74DEG59'W 199.6 FT TH S68 DEG26'W 412.3 FT TH S61DEG20'W 500 FT TOCL OF CO RD 300 TH NWLY ALG C/L 179.6 FTTO POB PART OF S3/4 OF NE1/4 OF SW1/4 SEC 13 T23N R4W 11.4A	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights							
Comments/Influences	X	Standard Utilities Underground Utils.							
		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What	2024	Tentative	Tentative	Tentative			Tentative
		QT 04/13/2023 INSPECTED	2023	10,000	0	10,000			9,975C
		CSZ 01/25/2016 INSPECTED	2022	9,500	0	9,500			9,500S
		DMG 08/13/2012 INSPECTED	2021	9,500	0	9,500			9,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SCHNITTKER RICKY	NICKLESEN ROBERT E DEBOBA	42,600	12/29/2006	QC	21-NOT USED/OTHER	1053 P2547-25	OTHER	0.0			
NICKLESEN ROBERT E SR &DEB		0	12/29/2000	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
3341 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS			GARAGE		09/16/2008	PB08-0280	COMPLETE		
Owner's Name/Address		P.R.E. 100% 03/25/2008		SA:							
NICKLESEN ROBERT E SR & DEBORAH 3341 LONG POINT DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
234 L-1053P-2549 (L-1051P-2220-2224) BEING A PART OF GOVT LOT 2 & NE 1/4 OF SW 1/4 SEC 13 T23N R4W COM AT SE COR OF GOVT LOT 2 TH N 89 DEG 52' W 150 FT TH N 0 DEG 12' E 234.4 FT FOR POB TH N 89 DEG 52' W 216.18 FT TH N 71 DEG 46' W233 FT TH N 18 DEG 14' E ALG CENTERLINE OF LONG POINT DR 150 FT TH S 71 DEG 46' E 233 FT TH S 89 DEG 52' E 352.4 FT TO POINT D ON THE WLY SIDE OF A 66 FT R/W LINE OF CO RD 300 TH SELY ALG R/W LINE TO POINT E BEING S 24 DEG 13' 05" E 156.5 FT FROM PT D TH N 89 DEG 52'W 247.35 FT TO POB PARCEL C 2.25 A		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value OFF LAKE GROUP1 150.00 653.40 1.0000 0.0000 400 100* 0 RESIDENTIAL ACREAGE 2.250 Acres 6,444 100 14,500 * denotes lines that do not contribute to the total acreage calculation. 150 Actual Front Feet, 2.25 Total Acres Total Est. Land Value = 14,500						
Comments/Influences		X	Topography of Site		Land Improvement Cost Estimates Description Rate Size % Good Cash Value Wood Frame 27.38 144 75 2,957 Wood Frame 39.80 28 25 278 Total Estimated Land Improvements True Cash Value = 3,235						
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/19/2022	INSPECTED	2023	7,300	17,200	24,500			12,647C
					2022	5,600	12,800	18,400			12,045C
					2021	9,800	12,000	21,800			11,661C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 18	Type Treated Wood	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 22 Floor Area: 0 Total Base New : 58,241 Total Depr Cost: 44,986 Estimated T.C.V: 33,784			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 2008	
Yr Built 2008	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78			Size		Cost New	Depr. Cost		
Condition: Good		Size of Closets		Lg			Many			Building Areas						
Room List		Doors:	Solid	H.C.	(12) Electric			Stories			Foundation					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			Exterior			Water/Sewer						
(1) Exterior		Kitchen: Other: Other:		Ex.			Average Fixture(s)			Water Well, 100 Feet						
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		Ord.			2 Fixture Bath			Fireplaces						
	X Insulation			Min			Softener, Auto			Wood Stove						
(2) Windows				No. of Elec. Outlets			Softener, Manual			Deck						
	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			Solar Water Heat			Treated Wood					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Ave.			No Plumbing			Other Additions/Adjustments						
		(8) Basement		Few			Extra Toilet			Garages						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing			Extra Sink			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)			Separate Shower			Base Cost					
	Asphalt Shingle	(9) Basement Finish		1			Ceramic Tile Floor			Totals:						
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			58,241		44,986				
		(10) Floor Support		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TC		33,784				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUMOND JOHN L & SHARON K	DUMOND JOHN L & SHARON K	0	05/04/2021	QC	14-INTO/OUT OF TRUST	1176:2192	DEED	0.0
		17,500	07/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status
WOODWORTH		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
DUMOND JOHN L & SHARON K TRUST 4560 N CANAL DIMONDALE MI 48821		SA:						
		2024 Est TCV Tentative						
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3			
Tax Description		Public Improvements		* Factors *				
L-1020 P-1829 (L-961P-1982&L-509P-98) 234 COM AT SE COR GOVT LOT 2 SEC 13 TH N89DEG52'W 687.62FT FOR POB TH N18DEG14'E 122.75FT TH S71DEG46'E 233FT TH N18DEG14'E 200FT TH S89DEG52'E 216.18FT TH S10DEG12'W 234.4FT TH N89DEG52'W 537.62 FT TO POB - PART OF GOVT LOT 2 & NE 1/4 OF SW 1/4 SEC 13 T23NR4W-PAR A 1.82AC PP: 006-013-009-0030		X		Dirt Road		Description		Value
		X		Gravel Road		Frontage		
		X		Paved Road		Depth		
		X		Storm Sewer		Front		
		X		Sidewalk		Depth		
		X		Water		Rate %Adj.		
		X		Sewer		Reason		
		X		Electric		1.820 Acres		13,280
		X		Gas		1.82 Total Acres		Total Est. Land Value = 13,280
		X		Curb				
		X		Street Lights				
Comments/Influences		X		Standard Utilities				
		X		Underground Utils.				
		X		Topography of Site				
		X		Level				
		X		Rolling				
		X		Low				
		X		High				
		X		Landscaped				
		X		Swamp				
		X		Wooded				
		X		Pond				
		X		Waterfront				
		X		Ravine				
		X		Wetland				
		X		Flood Plain				
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		2023	6,600	0	6,600			1,003C
		2022	4,800	0	4,800			956C
		2021	3,800	0	3,800			926C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SAMEL, BETTY & KENNETH J.	SKELLENGER, JEAN	58,450	09/28/2012	WD	03-ARM'S LENGTH	1119/2458	OTHER	100.0					
SAMEL KENNETH J	SAMEL, BETTY & KENNETH J.	0	09/08/2009	OTH	07-DEATH CERTIFICATE	1087/37	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
106 WOODWORTH		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 10/05/2012									
Owner's Name/Address		SA:		2024 Est TCV Tentative									
SKELLENGER JEAN & JERRY F 106 WOODWORTH HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
Tax Description		Public Improvements		* Factors *				Value					
L-509 P-98 234 COM AT SE COR GOVT LOT 2 SEC 13 TH N89 DEG52'W 150FT FOR POB TH N10DEG12'E 234. 4FT TH S89DEG52'E 247.35FT TO HWY R/W TO A PT E TH S11DEG54'50"E TO A PT F 239.68FT TH N89DEG52'W ALG 1/8 LINE 297.65FT TO POB - PART OF GOVT LOT 2 & NE1/4 OF SW 1/4 SEC 13 T23NR4W PP; 006-013-009-0030		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		OFF LAKE G3	240.00	247.00	0.7307	1.1049	150	100		29,065
		X	Paved Road		240 Actual Front Feet, 1.36 Total Acres	Total Est. Land Value =							29,065
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		Fencing: Wd, Split, 2 Rail	15.75	70	25	276				
		X	Sewer		Fencing: Wd, Solid, 6 ft.	29.22	16	25	117				
		X	Electric		Fencing: Wd, Basket, 6 ft.	34.04	8	25	68				
		X	Gas		Total Estimated Land Improvements True Cash Value =								461
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	14,500	42,800	57,300			29,618C		
		X	High		2022	9,700	28,900	38,600			28,208C		
		X	Landscaped		2021	9,700	27,000	36,700			27,307C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace													
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures												
0	0				Ex.	X	Ord.	Min									
Condition: Good		Size of Closets		(12) Electric													
		Lg	Ord	Small	0 Amps Service												
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors															
(1) Exterior		Kitchen: Other: Other:															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings															
X	Insulation																
(2) Windows		(7) Excavation															
Many Avg. Few	X Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 472 S.F. Height to Joists: 0.0															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle Metal	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
										Class: CD Effec. Age: 35 Floor Area: 1,192 Total Base New : 191,970 Total Depr Cost: 124,780 Estimated T.C.V: 91,589		E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:			
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls CD		Blt 0			
										(11) Heating System: Forced Air w/ Ducts							
										Ground Area = 1192 SF Floor Area = 1192 SF.							
										Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
										Building Areas							
										Stories Exterior Foundation		Size		Cost New Depr. Cost			
										1 Story Siding Crawl Space		720					
										1 Story Siding Slab		472					
										Total:		137,467		89,353			
										Other Additions/Adjustments							
										Exterior							
										Stone Veneer		51		1,768 1,149			
										Deck							
										Treated Wood		228		4,478 2,911			
										Treated Wood		292		5,262 3,420			
										Treated Wood		36		1,497 973			
										w/Roof (Roof portion)		200		3,106 2,019			
										Garages							
										Class: CD Exterior: Pole (Finished)							
										Base Cost		960		29,366 19,088			
										Water/Sewer							
										Public Sewer		1		1,345 874			
										Water Well, 100 Feet		1		5,720 3,718			
										Built-Ins							
										Appliance Allow.		1		1,961 1,275			
										Totals:		191,970		124,780			
										Notes:							
										ECF (4003 OFF LAKE 3) 0.734 => TCv:				91,589			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FREED CHARLES & SUE & FREE	FREED FAMILY TRUST	0	08/23/2021	QC	21-NOT USED/OTHER	1178:379	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
CEECF LLC PO BOX 5561 TRAVERSE CITY MI 49696-5561		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-1036 P-1302 (L-540 P-183) 234 COM AT SW COR OF NE1/4 OF SW1/4 SEC 13 TH N 0DEG 7'E 486.9FT TO C/L OF CO RD 300 TH SELY ON C/L OF RD 179.6FT FOR POBTH N61DEG 20'E 500FT TH N68DEG 26'E 412.3FT TH N74DEG 59'E 199.6FT TH N60DEG2'E 224.7FT TO 1/4 LINE TH S ON 1/4 LINE TO S1/8 LINE TH W ON 1/8 LINE TO C/L OF CO RD 300 TH NWLY ON C/L OF RD TO POB PART OF NE1/4 OF SW1/4 SEC 13 T23N R4W		Public Improvements		* Factors *				Value			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			17.000	Acres	2,265	100	38,500
		Paved Road		17.00 Total Acres				Total Est. Land Value =		38,500	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/13/2023 INSPECTED	2023	19,300	0	19,300	6,452C			
				2022	18,000	0	18,000	6,145C			
				2021	17,500	0	17,500	5,949C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LAMMERS ROBIN A	LAMMERS ROBIN A TRUST	0	09/21/2021	WD	14-INTO/OUT OF TRUST	1180:1820	PROPERTY TRANSFER	0.0						
JUDGE MARK & DOREEN	LAMMERS ROBIN A	80,000	01/18/2021	WD	03-ARM'S LENGTH	1175:0645	PROPERTY TRANSFER	100.0						
ROCOSKY BARBARA J & MCDONALD	JUDGE MARK & DOREEN	22,000	02/15/2019	WD	20-MULTI PARCEL SALE REF	1168:1182	PROPERTY TRANSFER	100.0						
MCDONALD GRACE M ESTATE	ROCOSKY BARBARA & MCDONALD	0	12/30/2014	OTH	21-NOT USED/OTHER	1146-433	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2		Building Permit(s)		Date	Number	Status				
10170 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Pole Barn		05/08/2019		PB19-0064	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:										
LAMMERS ROBIN A TRUST 2355 QUAKER RIDGE DR ANN ARBOR MI 48108		2024 Est TCV Tentative												
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
L-227 P-168 234 COM 100 FT S OF NE COR GOVT LOT 2 SEC 13T23N R4W TH W TO PT 229.2 FT E OF NW COR LOT 2 & E'LY R/W OF CO RD TH S'LY ALG R/W 317.5 FT TH N 67 DEG 55' E 30 FTTH S 22 DEG 05' E 50 FT TH S 67 DEG 55' W 30 FT TO R/W TH ALG R/W TO E LINE OF GOV'T LOT 2 TH N TO POB.		Public Improvements		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value RESIDENTIAL ACREAGE 5.000 Acres 4,000 100 20,000 5.00 Total Acres Total Est. Land Value = 20,000								
Comments/Influences		Topography of Site		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 5.86 1464 93 7,978 Total Estimated Land Improvements True Cash Value = 7,978								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		KH		10/30/2019		INSPECTED		2024	Tentative	Tentative	Tentative			Tentative
								2023	10,000	22,000	32,000			29,820C
								2022	9,500	18,900	28,400			28,400S
								2021	7,500	18,600	26,100			21,598C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2019 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 1496 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: BC Effec. Age: 3 Floor Area: 0 Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:		
Yr Built 2019	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:	
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			Plumbing			Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:		
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many			Ave.			Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:		
(2) Windows		(7) Excavation		Average Fixture(s)			Water/Sewer			Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Lump Sum Items:			Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:		
Asphalt Shingle		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:		
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base New : 48,321 Total Depr Cost: 46,871 Estimated T.C.V: 39,325		E.C.F. X 0.839		Bsmnt Garage:		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
500 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
COUNTY OF ROSCOMMON		SA:									
LIFT STATION NO 6		2024 Est TCV Tentative									
500 LAKE ST #1		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
ROSCOMMON MI 48653-7664		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
234 COM AT SE COR LOT 4 EVERGREEN SHORES		Gravel Road		RESIDENTIAL ACREAGE			0.040	Acres	9,000	100	360
TH N 19 DEG 39' W 3 FT TH N 67 DEG 55'		Paved Road					0.04	Total Acres		Total Est. Land Value =	360
E33 FT TO CEN OF LK SH DR FOR POB TH N 67		Storm Sewer									
DEG 55' E 63 FT TH S 22 DEG 05' E 50 FT		Sidewalk									
TH S 67 DEG 55' W 63 FT TH N'LY ALG RD TO		Water									
POB.		Sewer									
Comments/Influences		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		QT	04/13/2023	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2022	0	0	0		0	
					2021	0	0	0		0	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		145,000	03/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: FOR RE	Building Permit(s)	Date	Number	Status					
10199 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 04/23/2003											
FRY MARY T & FRY PAULL 10199 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
. L-784 P-164 234 N 100FT OF GOVT LOT 2 SEC 13 T23NR4W LYING W OF CO RD .35A 10199 E HOUGHTON LK DR		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	100.00	150.00	1.0000	1.0000	2800	100		280,000
			Paved Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 280,000								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		D/W/P: 3.5 Concrete	6.68	1347	75	6,748				
			Sewer		D/W/P: 3.5 Concrete	6.68	40	75	200				
			Electric		Wood Frame	27.55	140	75	2,893				
			Gas		Total Estimated Land Improvements True Cash Value = 9,841								
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	140,000	200,300	340,300			209,312C		
			High		2022	120,000	157,000	277,000			199,345C		
			Landscaped		2021	110,000	150,000	260,000			192,977C		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	09/20/2022	INSPECTED									
		DMG	08/17/2012	INSPECTED									
		DMG	08/07/2011	INSPECTED									

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type		Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 754 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								47	CCP (1 Story)								
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: BC Effec. Age: 20 Floor Area: 2,728 Total Base New : 490,887 Total Depr Cost: 392,710 Estimated T.C.V: 420,985			E.C.F. X 1.072			Bsmnt Garage: Carport Area: Roof:					
Yr Built	Remodeled	Ex	Ord	Min	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC			Blt 5					
5	0				Size of Closets			Ex. X Ord. Min			Ground Area = 2728 SF Floor Area = 2728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80											
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			Many X Ave. Few			Building Areas			Stories Exterior Foundation			Size Cost New Depr. Cost					
Room List		Doors:	Solid	H.C.	(13) Plumbing			(14) Water/Sewer			1 Story Siding Crawl Space			2,728			427,424 341,940					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			3 Fixture Bath			1 6,929 5,543		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Stucco X Insulation	(6) Ceilings			No. of Elec. Outlets						Porches			CCP (1 Story)			47 1,839 1,471					
											Garages			4in Concrete			400 4,164 3,331					
(2) Windows	Many Avg. X Large Avg. X Small	(7) Excavation			Basement: 0 S.F. Crawl: 2728 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			754 36,102 28,882					
											Common Wall: 1 Wall			1 -2,688 -2,150								
	Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Water/Sewer			Public Sewer			1 1,941 1,553					
(3) Roof	Gable X Hip Flat	Gambrel Mansard Shed			(9) Basement Finish			(14) Water/Sewer			Deck			w/Roof (Roof portion)			40 1,094 875					
	X Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			Totals:			490,887 392,710					
Chimney: Metal														ECF (4004 LAKEVIEW) 1.072 => TCv:			420,985					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status		
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ROSCOMMON CO ROAD COMMISSION 820 E WEST BRANCH RD PRUDENVILLE MI 48651		SA:									
		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	66.00	157.08	1.0000	1.0093	2800	100	186,512
		Paved Road		66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 186,512							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2022	0	0	0			0			
		2021	0	0	0			0			
Tax Description		234 S 66 FT OF N 166 FT OF FRL GOVT LOT 2 SEC 13 T23N R4W LYING BETWEEN SHORE OF HOUGHTON LAKE AND PRESENT COUNTY RD									
Comments/Influences		QT 04/13/2023 INSPECTED									
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BRUSHABER FREDERICK W & D	MIKULA JOHN E JR	232,000	07/15/2017	WD	20-MULTI PARCEL SALE REF	1163:0180	PROPERTY TRANSFER	100.0				
		275,000	04/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
3390 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS			Garage, detached	09/16/2022	PB22-0287A	COMPLETE				
Owner's Name/Address		P.R.E. 0%			Garage, detached	07/25/2022	PB22-0287	COMPLETE				
MIKULA JOHN E JR 15035 BRET DR FENTON MI 48430		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-978 P-2020 (L-638 P-135) 234 PART OF GOVT LOT 2 SEC 13 T23N R4W COM AT SE COR TH N89DEG52'W 652.9 FT TO ELY LN OF LONG POINT DR TH N18DEG14'E 662 FTFOR POB TH N18DEG14'E 50FT TH S71DEG46'E200 FT TH S18DEG14'W 50 FT TH N71DEG46'W200 FT TO POB.		Public Improvements		* Factors *				Value				
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		20,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Fencing: Wd, Solid, 6 ft.				Rate	Size	% Good	Cash Value	
		Sewer		D/W/P: 3.5 Concrete				31.32	32	50	501	
		Electric		Total Estimated Land Improvements True Cash Value =				6.68	1104	75	5,531	
		Gas										
		Curb										
		Street Lights		Work Description for Permit PB22-0287A, Issued 09/16/2022: ADDED 3' WALLS TO EXISITNG STRUCTURE 672 SQ FT WHICH WAS NOT AS APPLIED ON ORIGINAL PERMIT LAKE TOWNSHIP LAND USE PERMIT # 4518 IS OK PER KEVIN ROSE								
		Standard Utilities		Work Description for Permit PB22-0287, Issued 07/25/2022: 24 X 36.5 = 826 TOTAL SQ FT ADDITION TO EXISITNG DETACHED GARAGE; LAKE TOWNSHIP LAND USE PERMIT #4518;ROSCOMMON COUNTY SOIL EROSION PERMIT #4123 *SOIL EROSION SHOWS ADDRESS AS 3391 LONG POINT-GARAGE IS ACROSS ROAD AT 3390								
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
QT 11/03/2022 INSPECTED				2023	10,000	19,600	29,600		26,079C			
AA 09/19/2022 INSPECTED				2022	8,800	8,900	17,700		14,862C			
				2021	8,100	8,800	16,900		14,388C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1488 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: GARAGE		Trim & Decoration		Central Air Wood Furnace												
Yr Built 2022	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 48,539 Total Depr Cost: 48,054 Estimated T.C.V: 36,089			E.C.F. X 0.751		Bsmnt Garage:	
Condition: Good		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C			Blt 2022			
Room List		Doors:		Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Building Areas			Stories			Exterior		Foundation	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		200			Other Additions/Adjustments			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost	
X	Insulation	X	Drywall	No. of Elec. Outlets			Other Additions/Adjustments			Garages			1488		48,539	
(2) Windows	Many X Avg. Few		Large X Avg. Small	Average Fixture(s)			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Totals:		48,539	
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(7) Excavation		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV:			36,089			
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	(8) Basement			(13) Plumbing			Notes:						
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BORCHERT ROSEMARY	BORCHERT ROSEMARY LIVING TRUST	0	02/10/2021	QC	05-CORRECTING TITLE	1175:2534	PROPERTY TRANSFER	0.0					
BORCHERT RICHARD C		0	07/19/2020	OTH	07-DEATH CERTIFICATE	1175:2535	OTHER	0.0					
BORCHERT RICHARD C		0	07/19/2020	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0					
BORCHERT RICHARD C	BORCHERT ROSEMARY TRUST	0	01/08/2019	QC	21-NOT USED/OTHER	1168:1466	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
3381 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 05/02/1994											
BORCHERT ROSEMARY LIVING TRUST 3381 LONG POINT DRIVE HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1									
234 PART OF GOV'T LOT 2 SEC 13 T23N R4W COM AT SE COR TH N 89 DEG 52' W 652.9 FTTO E'LY LINE OF LONG POINT DR TH N 18 DEG 14' E 612 FT FOR POB TH N 18 DEG 14' E 50 FT TH S 71 DEG 46' E 200 FT TH S 18 DEG 14' W 50 FT TH N 71 DEG 46' W 200 FT TO POB.		X	Improved	Vacant	* Factors *								
Comments/Influences		Public Improvements		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road		OFF LAKE GROUP1		50.00	150.00	1.0000	1.0000	400	100		20,000
		Gravel Road		50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	20,000
		Paved Road		Land Improvement Cost Estimates									
		Storm Sewer		Description		Rate		Size		% Good		Cash Value	
		Sidewalk		D/W/P: 3.5 Concrete		6.68		944		75		4,729	
		Water		Wood Frame		24.84		216		50		2,682	
		Sewer		Wood Frame/Conc.		31.60		208		50		3,286	
		Gas		Total Estimated Land Improvements True Cash Value =								10,697	
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X	Level										
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative					
AA	09/19/2022	INSPECTED	2023	10,000	12,000	22,000		12,285C					
			2022	8,800	6,000	14,800		11,700C					
			2021	8,100	6,200	14,300		11,327C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 30	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 31,605 Total Depr Cost: 19,997 Estimated T.C.V: 15,018			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 31,605 Total Depr Cost: 19,997 Estimated T.C.V: 15,018			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C Blt 0		
Condition: Average		Lg	Ord	Small	X No Heating/Cooling			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Many X Ave. Few			Deck			Treated Wood 30 1,365 341 *2		
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			(13) Plumbing			Other Additions/Adjustments			Garages		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Average Fixture(s)			Notes:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 864 30,240 19,656 Totals: 31,605 19,997		
X	Insulation	(6) Ceilings			No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCv: 15,018					
(2) Windows		(7) Excavation			Many X Ave. Few			(14) Water/Sewer								
Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Few	X	Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:											
X	Storms & Screens	(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DELAY DONALD A & JANELLE	DELAY DONALD A & JANELLE	0	11/01/2019	WD	18-LIFE ESTATE	1170:2486	PROPERTY TRANSFER	0.0				
THOMSON RONALD W	DELAY DONALD A & JANELLE	180,000	09/07/2013	WD	21-NOT USED/OTHER	1132/1822	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
3370 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		SA:										
DELAY DONALD A & JANELLE A [LE] 5305 W LAKE ROAD CLIO MI 48420		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-347 P-577 234 PART OF GOV'T LOT 2 SEC 13 T23N R4W COM AT SE COR TH N 89 DEG 52' W 652.9 FT TO E'LY LINE OF LONG POINT DR TH N 18 DEG 14' E 562 FT FOR POB TH N 18 DEG 14' E 50 FT TH S 71 DEG 46' E 200 FT TH S 18 DEG 14' W 50 FT TH N 71 DEG 46' W 200 FT TO POB.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.25	528	75	2,475	
		Electric		Total Estimated Land Improvements True Cash Value = 2,475								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	10,000	7,400	17,400			11,682C		
		High		2022	8,800	4,900	13,700			11,126C		
		Landscaped		2021	8,100	5,100	13,200			10,771C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		AA	09/19/2022	INSPECTED								
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 23,912 Total Depr Cost: 17,934 Estimated T.C.V: 13,468			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 23,912 Total Depr Cost: 17,934 Estimated T.C.V: 13,468			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C Blt 0		
0	0				Lg	Ord	Small	Ex.	X	Ord.	Min	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			100 Amps Service			Stories Exterior Foundation			Garages		
(1) Exterior		(6) Ceilings			(12) Electric			Average Fixture(s)			Other Additions/Adjustments			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		
Wood/Shingle Aluminum/Vinyl Brick Insulation		No. of Elec. Outlets			100 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Base Cost 624 23,912 Totals: 23,912 17,934		
(2) Windows		(7) Excavation			(13) Plumbing			Lump Sum Items:			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 13,468		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish													
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PENABAKER BARBARA J	JOHNSON, TODD & ANDREA	10,000	10/22/2010	WD	03-ARM'S LENGTH	1098/471	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
3361 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		SA:											
JOHNSON TODD & ANDREA 9283 LA SPEZIA DR DAVISON MI 48423		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-419 P-452 234 PART OF GOVT LOT 2 SEC 13 T23N R4W COM AT SE COR TH N89DEG52'W 652.9 FT TO ELY R/W OF LONG POINT DR TH N18DEG14'E 512 FT FOR POB TH N18DEG14'E 50 FT TH S70DEG46'E 200 FT TH S18DEG14'W 50 FT TH N71 DEG46'W 200 TO POB		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =				20,000
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate		Size % Good		Cash Value			
		X	Water		D/W/P: 3.5 Concrete	6.25		1832 95		10,877			
		X	Sewer		Total Estimated Land Improvements True Cash Value = 10,877								
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	10,000	10,800	20,800			17,761C		
		X	High		2022	8,800	6,800	15,600			13,076C		
		X	Landscaped		2021	8,100	6,900	15,000			12,659C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 25,364 Total Depr Cost: 16,487 Estimated T.C.V: 12,382			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 25,364 Total Depr Cost: 16,487 Estimated T.C.V: 12,382			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 0		
Condition: Good		Lg	Ord	Small	X			Ex. Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Garages					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(12) Electric			Plumbing			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 676 25,364 Totals: 25,364 16,487						
(1) Exterior		(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 12,382						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer									
Many Avg. Few	Large Avg. Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed												
X	Asphalt Shingle															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOBSKI THEODORE A & ELAINE	DOBSKI THEODORE A & ELAINE	0	09/27/2016	QC	21-NOT USED/OTHER	2016-7357	PROPERTY TRANSFER	0.0
DOBSKI THEODORE A & ELAINE	DOBSKI THEODORE A & ELAINE	0	08/15/2016	QC	21-NOT USED/OTHER	1159-2156	PROPERTY TRANSFER	0.0
		276,000	08/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status			
3350 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
DOBSKI THEODORE A & ELAINE J 19746 WILSHIRE BEVERLY HILLS MI 48025	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400 100	20,000
			50 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value =		20,000		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.25	1272	50	3,975		
			Wood Frame	26.62	96	75	1,917		
			Wood Frame	24.94	128	75	2,394		
			Total Estimated Land Improvements		True Cash Value =		8,286		
	X	Street Lights							
	X	Standard Utilities							
		Underground Utils.							
		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	AA	09/19/2022	INSPECTED	2023	10,000	11,100	21,100		15,055C
				2022	8,800	9,500	18,300		14,339C
				2021	8,100	9,400	17,500		13,881C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 16	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 31,877 Total Depr Cost: 20,720 Estimated T.C.V: 15,561			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 31,877 Total Depr Cost: 20,720 Estimated T.C.V: 15,561			E.C.F. X 0.751		Bsmnt Garage:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Garages			Cls C Blt 0		
Condition: Good		Lg	Ord	Small	X			Ex. X Ord. Min			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 896 31,136 20,238 Deck Treated Wood 16 741 482 Totals: 31,877 20,720			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCv: 15,561		
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(12) Electric			100 Amps Service			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Other Additions/Adjustments			
(1) Exterior		(7) Excavation		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Garages			
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		No. of Elec. Outlets			(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
X	Insulation	(9) Basement Finish		Many X Ave. Few			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
(2) Windows	Many Avg. X Few X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Asphalt Shingle	Chimney:		Lump Sum Items:			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status			
3321 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 12/28/2000									
Owner's Name/Address		SA:									
ERIKSEN ROGER J & HARLA J TRUST		2024 Est TCV Tentative									
3321 LONG PT DR		X Improved		Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
HOUGHTON LAKE MI 48629		Public Improvements			* Factors *						
		Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Gravel Road			OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	400 100	40,000
		X Paved Road			100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 40,000						
		Storm Sewer			Land Improvement Cost Estimates						
		Sidewalk			Description	Rate	Size	% Good	Cash Value		
		Water			D/W/P: 3.5 Concrete	5.86	16	50	47		
		X Sewer			Total Estimated Land Improvements True Cash Value = 47						
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		AA	09/19/2022	INSPECTED	2023	20,000	4,700	24,700			13,517C
					2022	17,500	4,900	22,400			12,874C
					2021	16,300	5,100	21,400			12,463C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: GARAGE		X	Drywall Paneled		Plaster Wood T&G													
Yr Built		Remodeled		Trim & Decoration														
0	0	Ex	X	Ord		Min												
Condition: Good		Size of Closets																
		Lg	X	Ord		Small												
Room List		Doors:		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric													
		Kitchen: Laminate Other: Carpeted Other: Laminate			200 Amps Service													
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets													
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings	X	Drywall														
	X Insulation																	
(2) Windows		(7) Excavation			(13) Plumbing													
	Many X Avg. Few			Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer													
(3) Roof		(9) Basement Finish			(14) Water/Sewer													
X	Gable Hip Flat			Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SOMERS ROBERT S & PATRICIA	SOMERS ROBERT & PATRICIA	0	05/15/2009	QC	21-NOT USED/OTHER	4771/1085	OTHER	50.0					
		145,000	10/01/1996	WD	21-NOT USED/OTHER	4771/1085	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
3290 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 04/28/2013											
SOMERS ROBERT S & PATRICIA L TRUST		SA:											
3281 LONG POINT		2024 Est TCV Tentative											
HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Tax Description		Public Improvements		* Factors *				Value					
L-738 P-45 234 3281 LONG PTE DR COM AT SE COR OF GOV'T LOT 2 SEC 13 TH N 89 DEG 51' W 642.9 FT TO E'LY LINE OF LONG PT DR TH N 18 DEG 14' E 112 FT FOR POB TH N 18 DEG 14' E 100 FT TH S 71DEG 46' E 200 FT TH S 18 DEG 14' W 100 FT TH N 71 DEG 46' W 200 FT TO POB PART OF GOV'T LOT 2 SEC 13 T23N R4W.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	400	100		40,000
		X	Paved Road		100 Actual Front Feet,	0.34	Total Acres			Total Est. Land Value =			40,000
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description				Rate	Size	% Good		Cash Value
		X	Water		D/W/P: 3.5 Concrete				6.68	262	75		1,312
		X	Electric		Total Estimated Land Improvements True Cash Value =								1,312
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	20,000	6,900	26,900			19,996C		
			High		2022	17,500	5,800	23,300			19,044C		
			Landscaped		2021	16,300	5,900	22,200			18,436C		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/19/2022	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 23,912 Total Depr Cost: 17,934 Estimated T.C.V: 13,468			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		X	Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 23,912 17,934 Totals: 23,912 17,934 Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 13,468					Cls C Blt 0		
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures										
0	0					Ex. X Ord. Min										
Condition: Good		Size of Closets		No. of Elec. Outlets			(13) Plumbing									
		Lg	X	Ord	Small	Many X Ave. Few			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
Room List		Doors:	Solid	X	H.C.	(12) Electric										
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		200 Amps Service												
(1) Exterior		Kitchen: Laminate Other: Carpeted Other: Laminate		No. of Elec. Outlets												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		X Drywall												
X Insulation																
(2) Windows		(7) Excavation														
Many	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Avg.	X	Avg.													
Few	Small															
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X Asphalt Shingle		(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MIKULA JOHN E JR	BARNHART SCOTT R	25,000	11/12/2019	QC	22-OUTLIER	1171:107	PROPERTY TRANSFER	100.0		
MCDONALD PEGGY A	MIKULA JOHN E JR	25,000	02/08/2019	WD	22-OUTLIER	1168:0995	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status	
3404 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/10/2019	PB19-0101	COMPLETE		
Owner's Name/Address		P.R.E. 100% 04/29/2020		DECK		05/07/2007	PB07-0088	COMPLETE		
BARNHART SCOTT R 3404 LONG POINT DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative						
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1					
L-823 P-350 234 3404 LONG POINT DR BEING PART OF GOVT LOT 2 & NE 1/4 OF SW 1/4 SEC 13 T23N R4W TH COM AT SE COR OF GOVT LOT 2 TH S 89 DEG 52' E ALG 1/8 LINE 147.65 FT TH N 11 DEG 54' 50" W 239.68 FT TH N 24 DEG 13' 05" W 156.5 FTFOR POB TH N 89 DEG 52' W 352.4 FT TH N 18 DEG 14' E 250 FT TH N 71 DEG 46' W 200 FT TO SELY R/W OF LONG POINT DR TH N 18 DEG 14' E ALG SAME 130 FT TH N 58 DEG 11' E 70.5 FT TO PT A ON WLY SIDE OF 66 FT R/W FOR CO RD 300 TH SELY ALG CO RD TO PT B SAID PT BEING S 36 DEG 29' 46" E 217.38 FT FROM PT B TH S 43 DEG 52' 30" E 134.8 FT TH SELY ALG CO RD TO POB PARCEL D 2.54 A		Public Improvements		* Factors *						
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value OFF LAKE GROUP1 200.00 200.00 1.0000 1.1547 400 100 200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 92,376						
		Topography of Site		Land Improvement Cost Estimates						
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.68 813 71 3,856 D/W/P: Patio Blocks 15.83 35 46 255 Wood Frame 38.39 48 46 848 Total Estimated Land Improvements True Cash Value = 4,959						
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who When What		2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		KH 10/30/2019 INSPECTED		2023	46,200	36,600	82,800			68,739C
				2022	40,400	30,600	71,000			65,466C
				2021	37,500	28,200	65,700			63,375C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1 (*	Building Permit(s)	Date	Number	Status				
LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GRETTEMBERGER DEVELOPMENT CO C/O GRETTEMBERGER JOHN 4518 AURELIUS RD LANSING MI 48910		SA:										
Tax Description		2024 Est TCV Tentative										
L-581 P-59-60 234 COM AT NE COR OF GOVT LOT 1 TH N89DEG52'W ALG 1/8 LINE 687.9 FT TH S16DEG23'W 191.28 FT FOR POB TH N81DEG43'48"E 240. 35 FT TO SH OF LK TH SWLY ALG SH TO PT 298 FT S OF N LN OF GOVT LOT 1 TH 1100 FT M/L TO E LN OF LOT 1 TH N ALG E LN 149 FT TH W PAR WITH N LN OF LOT 1 TO C/L OF LONG POINT DR TH S16DEG23'E 35.98FT TO POB PART OF GOVT LOT 1 SEC 13 T23NR4W		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	175.00	100.00	1.0000	0.9221	2800	100		451,833
		Paved Road		RESIDENTIAL ACREAGE			3.189	Acres	4,881	100		15,567
		Storm Sewer		175 Actual Front Feet, 3.59 Total Acres				Total Est. Land Value =		467,400		
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate			Size % Good		Cash Value		
		Sewer		Fencing: Wd, Split, 2 Rail	15.75			180 50		1,417		
		Electric		Total Estimated Land Improvements True Cash Value =								1,417
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
AA		09/21/2022	INSPECTED	2023	233,700	700	234,400	156,468C				
The Equalizer. Copyright (c) 1999 - 2009.		Licensed To: Township of Lake, County of Roscommon, Michigan		2022	200,600	0	200,600	149,018C				
				2021	177,500	0	177,500	144,258C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1 (*	Building Permit(s)	Date	Number	Status					
3231 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
GRETTEMBERGER DEVELOPMENT CO C/O GRETTEMBERGER JOHN 4518 AURELIUS RD LANSING MI 48910		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
234 L-581 P-59 & 60 PARCEL 3 COM AT NE COR OF GOV'T LOT 1 SEC 13 TH S ALONG E LINE OF LOT 1 298 FT FOR POB TH W 1100 FT M/L TO SHORE OF LAKE TH SW'LY ALONG SHORE TO PT 447 FT S OF N LINE OF LOT 1 TH E PARALLEL WITH N LINE OF LOT 1 1200 FT M/L TO E LINE OF GOV'T LOT 1 TH N 149 FT TO POB PART OF GOV'T LOT 1 SEC 13 T23N R4W.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	177.00	100.00	1.0000	0.9221	2800	100		456,997
		X	Paved Road		RESIDENTIAL ACREAGE			3.444	Acres	4,742	100		16,332
		X	Storm Sewer		177 Actual Front Feet, 3.85 Total Acres				Total Est. Land Value =	473,329			
		X	Sidewalk		Land Improvement Cost Estimates								
		X	Water		Description	Rate		Size % Good		Cash Value			
		X	Sewer		Fencing: Wd, Split, 2 Rail	16.72		240 50		2,006			
		X	Electric		D/W/P: 3.5 Concrete	6.68		2751 75		13,783			
		X	Gas		Wood Frame/Conc.	33.04		168 75		4,163			
		X	Curb		Total Estimated Land Improvements True Cash Value = 19,952								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	236,700	301,300	538,000			344,572C		
		X	High		2022	167,800	310,000	477,800			328,164C		
		X	Landscaped		2021	147,100	295,600	442,700			317,681C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/21/2022	INSPECTED									

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 1667 27 27	Type WCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																											
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 25 Floor Area: 4,478 Total Base New : 782,510 Total Depr Cost: 585,832 Estimated T.C.V: 628,012			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																																																											
Building Style: 1 3/4 STORY		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY			Cls BC			Blt 0																																																																																																													
Yr Built 0	Remodeled 0	Ex	Ord	Min	0 Amps Service			Ground Area = 2759 SF Floor Area = 4478 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75																																																																																																																
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	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			Average Fixture(s)			Foundation																																																																																																																
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Crawl Space																																																																																																																
(2) Windows	Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 2759 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X Ave.			Overhang																																																																																																															
X	Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(7) Excavation			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Siding																																																																																																																
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(8) Basement			3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Overhang																																																																																																															
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments																																																																																																																
Chimney: Vinyl		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing																																																																																																																
<p>Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls BC Blt 0                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 2759 SF Floor Area = 4478 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,855</td> <td></td> <td></td> </tr> <tr> <td>1+ Story</td> <td>Siding</td> <td>Crawl Space</td> <td>904</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>624</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>16</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>600,727</td> <td>450,543</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>13,857</td> <td>10,393</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>192</td> <td>10,289</td> <td>7,717</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>27</td> <td>1,342</td> <td>1,006</td> </tr> <tr> <td>Treated Wood</td> <td>27</td> <td>1,342</td> <td>1,006</td> </tr> <tr> <td>Treated Wood</td> <td>1667</td> <td>23,271</td> <td>17,453</td> </tr> </tbody> </table> <p>Garages</p> <table border="1"> <thead> <tr> <th>Class:</th> <th>Exterior:</th> <th>Siding</th> <th>Foundation:</th> <th>18 Inch (Unfinished)</th> <th>Base Cost</th> <th>Common Wall: 1 Wall</th> <th>Storage Over Garage</th> <th>Base Cost</th> <th>Storage Over Garage</th> </tr> </thead> <tbody> <tr> <td>Class: BC</td> <td>624</td> <td>31,568</td> <td>1</td> <td>-2,688</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C</td> <td>912</td> <td>12,704</td> <td>1216</td> <td>39,666</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C</td> <td>600</td> <td>23,244</td> <td>450</td> <td>6,269</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	1,855			1+ Story	Siding	Crawl Space	904			0.5 Story	Siding	Overhang	624			1 Story	Siding	Overhang	16			Total:				600,727	450,543	Plumbing	Size	Cost New	Depr. Cost	3 Fixture Bath	2	13,857	10,393	Porches				WCP (1 Story)	192	10,289	7,717	Deck				Treated Wood	27	1,342	1,006	Treated Wood	27	1,342	1,006	Treated Wood	1667	23,271	17,453	Class:	Exterior:	Siding	Foundation:	18 Inch (Unfinished)	Base Cost	Common Wall: 1 Wall	Storage Over Garage	Base Cost	Storage Over Garage	Class: BC	624	31,568	1	-2,688						Class: C	912	12,704	1216	39,666						Class: C	600	23,244	450	6,269					
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Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1 (*	Building Permit(s)	Date	Number	Status				
3238 LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GRETTEMBERGER DEVELOPMENT CO C/O GRETTEMBERGER JOHN 4518 AURELIUS RD LANSING MI 48910		SA:										
Tax Description		2024 Est TCV Tentative										
L-581 P-59 & 60 234 BEG ON E LINE OF GOVT LOT 1 447 FT S OF NE COR TH S ON E LINE 149 FT TH W 1059 FT TO W LINE OF LONG POINT DR TH SWLY ALG RD 108.5 FT TH N 45 DEG W 165.73 FT TO SH OF HOUGHTON LK TH NELY ALG SH TO PT 447 FT S OF N LINE OF GOVT LOT 1 TH E 1186.2 FT TO POB PART OF GOVT LOT 1 SEC 13 T23N R4W 4.37A M/L		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	120.00	100.00	1.0000	0.9221	2800	100		309,828
		Paved Road		RESIDENTIAL ACREAGE			4.095	Acres	4,442	100		18,190
		Storm Sewer		120 Actual Front Feet, 4.37 Total Acres				Total Est. Land Value =		328,018		
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate		Size		% Good	Cash Value		
		X Sewer		Fencing: Wd, Split, 2 Rail	15.75		290		25	1,142		
		Electric		D/W/P: 3.5 Concrete	6.25		862		75	4,041		
		Gas		D/W/P: Asphalt Paving	2.93		1260		50	1,846		
		Curb		Wood Frame	25.70		108		50	1,388		
		Street Lights		Total Estimated Land Improvements True Cash Value = 8,417								
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative				
AA	09/21/2022	INSPECTED	2023	164,000	33,100	197,100		107,212C				
			2022	140,900	0	140,900		102,107C				
			2021	121,700	0	121,700		98,846C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1080 % Good: 0 Storage Area: 540 No Conc. Floor: 0																																																																	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																												
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																												
Condition: Average		Lg	Ord	Small																																																																													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																																												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																																													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																													
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures																																																																													
		Ex.	Ord.	Min	No. of Elec. Outlets																																																																												
		Many	Ave.	Few	(13) Plumbing																																																																												
(2) Windows		(7) Excavation		Average Fixture(s)																																																																													
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																																																																															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																															
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																													
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																													
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																															
<p>Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 0 SF Floor Area = 0 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Storage Over Garage</td> <td></td> <td>540</td> <td>6,696</td> <td>4,352</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>1080</td> <td>31,547</td> <td>20,506</td> </tr> <tr> <td colspan="6">Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Storage Over Garage</td> <td></td> <td>864</td> <td>23,777</td> <td>15,455</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>432</td> <td>4,640</td> <td>3,016</td> </tr> <tr> <td colspan="6">Class: D Exterior: Pole (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>1200</td> <td>23,232</td> <td>15,101</td> </tr> <tr> <td colspan="4">Totals:</td> <td>89,892</td> <td>58,430</td> </tr> </tbody> </table> <p>Notes: ECF (4004 LAKEVIEW) 1.072 =&gt; TCV: 62,637</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Garages						Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							Storage Over Garage		540	6,696	4,352		Base Cost		1080	31,547	20,506	Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)							Storage Over Garage		864	23,777	15,455		Base Cost		432	4,640	3,016	Class: D Exterior: Pole (Unfinished)							Base Cost		1200	23,232	15,101	Totals:				89,892	58,430
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																												
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
3155 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 02/17/1997									
Owner's Name/Address		SA:		2024 Est TCV Tentative									
BERLEW EUGENE F JR & NANCY L 3155 LONG POINT HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Tax Description		Public Improvements		* Factors *				Value					
L-504 P-176 234 COM AT SW COR SEC 13 TH N 0 DEG 08'E 710.2 FT TH S 45 DEG 00' E 5.93 FT FOR POB TH S 45 DEG 00' E 161.37 FT TO WLY LINE OF LONG POINT DR TH N 44 DEG 56' E 60 FT TH N 45 DEG 00'W 165.73 FT TO SH OF HOUGHTON LK TH S 40 DEG 56' W ALG SH 60.15 FT TO POB PART OF GOVT LOT 1 SEC 13 T23N R4W .23A		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		X	Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =	168,000			
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.68	648	75	3,247				
		X	Sewer		D/W/P: 5in Ren. Conc.	9.07	312	99	2,802				
		X	Electric		Wood Frame	28.40	120	75	2,556				
		X	Gas		Total Estimated Land Improvements True Cash Value =								
		X	Curb		8,605								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	84,000	97,800	181,800			105,853C		
		X	High		2022	72,000	71,300	143,300			100,813C		
		X	Landscaped		2021	66,000	68,300	134,300			97,593C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage														
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 25 352	Type CCP (1 Story) WSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:														
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 28 Floor Area: 1,903 Total Base New : 261,398 Total Depr Cost: 188,208 Estimated T.C.V: 201,759			E.C.F. X 1.072			Bsmnt Garage: Carport Area: Roof:														
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C Blt 0																	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1287 SF Floor Area = 1903 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72			Building Areas																			
Condition: Good		Lg	Ord	Small	(13) Plumbing			Building Areas			Stories			Size			Cost New			Depr. Cost										
Room List		Doors:	Solid	H.C.	(12) Electric			Average Fixture(s)			1.5 Story			Exterior			Foundation			Crawl Space			1,232							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			2 3 Fixture Bath			1 Story			Siding			Crawl Space			55			Total:			226,374			162,991		
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			2 Fixture Bath			Other Additions/Adjustments			3 Fixture Bath			1			4,711			3,392								
(2) Windows	Many X Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1287 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Porches			CCP (1 Story)			25			857			617					
(3) Roof	X Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(7) Excavation		Basement Finish			Public Water			Water/Sewer			WSEP (1 Story)			352			16,181			11,650								
	X Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		Public Sewer			Water/Sewer			Water/Ins			Appliance Allow.			1			2,806			2,020							
X	Asphalt Shingle	(9) Basement Finish		Public Sewer			Water Well			Fireplaces			Direct-Vented Gas			1			3,064			2,206								
Chimney:	(10) Floor Support		Lump Sum Items:			1000 Gal Septic			Notes:			Totals:			261,398			188,208			ECF (4004 LAKEVIEW) 1.072 => TCV: 201,759									
	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic			2000 Gal Septic																								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status	
LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
GRETTEMBERGER DEVELOPMENT CO C/O GRETTEMBERGER JOHN 4518 AURELIUS RD LANSING MI 48910		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
L-581 P-59-60 234 BEG AT SE COR OF GOVT LOT 1 TH W ON SEC LN 1015.2 FT TH N00DEG13'44"E 428.47 FT TH N44DEG39'12"E 65 FT TH N44DEG54'12"W 167 FT TO R/W LONG PT DR TH ALG R/W 168 FT TH E 965.8 FT TO E LN OF GOVT LOT 1 TH S 709.5 FT TO POB PART OF GOVT LOT 1 SEC 13 T23N R4W 16.55A		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		* Factors *					
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Dirt Road		4006 OFF WATER	120.00	100.00	1.0000 0.8165	400 100	39,192
		Gravel Road		RESIDENTIAL ACREAGE			16.275 Acres	2,343 100	38,138
		Paved Road		120 Actual Front Feet, 16.55 Total Acres Total Est. Land Value =					77,330
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
		AA 09/21/2022 INSPECTED	2023	38,700	0	38,700		12,677C	
			2022	34,800	0	34,800		12,074C	
			2021	31,100	0	31,100		11,689C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HAASE SUSAN & ASHCRAFT DEB	GUCK DENNIS & CHERYL	415,000	09/12/2022	WD	20-MULTI PARCEL SALE REF	1182:840	PROPERTY TRANSFER	100.0				
HAASE RICHARD E & LORAIN	HAASE, SUSAN & ASHCRAFT, S	0	08/07/2010	OTH	08-ESTATE	1096/100	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
3139 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GUCK DENNIS & CHERYL 4091 N MAIN ST STOCKBRIDGE MI 49285		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-473 P-156 234 COM AT SW COR OF SEC 13 TH S89DEG 52'E 282.39FT TH N 0DEG 13'44"E 242.23FT FOR POB TH N 0DEG 13'44"E 93.12FT TH N44DEG 4'40"W 226.9FT TH S40DEG 7'30"W ALG SLY LINE OF LG PT DR 62.96FT TH S43DEG 35'52"E 287.16FT TO POB PART OF GOVT LOT 1 SEC 13 T23N R4W .38A		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	63.00	150.00	1.0000	1.0000	400	100		25,200
		Paved Road		63 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 25,200								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size		% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete		6.68		896		50	2,992	
		Electric		Total Estimated Land Improvements True Cash Value = 2,992								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	12,600	13,800	26,400			26,400S		
		High		2022	11,000	6,900	17,900			13,879C		
		Landscaped		2021	10,200	6,900	17,100			13,436C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
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		DMG	08/27/2013	INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		100 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures												
		Ex.	X	Ord.	Min	No. of Elec. Outlets										
		Many	X	Ave.	Few	(13) Plumbing										
(2) Windows		(7) Excavation		Average Fixture(s)												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Water/Sewer Water Well, 100 Feet 1 5,890 3,828 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1500 48,930 31,804 Totals: 54,820 35,632 Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 26,760																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BRANDT RICHARD & CRISTY M	ROSEVEAR JOHN	469,000	10/07/2022	WD	20-MULTI PARCEL SALE REF	1182:1483	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status					
3146 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 100% 10/07/2022												
ROSEVEAR JOHN 3145 LONG POINT HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
L-719 P-500 234 COM AT SW COR SEC 13 TH S89DEG 52'E 282.39FT TH N 0DEG 13' 44"E 335.35FT FOR POB TH N 0DEG 13'44"E 93.52FT TH N44DEG 54'12"W 166.7FT TH S40DEG 7'30"W ALG SLYLINE OF LG PT DR 62.97FT TH S44DEG 4'40"E 226.9FT POB PART OF GOVT LOT 1 SEC 13 T23N R4W .29A		X Improved		Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				OFF LAKE GROUP1	63.00	150.00	1.0000	1.0000	400	100		25,200
		X Paved Road				63 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 25,200								
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description		Rate		Size		% Good	Cash Value	
		Water				D/W/P: 3.5 Concrete		6.68		790		75	3,958	
		X Sewer				Total Estimated Land Improvements True Cash Value = 3,958								
		Electric												
		Gas												
		Curb												
		Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
AA	09/21/2022	INSPECTED	2023	12,600	12,100	24,700		24,700S						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan			2022	11,000	7,300	18,300		14,108C						
			2021	10,200	7,300	17,500		13,658C						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min												
Condition: Good		Size of Closets														
Room List		Doors:	Solid	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		100 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Insulation			No. of Elec. Outlets												
(2) Windows		(7) Excavation		(13) Plumbing												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer											
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Water/Sewer Water Well, 100 Feet 1 5,890 3,828 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1200 39,144 25,444 Totals: 45,034 29,272 29,272 Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 21,983																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status						
LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS												
		P.R.E. 100% 02/17/1997												
Owner's Name/Address		SA:												
BERLEW EUGENE F JR & NANCY L 3155 LONG POINT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative												
		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1										
		Public Improvements		* Factors *										
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
				OFF LAKE GROUP1	65.00	150.00	1.0000	1.0000	400	100		26,000		
				65 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		26,000			
Tax Description				Land Improvement Cost Estimates										
L-598 P-541 234 COM AT SW COR SEC 13 TH S89DEG52'E 282. 39 FT TH N00DEG13'44"E 428.47 FT FOR POB TH N44DEG54'12"W 167 FT TO R/W OF LONG PT DR TH N44DEG39'12"E 65 FT TH S44DEG54'12"E 167 FT TH S44DEG39'12"W 65 FT TO POB PART OF GOVT LOT 1 SEC 13 T23N R4W .25A		X	Dirt Road											
		X	Gravel Road											
		X	Paved Road											
		X	Storm Sewer											
		X	Sidewalk											
		X	Water											
		X	Sewer	Fencing: Wd, Split, 2 Rail					16.72		250 50		2,090	
		X	Electric	D/W/P: 3.5 Concrete					6.68		1122 75		5,621	
		X	Gas	Total Estimated Land Improvements							True Cash Value =		7,711	
		X	Curb											
		X	Street Lights											
		X	Standard Utilities											
		X	Underground Utils.											
Comments/Influences		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		AA	09/21/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative			
					2023	13,000	28,100	41,100			28,380C			
					2022	11,400	44,600	56,000			27,029C			
					2021	10,600	40,700	51,300			26,166C			

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Roscommon, Michigan

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SHUSTER RONALD H & JANET L	SHUSTER RONALD H & JANET L	0	02/14/2013	WD	21-NOT USED/OTHER	1141-1950	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
3251 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
SHUSTER RONALD H & JANET L TRUST 4426 W DEWEY OWOSSO MI 48867		SA:										
Tax Description		2024 Est TCV Tentative										
L-529 P-554 234 COM AT NE COR OF GOVT LOT 1 SEC 13 T23N R4W TH N 89 DEG 52' W ON 1/8 LINE 687.9 FT TH S 16 DEG 23' W 20.85 FT FOR POB TH S 16 DEG 23' W 62.45 FT TH N 89 DEG 52' W 215 FT TO SH OF HOUGHTON LAKE TH N 25 DEG 31' E ON SH 66.5 FT TH S 89 DEG 52' E 204 FT TO POB.		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	66.00	150.00	1.0000	1.0000	2800	100		184,800
		Paved Road		66 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		184,800	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size		% Good		Cash Value
		Water		Wood Frame		28.40		120		75		2,556
		X Sewer		Total Estimated Land Improvements True Cash Value = 2,556								
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		AA	09/21/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative	
					2023	92,400	59,800	152,200			92,452C	
					2022	79,200	41,800	121,000			88,050C	
					2021	72,600	40,400	113,000			85,238C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 288 159 12 32	Type CPP Composite Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 27 Floor Area: 1,101 Total Base New : 160,338 Total Depr Cost: 117,587 Estimated T.C.V: 126,053			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1 1/2 STORY		Drywall Paneled		Plaster Wood T&G		Trim & Decoration			Size of Closets			Lg		Ord		Small							
Yr Built	Remodeled	Ex	Ord	Min	Condition: Good			Room List			Doors:	Solid	H.C.										
0	0				(5) Floors			(12) Electric			0 Amps Service			No./Qual. of Fixtures									
Basement 1st Floor 2nd Floor Bedrooms		Kitchen:		Other:		Other:		Ex.			X	Ord.	Min	No. of Elec. Outlets			Many						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:				
(2) Windows		Many Avg. Few		X Avg. Large Small		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Chimney:											
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle															
Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY		(11) Heating System: Forced Air w/ Ducts		Ground Area = 741 SF		Floor Area = 1101 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Plumbing		3 Fixture Bath		1		4,711		3,439		Porches		CPP		288		4,709		3,438		Balcony		Wood Balcony	
Water/Sewer		Public Sewer		1		1,515		1,106		Water Well, 100 Feet		1		5,890		4,300		Built-Ins		Appliance Allow.		1	
Deck		Composite		159		3,665		3,482		Treated Wood		12		556		139		Totals:		160,338		117,587	
Notes:		ECF (4004 LAKEVIEW) 1.072 =>		TCV:		126,053																	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BROCCI JOHN F	BROCCI JOHN F FAMILY TRUST	0	07/13/2017	WD	21-NOT USED/OTHER	1163:0688	PROPERTY TRANSFER	0.0					
BROCCI ROBERT A ESTATE	BROCCI JOHN F	0	07/05/2017	WD	21-NOT USED/OTHER	1163:0689	PROPERTY TRANSFER	0.0					
BROCCI MICHAEL A	BROCCI JOHN F	0	12/09/2016	QC	09-FAMILY	1160:2587	PROPERTY TRANSFER	0.0					
BROCCI ANDREW T & DENISE	BROCCI JOHN F	0	12/03/2016	QC	09-FAMILY	1160:2472	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
3241 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		DECK		10/15/2007	PB07-0354	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
BROCCI JOHN F FAMILY TRUST 17991 HATHAWAY COURT SPRING LAKE MI 49456		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-864 P-686 (L-586 P-310 L-602 P-263)234 COM AT NE COR OF GOVT LOT 1 TH N89DEG52'W ON 1/8 LN 687.9 FT TH S16DEG23'W 83.3 FT FOR POB TH S16DEG23'W 107.98 FT TH N 81DEG43'48"W 240.35 FT TO SH OF LK TH N 38DEG43'E ALG SH 88.45 FT TH S89DEG52'E 215 FT TO POB PART OF GOVT LOT 1 SEC 13 T23N R4W		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Topography of Site		LAKEVIEW	88.00	150.00	1.0000	1.0000	2800	100	SIZE OF LOT-TRI	246,400
		X	Level Rolling Low High Landscaped Swamp Wooded Pond		88 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 246,400								
		X	Waterfront Ravine Wetland Flood Plain		Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					D/W/P: 3.5 Concrete	6.25		110 50		344			
					Metal Prefab	17.67		80 75		1,060			
					Total Estimated Land Improvements True Cash Value = 1,404								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
		AA	09/21/2022	INSPECTED	2023	123,200	68,500	191,700			122,402C		
					2022	105,600	55,000	160,600			116,574C		
					2021	96,800	52,600	149,400			112,850C		

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																	
X	Wood Frame		Insulation	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									96 112 328 80	CCP (1 Story) CPP Treated Wood Treated Wood																																																																																		
Building Style: 1 1/2 STORY		(4) Interior			Central Air Wood Furnace						Class: CD Effec. Age: 34 Floor Area: 1,452 Total Base New : 205,116 Total Depr Cost: 136,090 Estimated T.C.V: 145,888			E.C.F. X 1.072		Bsmnt Garage:																																																																																	
Yr Built	Remodeled	Trim & Decoration			(12) Electric											Carport Area: Roof:																																																																																	
0	0	Ex	Ord	Min	0 Amps Service																																																																																												
Condition: Good		Size of Closets			No./Qual. of Fixtures																																																																																												
Room List		Doors:	Solid	H.C.	Ex. X Ord. Min																																																																																												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			No. of Elec. Outlets																																																																																												
(1) Exterior		Kitchen: Other: Other:			Many X Ave. Few																																																																																												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(13) Plumbing																																																																																												
X	Insulation				Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																												
(2) Windows		(7) Excavation			(14) Water/Sewer																																																																																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1200 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Lump Sum Items:																																																																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																															
(3) Roof		(9) Basement Finish																																																																																															
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																															
X	Asphalt Shingle	(10) Floor Support																																																																																															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																																																															
<p>Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 0  (11) Heating System: Forced Air w/ Ducts  Ground Area = 1200 SF Floor Area = 1452 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,008</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>192</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>158,308</td> <td>104,484</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td>3 Fixture Bath</td> <td>1</td> <td>3,915</td> </tr> <tr> <td>Porches</td> <td>CCP (1 Story)</td> <td>96</td> <td>2,515</td> </tr> <tr> <td></td> <td>CPP</td> <td>112</td> <td>2,035</td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td>328</td> <td>5,681</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td>80</td> <td>2,244</td> </tr> <tr> <td>Garages</td> <td colspan="3">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>480</td> <td>17,678</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,074</td> </tr> <tr> <td>Water/Sewer</td> <td>Public Sewer</td> <td>1</td> <td>1,345</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> </tr> <tr> <td>Fireplaces</td> <td>Exterior 1 Story</td> <td>1</td> <td>5,788</td> </tr> <tr> <td colspan="3">Totals:</td> <td>205,116</td> <td>136,090</td> <td></td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	1,008			1 Story	Siding	Crawl Space	192			Total:				158,308	104,484	Item	Quantity	Unit Cost	Total Cost	Plumbing	3 Fixture Bath	1	3,915	Porches	CCP (1 Story)	96	2,515		CPP	112	2,035	Deck	Treated Wood	328	5,681		Treated Wood	80	2,244	Garages	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	480	17,678		Common Wall: 1 Wall	1	-2,074	Water/Sewer	Public Sewer	1	1,345		Water Well, 100 Feet	1	5,720	Built-Ins	Appliance Allow.	1	1,961	Fireplaces	Exterior 1 Story	1	5,788	Totals:			205,116	136,090	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																												
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Total:				158,308	104,484																																																																																												
Item	Quantity	Unit Cost	Total Cost																																																																																														
Plumbing	3 Fixture Bath	1	3,915																																																																																														
Porches	CCP (1 Story)	96	2,515																																																																																														
	CPP	112	2,035																																																																																														
Deck	Treated Wood	328	5,681																																																																																														
	Treated Wood	80	2,244																																																																																														
Garages	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																																																																																																
	Base Cost	480	17,678																																																																																														
	Common Wall: 1 Wall	1	-2,074																																																																																														
Water/Sewer	Public Sewer	1	1,345																																																																																														
	Water Well, 100 Feet	1	5,720																																																																																														
Built-Ins	Appliance Allow.	1	1,961																																																																																														
Fireplaces	Exterior 1 Story	1	5,788																																																																																														
Totals:			205,116	136,090																																																																																													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMMOND MARILYN J ESTATE	HAMMOND RUSSELL H	0	02/01/2023	OTH	08-ESTATE	1183:1348	DEED	0.0
HAMMOND MARILYN J		0	10/30/2022	OTH	07-DEATH CERTIFICATE	1183:1350	OTHER	0.0
HAMMOND JACK R		0	02/15/2002	OTH	07-DEATH CERTIFICATE	1183:1351	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status			
LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
HAMMOND RUSSELL H 39 FERGUSON ST GRAND LEDGE MI 48837	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			OFF LAKE GROUP1	190.00	90.00	1.0000	0.7746	400 100	58,869
			190 Actual Front Feet, 0.39 Total Acres		Total Est. Land Value =		58,869		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.25	393	50	1,228		
			Total Estimated Land Improvements		True Cash Value =		1,228		
Tax Description									
L-414 P-216 234 COM AT SW COR OF SEC 13 TH S 89 DEG 52'EALG SEC LINE 242.48 FT FOR POB TH S 89 DEG 52'E 39.91 FT TH N 0 DEG 13'44"E 242.23 FT TH N 43 DEG 35'52"W 287.16 FT TH S 40 DEG 07' 30"W ALG LINE OF LONG POINT DR 190 FT TH S 42 DEG 31'45"E 413.62 FT TO POB BEING PART OF GOVT LOT 1 SEC 13 T23N R4W PARCEL 2 1.65 A	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water							
	X	Sewer Electric Gas Curb Street Lights							
Comments/Influences	X	Standard Utilities Underground Utils.							
		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	Tentative	Tentative	Tentative			Tentative
	AA	09/21/2022 INSPECTED	2023	29,400	9,600	39,000			21,581C
	DMG	08/27/2013 INSPECTED	2022	25,800	7,600	33,400			20,554C
			2021	23,900	7,600	31,500			19,898C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1680 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Laminate Other: Carpeted Other: Laminate		100 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Metal Insulation	X	Drywall	No. of Elec. Outlets												
(2) Windows		Many Avg. Few	Large Avg. Small	Many			X	Ave.	Few							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(13) Plumbing												
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		(14) Water/Sewer											
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney:		(9) Basement Finish		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GUNTHORPE JANET K	GUNTHORPE JANET K TRUST	0	09/04/2019	WD	21-NOT USED/OTHER	1170:1490	PROPERTY TRANSFER	0.0				
GUNTHORPE LARRY ESTATE	GUNTHORPE JANET K	0	06/04/2019	OTH	08-ESTATE	1169:1439	PROPERTY TRANSFER	0.0				
GUNTHORPE LARRY L		0	08/19/2018	OTH	07-DEATH CERTIFICATE	1169:0480	OTHER	0.0				
		375,000	03/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
3098 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GUNTHORPE JANET K TRUST 2801 N SHEPARDSVILLE ROAD OVID MI 48866		SA:										
Tax Description		2024 Est TCV Tentative										
L1024/P915 L630/P425 234 COM AT SW COR OF SEC 13 TH S89DEG52'E ALG SEC LINE 154.14 FT FOR POB TH S89DEG52'E 88.34 FT TH N42DEG31'45"W 413.62 FT TH S40DEG07'30"W 65.5 FT TH S42DEG31'45"E 345.38 FT TO POB PART OFGOVT LOT 1 SEC 13 & FRL SEC 14 T23NR4W NE PARCEL		X Improved Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	65.00	150.00	1.0000	1.0000	400	100		26,000
		Paved Road		65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 26,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25			1820 75		8,531		
		X Sewer		Total Estimated Land Improvements True Cash Value = 8,531								
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
AA 09/21/2022 INSPECTED				2023	13,000	13,900	26,900	16,501C				
DMG 08/27/2013 INSPECTED				2022	11,400	9,300	20,700	15,716C				
				2021	10,600	9,100	19,700	15,214C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1664 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 22 Floor Area: 0 Total Base New : 36,458 Total Depr Cost: 28,437 Estimated T.C.V: 21,356			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 36,458 Total Depr Cost: 28,437 Estimated T.C.V: 21,356			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD Blt 0		
0	0				Lg	Ord	Small	Ex.	X	Ord.	Min	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78				
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			100 Amps Service			Stories Exterior Foundation			1664 36,458 28,437		
(1) Exterior		(6) Ceilings			(12) Electric			Average Fixture(s)			Other Additions/Adjustments			Totals: 36,458 28,437		
Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets			100 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			ECF (4006 OFF LAKE 1) 0.751 => TCV: 21,356		
X	Metal Insulation	(7) Excavation			(13) Plumbing			(14) Water/Sewer			Garages			ECF (4006 OFF LAKE 1) 0.751 => TCV: 21,356		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			(14) Water/Sewer			Garages			ECF (4006 OFF LAKE 1) 0.751 => TCV: 21,356		
Many Avg. Few	Large Avg. Small	(8) Basement			(14) Water/Sewer			(14) Water/Sewer			Garages			ECF (4006 OFF LAKE 1) 0.751 => TCV: 21,356		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			(14) Water/Sewer			Garages			ECF (4006 OFF LAKE 1) 0.751 => TCV: 21,356		
(3) Roof		(9) Basement Finish			(14) Water/Sewer			(14) Water/Sewer			Garages			ECF (4006 OFF LAKE 1) 0.751 => TCV: 21,356		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			(14) Water/Sewer			Garages			ECF (4006 OFF LAKE 1) 0.751 => TCV: 21,356	
Asphalt Shingle X Metal		(10) Floor Support			(14) Water/Sewer			(14) Water/Sewer			Garages			ECF (4006 OFF LAKE 1) 0.751 => TCV: 21,356		
Chimney:		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			(14) Water/Sewer			Garages			ECF (4006 OFF LAKE 1) 0.751 => TCV: 21,356		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GUNTHORPE R LYNN & JANET I	FOURNIER DAVID & CATHERINE	375,000	08/30/2019	WD	20-MULTI PARCEL SALE REF	1170:1329	PROPERTY TRANSFER	100.0					
GUNTHORPE MARY H		0	06/30/1997	OTH	07-DEATH CERTIFICATE	1170:1327	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
3074 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
FOURNIER DAVID & CATHERINE 3073 LONG POINT HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L490/P153 234 BEG AT THE SW COR SEC 13 TH S89DEG52'E ALG SEC LINE 154.14 FT TH N42DEG31'45"W 345.38FT TH S40DEG07'30"W ALG THE SLY LINE OF LONG POINT DR 41.42 FT TH SWLY ALG THE ARC OF A 1045.6 FT RAD CURVE TO THE RT 119.17 FT TH S42DEG41'E 183.97 FT TH S89DEG52'E ALG SEC LINE 62.55 FT TO POB PART OF GOVT LOT 1 SEC 13 & FRL SEC 14 T23NR4W SW PAR		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		X	Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					OFF LAKE GROUP1	160.00	100.00	1.0000	0.8165	400	100		52,256
					160 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 52,256								
		X	Water		Land Improvement Cost Estimates								
		X	Sewer		Description	Rate	Size	% Good	Cash Value				
			Electric		D/W/P: 3.5 Concrete	6.68	2716	79	14,333				
			Gas		Wood Frame	38.21	49	50	936				
			Curb		Total Estimated Land Improvements True Cash Value = 15,269								
		X	Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	26,100	22,900	49,000			31,564C		
			High		2022	22,900	10,100	33,000			30,061C		
			Landscaped		2021	21,200	9,900	31,100			29,101C		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/21/2022	INSPECTED									
		DMG	08/27/2013	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 1980 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		100 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Metal			Ex. X Ord. Min												
X	Insulation			No. of Elec. Outlets												
(2) Windows		(7) Excavation		Many X Ave. Few												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-2	Building Permit(s)	Date	Number	Status				
10000 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			POLE BUILDING	10/04/2013	13239	COMPLETE				
Owner's Name/Address		P.R.E. 0%										
ERNST DALE & ANITA M 8381 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
			Public Improvements		* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					OFF LAKE G3	300.00	200.00	1.0000	1.1547	150	100	51,962
					300 Actual Front Feet, 1.38 Total Acres					Total Est. Land Value =		51,962
L-730 P-362 234 COM AT S 1/4 COR SEC 13 TH N89DEG52'00"W1078.57FT TO E LINE OF COR RD 300 TH N0DEG04'41"W ALG RD 1055.72FT FOR POB TH N0DEG04'41"W 150.20FT TH N02DEG26'00"W 99.90FT TH S89DEG52'00"E 233.61FT TH S0DEG04'41"E 250FT TH N89DEG52'00"W 229.50FT TO POB. PART OF SW 1/4 SEC 13 T23N R4W PAR 1- 1.32 AC PP:006-013-012-0041 & 0047 (06)		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights									
Comments/Influences		X	Standard Utilities Underground Utils.									
			Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
			MH	08/09/2021	DESK REVIE	2023	26,000	64,500	90,500		69,633C	
			QT	03/30/2018	INSPECTED	2022	17,300	59,600	76,900		66,318C	
			DMG	12/02/2013	INSPECTED	2021	24,300	55,200	79,500		64,200C	

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 2,800 Gross Bldg Area: 10,800 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Construction Cost		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 256 Overall Building Height: 8	
				High	Above Ave.	X Ave.	Low
Depr. Table : 4% Effective Age : 23 Physical %Good: 39 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** **		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 33.10	
				Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0%		Total Floor Area: 2,800 Base Cost New of Upper Floors = 92,680	
Year Built Remodeled				*** Basement Info ***		Reproduction/Replacement Cost = 92,680 Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 39 /100/100/100/39.0 Total Depreciated Cost = 36,145	
				Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Unit in Place Items /CI16/YARI/PAV/495L Rate Quantity Arch %Good Depr.Cost 6.13 400 1.00 75 1,839	
Overall Bldg Height				* Mezzanine Info *		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 29,324 Replacement Cost/Floor Area= 33.98 Est. TCV/Floor Area= 10.47	
				Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)			
Comments:				* Sprinkler Info *			
				Area: Type: Low			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:                      Fixtures:			
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		X	Few Average Many Unfinished Typical
(4) Floor Structure:		(9) Sprinklers:		(10) Heating and Cooling:		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct	
(5) Floor Cover:						Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:		X Gas Oil		Coal Stoker		Hand Fired Boiler	
						(13) Roof Structure: Slope=0	
				(14) Roof Cover:		(40) Exterior Wall:	
						Thickness	Bsmnt Insul.

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>																
Class: D,Pole Floor Area: 4,000 Gross Bldg Area: 10,800 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost					Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 280 Overall Building Height: 8											
		High	Above Ave.	X	Ave.	Low	Base Rate for Upper Floors = 30.59											
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 4000 Ave. Perimeter: 280 Has Elevators:					(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 30.59											
Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling					Total Floor Area: 4,000 Base Cost New of Upper Floors = 122,360 Reproduction/Replacement Cost = 122,360 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 53,838											
8 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)					Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI16/YARI/PAV/495L 6.13 400 1.00 69 1,692											
Comments:		* Sprinkler Info * Area: Type: Low					ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 2 = 42,869 Replacement Cost/Floor Area= 31.20 Est. TCV/Floor Area= 10.72											
(1) Excavation/Site Prep:		(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:						
(2) Foundation:		(8) Plumbing:					Outlets: Fixtures:											
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X	Few Average	X	Few Average								
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Many Unfinished Many Unfinished Typical Typical						
(4) Floor Structure:							Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer						
(5) Floor Cover:		(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:						
												Thickness Bsmnt Insul.						
(6) Ceiling:		(10) Heating and Cooling:					(14) Roof Cover:											
X	Gas Oil	Coal Stoker	Hand Fired Boiler															

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Mini		<<<<<< Calculator Cost Computations >>>>>>	
Class: D,Pole Floor Area: 4,000 Gross Bldg Area: 10,800 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 280 Base Rate for Upper Floors = 34.57 Adjusted Square Foot Cost for Upper Floors = 34.57	
Depr. Table : 4% Effective Age : 13 Physical %Good: 59 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 4,000 Base Cost New of Upper Floors = 138,280 Reproduction/Replacement Cost = 138,280 Eff.Age:13 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0 Total Depreciated Cost = 81,585	
Year Built Remodeled		Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI16/YARI/PAV/495L 6.13 93 1.00 68 388	
Overall Bldg Height		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 3 = 63,283 Replacement Cost/Floor Area= 34.71 Est. TCV/Floor Area= 15.82	
Comments:		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low	

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-2	Building Permit(s)		Date	Number	Status		
9950 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ERNST DALE & ANITA M 8381 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCX Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		Gravel Road		COMM FF RATE	100.00	200.00	1.0000	1.1547	150 100	17,321	
		Paved Road		100 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value =	17,321
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	04/10/2023	INSPECTED	2023	8,700	27,900	36,600		31,276C	
		QT	11/12/2018	INSPECTED	2022	8,700	23,200	31,900		29,787C	
		QT	03/30/2018	INSPECTED	2021	10,100	21,500	31,600		28,836C	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		19,900	09/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-2	Building Permit(s)		Date	Number	Status	
9940 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
NORTH BAY INVESTMENTS LLC 10815 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL					
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		COMM FF RATE	95.00	229.00	1.0000	1.2356	150 100	17,607
		Paved Road		95 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =	17,607
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		X	Standard Utilities							
		Underground Utils.								
Comments/Influences		Topography of Site								
		X	Level							
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
		QT	04/10/2023	INSPECTED	2023	8,800	28,100	36,900		28,487C
		QT	03/30/2018	INSPECTED	2022	8,800	23,400	32,200		27,131C
		DMG	08/17/2012	INSPECTED	2021	10,400	21,600	32,000		26,265C

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Mini				<<<<<< Calculator Cost Computations >>>>>>											
Class: D,Pole Floor Area: 4,000 Gross Bldg Area: 4,000 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 280 Base Rate for Upper Floors = 34.57											
Depr. Table : 4% Effective Age : 15 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">High</td> <td style="width:25%;">Above Ave.</td> <td style="width:25%;">X Ave.</td> <td style="width:25%;">Low</td> </tr> </table>		High	Above Ave.	X Ave.	Low	(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 34.57							
High	Above Ave.	X Ave.	Low												
Year Built Remodeled Overall Bldg Height		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 4000 Ave. Perimeter: 280 Has Elevators:		Total Floor Area: 4,000 Base Cost New of Upper Floors = 138,280 Reproduction/Replacement Cost = 138,280 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 74,671											
Comments:		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Unit in Place Items /CI16/YARI/PAV/495L Rate Quantity Arch %Good Depr.Cost 6.13 400 1.00 69 1,692											
* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		* Sprinkler Info * Area: Type: Low		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 58,952 Replacement Cost/Floor Area= 35.18 Est. TCV/Floor Area= 14.74											
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:									
(2) Foundation:		(8) Plumbing:		Outlets:                      Fixtures:											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">X Poured Conc.</td> <td style="width:25%;">Brick/Stone</td> <td style="width:25%;">Block</td> <td style="width:25%;"></td> </tr> </table>		X Poured Conc.	Brick/Stone	Block				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">Many Above Ave.</td> <td style="width:25%;">Average Typical</td> <td style="width:25%;">Few None</td> <td style="width:25%;"></td> </tr> </table>		Many Above Ave.	Average Typical	Few None		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">X Few Average Unfinished Typical</td> <td style="width:25%;">X Few Average Unfinished Typical</td> </tr> </table>	
X Poured Conc.	Brick/Stone	Block													
Many Above Ave.	Average Typical	Few None													
X Few Average Unfinished Typical	X Few Average Unfinished Typical														
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		(40) Exterior Wall:									
(4) Floor Structure:		(9) Sprinklers:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">Flex Conduit</td> <td style="width:25%;">Incandescent</td> </tr> <tr> <td style="width:25%;">Rigid Conduit</td> <td style="width:25%;">Fluorescent</td> </tr> <tr> <td style="width:25%;">Armored Cable</td> <td style="width:25%;">Mercury</td> </tr> <tr> <td style="width:25%;">Non-Metalic</td> <td style="width:25%;">Sodium Vapor</td> </tr> <tr> <td style="width:25%;">Bus Duct</td> <td style="width:25%;">Transformer</td> </tr> </table>				Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor
Flex Conduit	Incandescent														
Rigid Conduit	Fluorescent														
Armored Cable	Mercury														
Non-Metalic	Sodium Vapor														
Bus Duct	Transformer														
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">Thickness</td> <td style="width:25%;"></td> <td style="width:25%;">Bsmnt Insul.</td> <td style="width:25%;"></td> </tr> </table>		Thickness		Bsmnt Insul.					
Thickness		Bsmnt Insul.													
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">X Gas Oil</td> <td style="width:25%;">Coal Stoker</td> <td style="width:25%;">Hand Fired Boiler</td> <td style="width:25%;"></td> </tr> </table>		X Gas Oil	Coal Stoker	Hand Fired Boiler		(14) Roof Cover:							
X Gas Oil	Coal Stoker	Hand Fired Boiler													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		19,400	12/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-2	Building Permit(s)	Date	Number	Status			
9940 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
NORTH BAY INVESTMENTS LLC 10815 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	90.00	229.00	1.0000	1.2356	150	100	16,680
		Paved Road		90 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 16,680							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	04/10/2023	INSPECTED	2023	8,300	0	8,300		7,091C	
		QT	03/30/2018	INSPECTED	2022	8,300	0	8,300		6,754C	
		DMG	06/14/2012	INSPECTED	2021	9,900	0	9,900		6,539C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-2	Building Permit(s)	Date	Number	Status		
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
HERSHBERGER CHARLES A 959 W DRAYTON FERNDALE MI 48220		SA:								
Tax Description		2024 Est TCV Tentative								
234 COM AT SW COR OF SE 1/4 OF SW 1/4 TH E 218.5 FT FOR POB TH E 229.5 FT TH N 600 FT TH W 229.5 FT TH S 600 FT TO POB PART OF SE 1/4 OF SW 1/4 SEC 13 T23NR4W.		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE		2.750 Acres	5,455 100		15,000	
		Paved Road		2.75 Total Acres Total Est. Land Value =				15,000		
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		X	Water	Wood Frame/Conc.	26.61	432	71	8,162		
		X	Sewer	Wood Frame/Conc.	37.88	64	21	509		
		X	Electric	Total Estimated Land Improvements True Cash Value =				8,671		
			Gas							
			Curb							
			Street Lights							
		X	Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling	2024	Tentative	Tentative	Tentative			Tentative
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		QT	04/10/2023	INSPECTED	2023	7,500	4,800	12,300		9,273C
		MH	08/07/2017	INSPECTED	2022	6,500	4,400	10,900		8,832C
		DMG	08/13/2012	INSPECTED	2021	5,000	4,000	9,000		8,550C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: WELL/SEP ONLY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
		Ex.	X	Ord.		Min										
		No. of Elec. Outlets		Many	X	Ave.		Few								
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																			
Property Address		Class: COMMERCIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status																	
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS																									
Owner's Name/Address		P.R.E. 0%																									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:		2024 Est TCV Tentative																							
Tax Description		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1																							
234 COM AT SW COR OF SE 1/4 OF SW 1/4 SEC 13TH E 448 FT FOR POB TH E 100 FT TH N 750 FT TH W 100 FT TH S 750 FT TO POB PART OF SE 1/4 OF SW 1/4SEC 13 T23N R4W.		Public Improvements		* Factors *																							
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value									
				RESIDENTIAL ACREAGE		2.000 Acres		7,000		100						14,000		14,000									
						2.00 Total Acres		Total Est. Land Value =																			
		Topography of Site		Level		Rolling		Low		High		Landscaped		Swamp		Wooded		Pond		Waterfront		Ravine		Wetland		Flood Plain	
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value							
								2024		EXEMPT		EXEMPT		EXEMPT						EXEMPT							
								2023		EXEMPT		EXEMPT		EXEMPT						EXEMPT							
								2022		0		0		0						0							
								2021		0		0		0						0							
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLISON KARRY & ALLISON AL	NEIL JUDITH A	73,500	08/28/2018	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
MERCANTILE BANK OF MICHIGA	ALLISON KARRY & ALLISON AL	45,100	06/11/2018	CD	12-FROM LENDING INSTITUTI	1166:458	PROPERTY TRANSFER	100.0
WILSON MARGARET K	MERCANTILE BANK OF MICHIG	30,822	09/29/2017	SD	10-FORECLOSURE	1163:2217	PROPERTY TRANSFER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
9939 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 08/28/2018					

  

Owner's Name/Address	SA:
NEIL JUDITH A 9939 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Public Improvements	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3																																			
L-863 P-153 (L-420 P-617) 234 9939 E HOUGHTON LK DR COM 860 FT N OF SW COR OF SE 1/4 OF SW 1/4 SEC 13 T23N R4W TH E 152.5 FT TH N 136 FT TH W 152.5 FT TH S 136 FT TO POB.	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value OFF LAKE G3 100.00 150.00 0.8706 1.0000 150 100 13,058 100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 13,058																																			
	<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.25 120 69 517 Wood Frame 29.13 80 19 443 Total Estimated Land Improvements True Cash Value = 960																																			
Comments/Influences	<input checked="" type="checkbox"/> Topography of Site <input checked="" type="checkbox"/> Level <input type="checkbox"/> Rolling <input type="checkbox"/> Low <input type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input type="checkbox"/> Wooded <input type="checkbox"/> Pond <input type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain	<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>Tentative</td> <td>Tentative</td> <td>Tentative</td> <td></td> <td></td> <td>Tentative</td> </tr> <tr> <td>2023</td> <td>6,500</td> <td>39,100</td> <td>45,600</td> <td></td> <td></td> <td>36,512C</td> </tr> <tr> <td>2022</td> <td>4,400</td> <td>32,000</td> <td>36,400</td> <td></td> <td></td> <td>34,774C</td> </tr> <tr> <td>2021</td> <td>4,400</td> <td>30,300</td> <td>34,700</td> <td></td> <td></td> <td>33,664C</td> </tr> </tbody> </table>	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2024	Tentative	Tentative	Tentative			Tentative	2023	6,500	39,100	45,600			36,512C	2022	4,400	32,000	36,400			34,774C	2021	4,400	30,300	34,700			33,664C
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																															
2024	Tentative	Tentative	Tentative			Tentative																															
2023	6,500	39,100	45,600			36,512C																															
2022	4,400	32,000	36,400			34,774C																															
2021	4,400	30,300	34,700			33,664C																															

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 140 287	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:	
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Building Style: MANUFACTURED		X	Drywall Paneled						Plaster Wood T&G								
Yr Built 1999		Remodeled 0	Trim & Decoration		Size of Closets												
Condition: Good		Ex	X	Ord		Min											
Room List		Lg	X	Ord		Small	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		100 Amps Service													
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures													
(2) Windows		Ex.	X	Ord.		Min	No. of Elec. Outlets										
	Many Avg. Few						Many	X	Ave.		Few						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(13) Plumbing													
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof		(8) Basement		(14) Water/Sewer													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
	Many Avg. Few	X					Lump Sum Items:										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:															
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		79,500	01/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV Zoning: R-2		Building Permit(s)		Date	Number	Status			
9937 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING		09/20/2010	240	COMPLETE			
Owner's Name/Address		P.R.E. 100% 05/05/1998		ADDITION		08/02/2010	1084	COMPLETE			
MORRELL JEFFREY H & ROXANNE 9937 E HOUGHTON LK DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
L-744 P-271 234 9937 E HOUGHTON LK DR 48629 COM AT SW COR OF SEC 13 TH S89DEG52"E 1298FT TH N0DEG20"W 730FT FOR POB TH N0 DEG20"W 130FT TH S89DEG52'E 152.1FT TH S0DEG20"E ALG R/W OF CO RD 300 146FT TH N83DEG51'47"W 152.98FT TO POB .48A		X	Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	146.00	150.00	0.8071	1.0000	150	100	17,675
		Paved Road		146 Actual Front Feet, 0.50 Total Acres				Total Est. Land Value =		17,675	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		D/W/P: 3.5 Concrete				Rate	Size % Good		Cash Value
		Sewer		D/W/P: 3.5 Concrete				6.68	12	72	58
		Electric		D/W/P: 3.5 Concrete				6.68	54	72	260
		Gas		D/W/P: Asphalt Paving				6.68	144	72	693
		Curb						3.15	570	22	395
		Street Lights		Total Estimated Land Improvements True Cash Value = 1,406							
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	04/10/2023	INSPECTED	2023	8,800	82,600	91,400	0M		0
		QT	03/30/2018	INSPECTED	2022	5,900	68,800	74,700	0M		0
		DMG	08/17/2012	INSPECTED	2021	5,900	64,200	70,100	0M		0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192	Type WSEP (1 Story) 12 Roof Cover Onl	Year Built: 2010 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 33 Floor Area: 2,439 Total Base New : 348,547 Total Depr Cost: 239,849 Estimated T.C.V: 176,049			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1359 SF Floor Area = 2439 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67			Cls C		Blt 2000	
Yr Built 2000	Remodeled 2010	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas						
Condition: Average		Lg	X	Ord		Small	150 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors:		Solid	X	H.C.	Ex. X Ord. Min			2 Story Siding Slab 1,007						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(6) Ceilings			No. of Elec. Outlets			1 Story Siding Crawl Space 352						
(1) Exterior		(7) Excavation		(8) Basement			(13) Plumbing			1 Story Siding Overhang 49						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	Basement: 0 S.F. Crawl: 352 S.F. Slab: 1007 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 4						
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Many X Ave. Few			1 Story Siding Overhang 20						
	Many Avg. X Large Avg. X Small	(10) Floor Support		500 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 269,238 180,391						
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Other Additions/Adjustments			Total: 269,238 180,391						
X	Gable Hip Flat		Gambrel Mansard Shed	1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Brick Veneer 312 5,438 3,643 Basement, Outside Entrance, Above Grade 1 1,897 1,271 Plumbing 3 Fixture Bath 1 4,711 3,156 Porches WSEP (1 Story) 192 10,015 6,710 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 18,722 12,544 Common Wall: 1 Wall 1 -2,251 -1,508 Class: CD Exterior: Pole (Unfinished) Base Cost 1200 26,292 23,137 *8 Water/Sewer Public Sewer 1 1,515 1,015 Water Well, 100 Feet 1 5,890 3,946			Total: 269,238 180,391						
X	Asphalt Shingle															
Chimney:																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GRETTEMBERGER DEVELOPMENT CO C/O GRETTEMBERGER JOHN 4518 AURELIUS RD LANSING MI 48910		SA:										
		2024 Est TCV Tentative										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
L-581 P-59 & 60 234 COM AT SW OF SE 1/4 OF SW 1/4 SEC 13 T23N R4W TH N700FT FOR POB TH N 30FT TH E 152.98FT TH S 14FT TH W 152.5FT TO POB.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	30.00	150.00	1.1076	1.0000	150	100		4,984
		Paved Road		30 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 4,984								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		QT	04/10/2023	INSPECTED	2023	2,500	0	2,500		1,258C		
					2022	1,700	0	1,700		1,199C		
					2021	1,700	0	1,700		1,161C		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LORANN OILS INC	GRETTEBERGER DEVELOPMENT	0	10/31/1997	QC	21-NOT USED/OTHER	0771:605	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
GRETTEBERGER DEVELOPMENT CO 4518 AURELIUS RD LANSING MI 48910		SA:									
Tax Description		2024 Est TCV Tentative									
234 COM AT SW COR OF SEC 13 TH S89DEG 52'E 1450.5FT TH N20"W ALG WLY LINE OF CO RD 300 591.1FT FOR POB TH N20"W 108.9FT TH N 89 52'W 150FT TH S20"E 108.9FT TH S89DEG 52'E 150FT TO POB BEING PART OF SE1/4 OF SW1/4 SEC 13 T23N R4W PAR B .38A Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	86.00	150.00	0.8972	1.0000	150	100	11,574
		Paved Road		86 Actual Front Feet, 0.30 Total Acres				Total Est. Land Value =		11,574	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X	Wooded								
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	04/10/2023	INSPECTED	2023	5,800	0	5,800		3,034C	
		QT	03/30/2018	INSPECTED	2022	3,900	0	3,900		2,890C	
					2021	3,900	0	3,900		2,798C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
ROBART JILLLAINE J	ROBART JILLLAINE J [LE]	0	05/02/2022	QC	15-LADY BIRD	1180:2033	DEED	0.0							
BARNES BERNARD J & MARIE	ROBART JULAINE J	45,000	12/12/2013	WD	03-ARM'S LENGTH	1135/1824	OTHER	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status							
9897 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 100% 12/18/2013													
ROBART JILLLAINE J [LE] 9897 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:													
Tax Description		2024 Est TCV Tentative													
L-628 P-19 234 COM AT SW COR SEC 13 TH S89DEG 52'E 1450.5FT TH N20"W ALG WLY LINE CO RD 300 505.1FT FOR POB TH N20"W 86FT TH N89DEG 52'W 150FT TH S20"E 86FT TH S89DEG 52'E 150FT TO POB BEING PART OF SE1/4 OF SW1/4 SEC 13 T23N R4W PAR A .30A		X Improved		Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3									
Comments/Influences		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
		Dirt Road		OFF LAKE G3		86.00 150.00 0.8972 1.0000 150 100 11,574									
		Gravel Road		86 Actual Front Feet, 0.30 Total Acres		Total Est. Land Value = 11,574									
		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value									
		Storm Sewer		D/W/P: 3.5 Concrete		6.25 816 47 2,397									
		Sidewalk		D/W/P: 3.5 Concrete		6.25 72 47 211									
		Water		Total Estimated Land Improvements True Cash Value =		2,608									
		Sewer													
		Electric													
		Gas													
		Curb													
		X Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative	
		QT		04/10/2023		INSPECTED		2023		5,800		28,000		33,800	
		QT		03/30/2018		INSPECTED		2022		3,900		22,900		26,800	
		DMG		08/16/2012		INSPECTED		2021		3,900		21,500		25,400	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 64 120	Type CSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 43 Floor Area: 888 Total Base New : 137,511 Total Depr Cost: 78,383 Estimated T.C.V: 57,533			E.C.F. X 0.734 Bsmnt Garage: Carport Area: Roof:																		
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																									
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets																										
Condition: Good		Lg	X Ord		Small	No. /Qual. of Fixtures																										
Room List		Doors:	Solid	X	H.C.	(12) Electric																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service																									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets																												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation					Many	X Ave.		Few	(13) Plumbing																						
(2) Windows		(7) Excavation		Average Fixture(s)																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 888 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
(3) Roof		(9) Basement Finish		(14) Water/Sewer																												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																												
Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 888 SF Floor Area = 888 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>888</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>107,885</td> <td>61,496</td> </tr> </tbody> </table> Other Additions/Adjustments Porches CSEP (1 Story) 64 3,112 1,774 Deck Treated Wood 120 2,921 1,665 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 16,641 9,485 Common Wall: 1 Wall 1 -2,074 -1,182 Water/Sewer Public Sewer 1 1,345 767 Water Well, 100 Feet 1 5,720 3,260 Built-Ins Appliance Allow. 1 1,961 1,118 Totals: 137,511 78,383 57,533															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	888			Total:				107,885	61,496
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	888																													
Total:				107,885	61,496																											
Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 57,533																																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
GRETTEMBERGER DEVELOPMENT CO C/O GRETTEMBERGER JOHN 4518 AURELIUS RD LANSING MI 48910		SA:									
Tax Description		2024 Est TCV Tentative									
L-771 P-605 234 COM AT SW COR OF SE1/4 OF SW1/4 SEC 13 T23N R4W TH E152.5FT TH N505.1FT TH W152.5FT TH S505.1FT TO POB 1.76A M/L		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			1.760 Acres		7,409	100	13,040
		Paved Road		1.76 Total Acres				Total Est. Land Value =		13,040	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X	Wooded								
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		QT	04/10/2023	INSPECTED	2023	6,500	0	6,500		2,605C	
Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/30/2018	INSPECTED	2022	4,800	0	4,800		2,481C	
					2021	3,800	0	3,800		2,402C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARTER JACQUELYN K	FIX DAVID W	76,200	02/13/2015	WD	03-ARM'S LENGTH	1147-863	PROPERTY TRANSFER	100.0
FIX DAVID W	FIX DAVID W & HARTWELL DEANNA M	0	02/13/2015	QC	09-FAMILY	1147-865	PROPERTY TRANSFER	0.0
		103,000	07/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: C-2	Building Permit(s)	Date	Number	Status
9906 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	07/14/2021	PB21-0239	COMPLETE
	P.R.E. 100% 06/17/2016					

  

Owner's Name/Address	SA:
FIX DAVID W & HARTWELL DEANNA M 9906 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3																																																																			
L-1010 P-782 (L-523 P-491) 234 COM AT S 1/4 COR SEC 13 TH N89DEG52'00"WALG S SEC LINE 1079.09FT TO A PT ON ELY R/W OF CO RD 300 TH N0DEG45'00"E ALG ELY R/W OF CO RD 300 600FT FOR POB TH N0DEG45'00"E 100.05FT TH S89DEG52'33"E 229.44FT TH S0DEG02'48"E 100.05FT TH N89 52'33"W 229.50FT TO POB - PART OF SW 1/4 SEC 13 T23NR4W PAR 3 .53AC PP:006-013-012-0061 & 013-012-0070 & 013-012-0020	X			<p>Public Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>OFF LAKE G3</td> <td>100.00</td> <td>229.00</td> <td>0.8706</td> <td>1.0883</td> <td>150</td> <td>100</td> <td></td> <td>14,211</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.53 Total Acres</td> <td>Total Est. Land Value = 14,211</td> </tr> </tbody> </table> <p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.25</td> <td>768</td> <td>47</td> <td>2,256</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.25</td> <td>207</td> <td>72</td> <td>932</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.25</td> <td>24</td> <td>47</td> <td>70</td> </tr> <tr> <td>Fencing: Wire Mesh, #9</td> <td>3.79</td> <td>992</td> <td>47</td> <td>1,767</td> </tr> <tr> <td>Fencing: Gates, Mesh, 5'</td> <td>537.95</td> <td>3</td> <td>47</td> <td>759</td> </tr> <tr> <td>Wood Frame</td> <td>21.86</td> <td>240</td> <td>47</td> <td>2,466</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>8,250</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	OFF LAKE G3	100.00	229.00	0.8706	1.0883	150	100		14,211	100 Actual Front Feet, 0.53 Total Acres								Total Est. Land Value = 14,211	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.25	768	47	2,256	D/W/P: 3.5 Concrete	6.25	207	72	932	D/W/P: 3.5 Concrete	6.25	24	47	70	Fencing: Wire Mesh, #9	3.79	992	47	1,767	Fencing: Gates, Mesh, 5'	537.95	3	47	759	Wood Frame	21.86	240	47	2,466	Total Estimated Land Improvements True Cash Value =				8,250
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																																															
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Total Estimated Land Improvements True Cash Value =				8,250																																																																			

  

Comments/Influences	Topography of Site	Work Description for Permit PB21-0239, Issued 07/14/2021: REROOF
	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	

  

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	7,100	56,700	63,800			43,953C
2022	4,700	47,200	51,900			41,860C
2021	4,700	44,100	48,800			40,523C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80 247 123	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 38 Floor Area: 1,338 Total Base New : 249,567 Total Depr Cost: 154,732 Estimated T.C.V: 113,573			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1320 SF Floor Area = 1338 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62			Cls C Blt 0			
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas						
Condition: Good		Size of Closets		100 Amps Service			Ex. X Ord. Min			Stories Exterior Foundation 1+ Story Siding Basement 1,120 1 Story Siding Crawl Space 56 1 Story Siding Crawl Space 144 1 Story Siding Overhang 18			Total: 202,129		125,320	
Room List		Doors:		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Plumbing						
(1) Exterior		(6) Ceilings		(7) Excavation			(13) Plumbing			Average Fixture(s)						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 1120 S.F. Crawl: 200 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath			1 4,711 2,921			
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Public Water			Plumbing						
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Sewer			3 Fixture Bath			1 4,306 2,670			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Water Well			Porches			80 4,821 2,989			
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Deck			247 4,044 1,887			
X	Gable Hip Flat		Gambrel Mansard Shed	Walkout Doors (A)			2000 Gal Septic			Garages			123 3,044 1,887			
X	Asphalt Shingle	Chimney:		Notes:			Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			576 22,596 14,010			
				ECF (4003 OFF LAKE 3) 0.734 => TCV: 113,573			Public Sewer			Common Wall: 1 Wall			1 -2,251 -1,396			
							Water Well, 100 Feet			Water/Sewer			1 1,515 939			
							Built-Ins			Public Sewer			1 5,890 3,652			
							Appliance Allow.			Water Well, 100 Feet			1 2,806 1,740			
							Totals:			Totals:			249,567 154,732			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
KEIPER ANDREAS & KATHYANN	AGUILAR JUAN & JUANA P	382,000	06/12/2020	WD	19-MULTI PARCEL ARM'S LEN	1172:2225	PROPERTY TRANSFER	100.0													
BALCOM EDGAR M JR	KEIPER, ANDREAS & KATHYANN	270,000	12/28/2011	WD	03-ARM'S LENGTH	1110/2159	OTHER	100.0													
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status											
9910 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		01/15/2021		PB20-0399	COMPLETE												
Owner's Name/Address		SA:		2024 Est TCV Tentative																	
AGUILAR JUAN & JUANA P 9910 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1															
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value													
L-523 P-491 234 COM AT S 1/4 COR SEC 13 TH N89DEG52'00"WALG S SEC LINE 749.59FT THN0DEG02'21"E 749.42FT TH N89DEG45'58"W 100FT TH S0DEG02'48"E 49.51FT TH N89DEG52'33"W 229.44 FT TO ELY R/W OF CO RD 300 TH N0DEG45'00"E 66FT TH S89DEG52'33"E 179.50FT TH N0DEG00'53"W 45FT TH S89DEG52'33"E 49.96FT TH N0DEG023'23"W 145FT TH N0DEG03'18"E 349.56FT TO 1/8 LINE TH S89DEG45'58"E 786.04FT TH S0DEG08'30"W PAR 66FT TH S0DEG08'30"W 332.41FT TH AROUND TANGENT CUR & ALG CHORD S38DEG25'04"W 24.78FT TH N89DEG45'58"W 24.02FT TO WATERS EDGE TH S31DEG24'19"W 447.66FT ALG INTERMED TRAV LINE TH N71DEG53'48"W 298.93FT TH N04DEG51'46"W 163.79FT TH S54DEG27'00"E 96.13FT TH S15DEG26'49"E 60.57FT TH S 74DEG28'32"E 179.88FT TH N08DEG27'25"E 225.95FT TH S62DEG17'15"W 251.53FT TH N54DEG27'00"W 96.13FT TH N55DEG03'22"E ***BALANCE OF DESCRIPTION ON FILE***		Dirt Road		RESIDENTIAL ACREAGE		20.120 Acres		2,000 100		40,240											
		Gravel Road		Land Improvement Cost Estimates		Description		Rate		Size % Good Cash Value											
		Paved Road		D/W/P: 3.5 Concrete		6.68		103 49		337											
		Storm Sewer		D/W/P: 3.5 Concrete		6.68		790 74		3,905											
		Sidewalk		D/W/P: Asphalt Paving		3.15		3925 74		9,149											
		Water		D/W/P: Patio Blocks		15.83		227 49		1,761											
		Sewer		Wood Frame		29.95		96 74		2,127											
		Electric		Wood Frame		26.70		160 24		1,025											
		Gas		Total Estimated Land Improvements True Cash Value =						18,304											
		Curb																			
		Street Lights																			
		X Standard Utilities																			
		Underground Utils.																			
Comments/Influences		X Waterfront		Topography of Site		Work Description for Permit PB20-0399, Issued 01/15/2021: RESIDENITAL GROUND MOUNT SOLAR PANELS LAKE TOWNSHIP LAND USE PERMIT #4370 14 X 65 X 7 = 910 TOTAL SQ FT															
		Ravine																			
		Wetland																			
		Flood Plain																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		QT		12/02/2020		INSPECTED		2024		Tentative		Tentative		Tentative						Tentative	
		DMG		08/17/2012		INSPECTED		2023		20,100		173,300		193,400						168,120C	
								2022		19,100		146,000		165,100						160,115C	
								2021		19,100		135,900		155,000		155,000M				155,000S	
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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:		
		0	Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								240	CCP (1 Story)	Class: CD	Exterior: Pole			
X	Wood Frame		Other Overhang		Central Air Wood Furnace									163	WCP (1 Story)	Brick Ven.: 0	Stone Ven.: 0		
Building Style: 1 STORY		(4) Interior			Drywall Paneled			Plaster Wood T&G			Class: BC Effec. Age: 21 Floor Area: 2,040 Total Base New : 540,247 Total Depr Cost: 421,666 Estimated T.C.V: 353,778			E.C.F. X 0.839			Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 2640 % Good: 79 Storage Area: 0 No Conc. Floor: 0		
Yr Built	Remodeled	Ex	Ord	Min	Trim & Decoration			Size of Closets			Lg			Ord	Small	Bsmnt Garage:			
0	0				Doors: Solid H.C.			(5) Floors			Kitchen: Other: Other:			Carport Area: 360 Roof: Aluminum					
Condition: Good		(6) Ceilings			(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC			Blt 0		
Room List		Wood/Shingle			0 Amps Service			Ex. X Ord. Min			Ground Area = 2040 SF Floor Area = 2040 SF.								
	Basement 1st Floor 2nd Floor Bedrooms	Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79								
(1) Exterior		X Insulation			(13) Plumbing			(14) Water/Sewer			Building Areas			Stories			Exterior		
		(2) Windows			Average Fixture(s)			Public Water			1 Story			Siding			Foundation		
		Many	Large	Basement: 0 S.F.	2 3 Fixture Bath			Public Sewer			Other Additions/Adjustments			Size			Cost New		
		X Avg.	X Avg.	Crawl: 2040 S.F.	2 Fixture Bath			1 Water Well			Plumbing			Total:			Depr. Cost		
		Few	Small	Slab: 0 S.F.	Softener, Auto			1 1000 Gal Septic			Water/Sewer								
				Height to Joists: 0.0	Softener, Manual			1 2000 Gal Septic			1000 Gal Septic								
					Solar Water Heat			Lump Sum Items:			1000 Gal Septic								
					No Plumbing			1			Plumbing								
					Extra Toilet			Appliance Allow.			3 Fixture Bath								
					Extra Sink			Deck			Water/Sewer								
					Separate Shower			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			1000 Gal Septic								
					Ceramic Tile Floor						Porches								
					Ceramic Tile Wains						CCP (1 Story)								
					Ceramic Tub Alcove						WCP (1 Story)								
					Vent Fan						WCP (1 Story)								
											Garages								
											Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
											Base Cost								
											Common Wall: 1 Wall								
											Class: D Exterior: Pole (Unfinished)								
											Base Cost								
											Storage Over Garage								
											Class: CD Exterior: Pole (Finished)								
											Base Cost								
											2640								
											Built-Ins								
											Appliance Allow.								
											1								
											Deck								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
KEIPER ANDREAS & KATHYANN	AGUILAR JUAN & JUANA P	382,000	06/12/2020	WD	20-MULTI PARCEL SALE REF	1172:2225	PROPERTY TRANSFER	100.0									
BALCOM EDGAR M JR	KEIPER, ANDREAS & KATHYANN	0	12/28/2011	WD	03-ARM'S LENGTH	1110/2159	OTHER	100.0									
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status							
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 07/07/2021		SA:		2024 Est TCV Tentative									
Owner's Name/Address		AGUILAR JUAN & JUANA P 9910 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		Improved		X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1									
Tax Description		L-523 P-491 234 COM AT S 1/4 COR SEC 13 TH N0DEG08'30"E ALG N-S 1/4 LINE 1304.15FT TO 1/8 LINE TH N89DEG45'58"W 66FT TH S0DEG08'30"W 216FT FOR POB TH S0DEG08'30"W 182.41FT TH S38DEG25'04"W 24.78FT TH N89DEG45'58"W 24.02FT TH TO WATERS EDGE TH N20DEG35'22"W 119.80FT TH N28DEG28'31"W 102.52FT TH S89DEG45'58" E 134.99FT TO POB - PART OF SW1/4 SEC 13 T23NR4W PAR 5 .46AC		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value							
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		RESIDENTIAL ACREAGE		0.460 Acres		9,000 100		4,140							
Topography of Site		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
Who		When		What		2024		Tentative		Tentative		Tentative		Tentative		Tentative	
DMG 08/13/2012 INSPECTED						2023		2,100		0		2,100				1,300C	
						2022		1,700		0		1,700				1,239C	
						2021		1,200		0		1,200				1,200S	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KEIPER ANDREAS & KATHYANN	AGUILAR JUAN & JUANA P	382,000	06/12/2020	WD	20-MULTI PARCEL SALE REF	1172:2225	PROPERTY TRANSFER	100.0			
BALCOM EDGAR M JR	KEIPER, ANDREAS & KATHYANN	0	12/28/2011	WD	03-ARM'S LENGTH	1110/2159	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status	
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 07/07/2021		SA:					
Owner's Name/Address		2024 Est TCV Tentative									
AGUILAR JUAN & JUANA P 9910 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Tax Description		Public Improvements		* Factors *							
L-523 P-491 234 COM AT S 1/4 COR SEC 13 TH N0DEG08'30"E ALG N-S 1/4 LINE 1304.15FT TO 1/8 LINE TH N89DEG45'58"W ALG 1/8 LINE 66FT TH S0DEG08'30"W 66FT FOR POB TH S0DEG08'30"W 150FT TH N89DEG45'58"W 134.99FT TH N25DEG49'32"E ALG INTERMED TRAV LINE 58.39FT TH N36DEG08'38"W ALG TRAV LINE 54.94FT TH S87DEG32'29"W 107.20FT TH N0 DEG08'30"E 62.26FT TH S89DEG45'58"E 245.18FT TO POB - PART OF SW1/4 SEC 13 T23NR4W PAR 6 .60AC M/L PP: 006-013-012-0020 & 012-0061 & 0071		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		RESIDENTIAL ACREAGE		0.600 Acres		9,000 100		Reason Value Total Est. Land Value = 5,400	
Comments/Influences		Topography of Site		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Who When What 2024 Tentative Tentative Tentative Tentative Tentative							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 08/13/2012 INSPECTED		2023 2,700 0 2,700		2022 2,300 0 2,300		2021 1,500 0 1,500		1,626C 1,549C 1,500S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
KEIPER ANDREAS & KATHYANN	AGUILAR JUAN & JUANA P	382,000	06/12/2020	WD	20-MULTI PARCEL SALE REF	1172:2225	PROPERTY TRANSFER	100.0									
BALCOM EDGAR M JR	KEIPER, ANDREAS & KATHYANN	0	12/28/2011	WD	03-ARM'S LENGTH	1110/2159	OTHER	100.0									
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status									
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 07/07/2021													
Owner's Name/Address		SA:		2024 Est TCV Tentative													
AGUILAR JUAN & JUANA P 9910 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1													
Tax Description		Public Improvements		* Factors *													
L-523 P-491 234 COM AT S 1/4 COR SEC 13 TH N0DEG08'30"E ALG N-S LINE 1304.15FT TO 1/8 LINE TH N89DEG45'58"E 66FT TH S0DEG08'30"W 66FT TH N89DEG45'58"W 245.18FT FOR POB TH S0 DEG08'30"W 62.26FT TO WATERS EDGE TH S87DEG54'26"W ALG INTERMED TRAV LINE 62.10 FT TH S39DEG59'36"W 5711FT TH S38DEG28' 36"E ALG TRAV LINE 111.80FT TH S33DEG28'57"W 150.01FT TH N56DEG31'03"W 162.86FT TH ALG ARC 75.48FT & CHR D BEARING N43DEG 20'40"E 75.11FT TH N33DEGF28'57"E 94.84 FT TH AROUND TANGENT CUR 150.69FT TH N33DEG28'57"E 94.84FT TH N61DEG51'29"E 144.60FT TO POB - PART OF SW 1/4 SEC 13 T23NR4W PAR 7 .60AC PP: 006-013-012-0020 & 013-0061 & 0070		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		RESIDENTIAL ACREAGE		0.700 Acres		9,000 100		Reason Value							
Comments/Influences		Topography of Site		0.70 Total Acres		Total Est. Land Value =		6,300									
		Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Rolling		2024		Tentative		Tentative		Tentative						Tentative	
		Low		Who		When		What		2023		3,200		0		3,200	
		High		DMG 08/13/2012		INSPECTED				2022		2,600		0		2,600	
		Landscaped								2021		1,800		0		1,800	
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
DEWITT BETTY J	DEWITT BETTY J [LE]	0	11/14/2019	WD	18-LIFE ESTATE	1171:0110	DEED	0.0							
DEWITT KENNETH C		0	09/04/2019	OTH	07-DEATH CERTIFICATE	1171:109	OTHER	0.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status					
N TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 100% 04/23/2003													
DEWITT BETTY J [LE] 3441 N TOWNLINE RD ROSCOMMON MI 48653		SA:													
Tax Description		2024 Est TCV Tentative													
L-670 P-671 234 E 266 FT OF W 532 FT OF S1/2 OF NE1/4 OFSE1/4 SEC 13 T23N R4W		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1											
Comments/Influences		Public Improvements		* Factors *											
		X Dirt Road		Description		Frontage		Depth	Front	Depth	Rate %Adj.	Reason	Value		
		X Gravel Road		RESIDENTIAL ACREAGE		4.000 Acres		4,500	100				18,000		
		X Paved Road				4.00 Total Acres		Total Est.	Land Value =				18,000		
		X Storm Sewer													
		X Sidewalk													
		X Water													
		X Sewer													
		X Electric													
		X Gas													
		X Curb													
		X Street Lights													
		X Standard Utilities													
		X Underground Utils.													
		Topography of Site													
		X Level													
		X Rolling													
		X Low													
		X High													
		X Landscaped													
		X Swamp													
		X Wooded													
		X Pond													
		X Waterfront													
		X Ravine													
		X Wetland													
		X Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		Tentative						Tentative	
		QT		09/20/2022		INSPECTED		2024		9,000		0		9,000	
								2022		8,000		0		8,000	
								2021		6,500		0		6,500	

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Roscommon, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
3445 N TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS			DECK	04/02/2010	47	COMPLETE			
Owner's Name/Address		P.R.E. 100% 01/09/2006									
DEWITT EDWARD A 3445 N TOWNLINE RD ROSCOMMON MI 48653		SA:									
		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
			Public Improvements		* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		X	Dirt Road		RESIDENTIAL ACREAGE			8.000 Acres	3,292	100	26,333
			Gravel Road					8.00 Total Acres			Total Est. Land Value = 26,333
			Paved Road		Land Improvement Cost Estimates						
			Storm Sewer		Description		Rate	Size	% Good	Cash Value	
			Sidewalk		D/W/P: 3.5 Concrete		6.25	271	50	847	
			Water		Wood Frame		24.94	128	10	319	
			Sewer		Wood Frame		25.25	120	10	303	
			Electric		Total Estimated Land Improvements True Cash Value = 1,469						
			Gas								
			Curb								
			Street Lights								
		X	Standard Utilities								
			Underground Utils.								
			Topography of Site								
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling		2024	Tentative	Tentative	Tentative			Tentative
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		QT	09/20/2022	INSPECTED	2023	13,200	29,700	42,900			17,953C
					2022	12,600	24,900	37,500			17,099C
					2021	10,000	23,300	33,300			16,553C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 64	Type Wood Balcony	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 37 Floor Area: 720 Total Base New : 118,061 Total Depr Cost: 74,380 Estimated T.C.V: 62,405			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Good		Lg	X	Ord		Small	Central Air Wood Furnace										
Room List		Doors:		Solid	X	H.C.	(5) Floors										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service										
(1) Exterior		No./Qual. of Fixtures			X			Ex.		Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 576 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	Building Areas			
X	Insulation			(13) Plumbing			Average Fixture(s)			1			Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Slab 576 Total: 83,284 52,470				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Water/Sewer 1000 Gal Septic 1 4,614 2,907 Water Well, 100 Feet 1 5,720 3,604 Balcony Wood Balcony 64 2,408 1,517 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 20,074 12,647 Built-Ins Appliance Allow. 1 1,961 1,235 Totals: 118,061 74,380				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 62,405				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DEWITT BETTY J	DEWITT BETTY J [LE]	0	11/14/2019	WD	18-LIFE ESTATE	1171:0110	DEED	0.0		
DEWITT KENNETH C		0	09/04/2019	OTH	07-DEATH CERTIFICATE	1171:109	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status		
3441 N TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 04/23/2003								
DEWITT BETTY J [LE] 3441 N TOWNLINE RD ROSCOMMON MI 48653		SA:								
Tax Description		2024 Est TCV Tentative								
234 W 266 FT OF S 1/2 OF NE 1/4 OF SE 1/4 SEC 13 T23N R4W.		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X	Gravel Road	RESIDENTIAL ACREAGE			4.000 Acres	4,500 100	18,000	
			Paved Road				4.00 Total Acres	Total Est. Land Value =	18,000	
			Storm Sewer	Land Improvement Cost Estimates						
			Sidewalk	Description			Rate	Size % Good	Cash Value	
			Water	Fencing: Wd, Solid, 6 ft.			29.22	40 25	292	
			Sewer	D/W/P: 3.5 Concrete			6.25	1244 50	3,887	
			Electric	D/W/P: 3.5 Concrete			6.25	1698 75	7,960	
			Gas	Total Estimated Land Improvements True Cash Value =				12,139		
			Curb							
			Street Lights							
		X	Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling	2024	Tentative	Tentative	Tentative			Tentative
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Who	When	What	2024	9,000	81,600	90,600		53,247C
		QT	09/20/2022	INSPECTED	2023	8,000	58,700	66,700		50,712C
					2022	8,000	58,700	66,700		50,712C
					2021	6,500	54,600	61,100		49,092C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 55 196	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 660 % Good: 0 Storage Area: 330 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 35 Floor Area: 1,611 Total Base New : 283,897 Total Depr Cost: 194,732 Estimated T.C.V: 163,380			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1099 SF Floor Area = 1611 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls CD Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas						
Condition: Good		Size of Closets		Lg Ord Small			No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors:	Solid	H.C.	(13) Plumbing			Average Fixture(s)			1.5 Story Siding Crawl Space 1,024						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 75			Total: 171,950 111,767				
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing 3 Fixture Bath 1 3,915 2,545 Water/Sewer 1000 Gal Septic 1 4,614 2,999 Water Well, 100 Feet 1 5,720 3,718 Deck Treated Wood 55 1,844 1,199 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 660 22,143 14,393 Storage Over Garage 330 4,092 2,660 Common Wall: 1/2 Wall 1 -1,037 -674 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Storage Over Garage 720 8,928 7,589 Base Cost 1440 42,062 35,753 *8				
(2) Windows	Many X Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1099 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish				
(3) Roof	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(7) Excavation		(14) Water/Sewer			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
(4) Interior		(8) Basement		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:										
Chimney: Block																	

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status	
3215 N TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 100% 06/04/1996								
Owner's Name/Address		SA:								
DEWITT JON P 3215 N TOWNLINE RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative								
		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE		4.000 Acres	4,500	100		18,000
				4.00 Total Acres Total Est. Land Value =					18,000	
Tax Description				Land Improvement Cost Estimates						
L-876 P-205 (L-668 P-88) 234 COM AT E 1/4 COR SEC 13 T23N R4W TH S 963.3 FT FOR POB TH S 347.7 FT TH W 501.1 FT TH N 347.7 FT TH E 501.1 FT TO POB. 4 A.		X	Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water	Description	Rate	Size	% Good	Cash Value		
			Sewer	Wood Frame	29.95	96	75	2,156		
			Electric	Wood Frame	29.95	96	75	2,156		
			Gas	Total Estimated Land Improvements True Cash Value =					4,312	
			Curb							
			Street Lights							
		X	Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	Tentative	Tentative	Tentative	Tentative		
		QT	09/20/2022	INSPECTED	2024	9,000	33,300	42,300	0M	0
					2022	8,000	16,300	24,300	0M	0
					2021	6,500	15,400	21,900	0M	0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:				
	Mobile Home												X	Insulation	Wood	Coal
	Town Home	0						Dishwasher	2nd/Same Stack	48	Treated Wood	Class:				
	Duplex	0						Garbage Disposal	Two Sided			Exterior:				
	A-Frame	0						Bath Heater	Exterior 1 Story			Brick Ven.:				
X	Wood Frame	(4) Interior		X			Forced Warm Air			Exterior 2 Story			Stone Ven.:			
		Drywall						Vent Fan	Prefab 1 Story			Common Wall:				
		Paneled						Hot Tub	Prefab 2 Story			Foundation:				
Building Style:		Plaster								Heat Circulator			Finished ?:			
MANUFACTURED		Wood T&G								Raised Hearth			Auto. Doors:			
Yr Built	Remodeled	Trim & Decoration								Wood Stove			Mech. Doors:			
0	0	Ex	Ord	Min				Jacuzzi Tub			Area:					
Condition: Good		Size of Closets								Direct-Vented Gas			% Good:			
		Lg	Ord	Small				Oven			Storage Area:					
Room List		Doors:	Solid	H.C.	Central Air			Microwave			E.C.F.		No Conc. Floor:			
	Basement	(5) Floors		Wood Furnace			Standard Range			Floor Area:			Bsmnt Garage:			
	1st Floor	Kitchen:		(12) Electric			Self Clean Range			Total Base New : 170,694			Carport Area:			
	2nd Floor	Other:		0 Amps Service			Sauna			Total Depr Cost: 80,228			Roof:			
	Bedrooms	Other:		No./Qual. of Fixtures			Trash Compactor			Estimated T.C.V: 67,311						
(1) Exterior				Ex. X Ord. Min			Central Vacuum			X 0.839						
	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets			Security System			Total Base New : 170,694						
X	Aluminum/Vinyl			Many X Ave. Few			Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED			Cls Good			Blt 0			
	Brick			(13) Plumbing			Ground Area = 1620 SF Floor Area = 1620 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47						
	Insulation			Average Fixture(s)			Building Areas			Type						
(2) Windows		(7) Excavation		2 3 Fixture Bath			Type			Ext. Walls						
	Many	Basement: 0 S.F.		2 Fixture Bath			Main Home			Roof/Fnd.						
X	Avg.	Crawl: 0 S.F.		Softener, Auto			Siding			Comp.Shingle						
	Few	Slab: 0 S.F.		Softener, Manual			Other Additions/Adjustments			Size						
	Large	Height to Joists: 0.0		Solar Water Heat			42" frost-free footings, foundation			Cost New			Depr. Cost			
	Small			No Plumbing			Plumbing			Total:						
X	Wood Sash	(8) Basement		Extra Toilet			3 Fixture Bath			1			3,977			
X	Metal Sash	Conc. Block		Extra Sink			Water/Sewer			1			5,716			
X	Vinyl Sash	Poured Conc.		Separate Shower			1000 Gal Septic			1			6,333			
X	Double Hung	Stone		Ceramic Tile Bath			Water Well, 100 Feet			1			2,687			
X	Horiz. Slide	Treated Wood		Ceramic Tile Wains			Deck			326			6,135			
X	Caseament	Concrete Floor		Ceramic Tub Alcove			Treated Wood			48			1,859			
X	Double Glass	(9) Basement Finish		Vent Fan			Built-Ins			1			4,031			
X	Patio Doors						Appliance Allow.			Totals:			170,694			
X	Storms & Screens						Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 =>			TCV: 67,311			
(3) Roof		Recreation SF		(14) Water/Sewer												
X	Gable	Living SF		Public Water												
	Hip	Walkout Doors (B)		Public Sewer												
	Flat	No Floor SF		1 Water Well												
X	Asphalt Shingle	Walkout Doors (A)		1 1000 Gal Septic												
		Concrete Floor		2000 Gal Septic												
		(10) Floor Support		Lump Sum Items:												
	Chimney:	Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DEWITT RUTH Y & FRANK B TR	LYP PEGGY A REVOCABLE TRUS	0	08/17/2021	QC	21-NOT USED/OTHER	1178:0090	DEED	0.0			
DEWITT RUTH Y		0	07/16/2021	OTH	07-DEATH CERTIFICATE	1178:243	OTHER	0.0			
DEWITT FRANK & RUTH Y	DEWITT FRANK B REVOCABLE T	0	06/22/2006	QC	14-INTO/OUT OF TRUST	1047:991	DEED	0.0			
DEWITT FRANK & RUTH Y	DEWITT RUTH Y REVOCABLE TH	0	06/22/2006	QC	14-INTO/OUT OF TRUST	1047:992	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status		
3463 N TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LYP PEGGY A 9553 SE 166TH PL SUMMERFIELD FL 34491		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
L-1047 P-991-992(L-975P-1616&L-347P-690)234 COM AT E 1/4 COR SEC 13 TH S02DEG02'37" W ALG SEC LINE 327.70FT FOR POB TH S02 DEG02'37"W 327.70FT TH N88DEG04'05"W 523.51FT TH N02DEG02'37"E 327.54FT TH S88DEG05'07"E 523.51FT TO POB - PART OF N1/2 OF NE1/4 OF SE1/4 SEC 13 T23NR4W PAR E 3.94AC PP: 006-013-013-0020		X	Improved	Vacant	* Factors *						
Comments/Influences		X	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		X	Dirt Road		RESIDENTIAL ACREAGE		3.94	Acres	4,523	100	17,820
		X	Gravel Road		3.94 Total Acres Total Est. Land Value = 17,820						
		X	Paved Road		Land Improvement Cost Estimates						
		X	Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		X	Sidewalk		D/W/P: 3.5 Concrete	6.25	480	50	1,500		
		X	Water		Total Estimated Land Improvements True Cash Value = 1,500						
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		X	Topography of Site								
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative
		X	Low		2023	8,900	51,600	60,500			20,841C
		X	High		2022	7,900	37,800	45,700			19,849C
		X	Landscaped		2021	6,400	35,200	41,600			19,215C
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 162 30 128	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 25 Floor Area: 1,092 Total Base New : 174,058 Total Depr Cost: 130,542 Estimated T.C.V: 109,525			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:																
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																											
Condition: Good		Lg	Ord	Small																												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																								
(1) Exterior					No./Qual. of Fixtures																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets																											
					Many X Ave. Few																											
(2) Windows		(7) Excavation			(13) Plumbing																											
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1092 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																														
(3) Roof		(9) Basement Finish			(14) Water/Sewer																											
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,092</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>129,079</td> <td>96,808</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,614 3,460 Water Well, 100 Feet 1 5,720 4,290 Deck Treated Wood 162 3,577 2,683 Treated Wood 30 1,336 1,002 Treated Wood 128 3,064 2,298 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 24,707 18,530 Built-Ins Appliance Allow. 1 1,961 1,471 Totals: 174,058 130,542															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,092			Total:				129,079	96,808
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	1,092																													
Total:				129,079	96,808																											
Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv: 109,525																																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
DEWITT RUTH Y	SHOOBRIDGE BRIAN & SHOOBR	0	08/08/2016	QC	21-NOT USED/OTHER	1159-2132	PROPERTY TRANSFER	100.0											
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status									
N TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%															
Owner's Name/Address		SA:		2024 Est TCV Tentative															
SHOOBRIDGE DEBRA & LEE 330 EGBERT ST FRANKLIN PA 16323		Improved		X	Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1												
Tax Description		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value					
L-1047 P-985-989(L-975P-1618&L-347P-690)234 COM AT E 1/4 COR SEC 13 TH N88DEG07'03" W ALG 1/4 LINE 523.51FT FOR POB TH N88 DEG07'03"W 261.99FT TH S02DEG02'37"W 654.72FT TH S88DEG04'05"E 261.99FT TH N02DEG02'37"E 654.94FT TO POB - PART OF N1/2 OF NE1/4 OF SE 1/4 SEC 13 T23NR4W PAR C 3.94AC PP: 006-013-013-0020		Dirt Road		RESIDENTIAL ACREAGE		3.940 Acres		4,523	100	Total Est. Land Value =		17,820							
Comments/Influences		X		Standard Utilities		Underground Utils.													
		Topography of Site		X		Level													
		Rolling				Low													
		High				Landscaped													
		Swamp				Wooded													
		Pond				Waterfront													
		Ravine				Wetland													
		Flood Plain				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative				Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT		09/20/2022		INSPECTED		2023		8,900		0		8,900				5,621C	
								2022		7,900		0		7,900				5,354C	
								2021		6,400		0		6,400				5,183C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
DEWITT CHARLES A	DEWITT CHARLES [LE]	0	05/20/2021	QC	18-LIFE ESTATE	1176:2437	DEED	0.0	
DEWITT RUTH Y TRUST	DEWITT CHARLES A	0	07/29/2016	QC	21-NOT USED/OTHER	1159-2131	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status	
N TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 07/29/2016					
Owner's Name/Address		SA:		2024 Est TCV Tentative					
DEWITT CHARLES [LE] 3449 N TOWNLINE RD ROSCOMMON MI 48653		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value	
L-1047 P-984-989(L-975P-1619&L-347P-690)234 COM AT E 1/4 COR SEC 13 TH N88DEG07'03" W ALG 1/4 LINE 785.50FT FOR POB TH N88 DEG07'03"W 261.99FT TH S02DEG02'37"W 654.49FT TH S88DEG04'05"E 261.99FT TH N02DEG02'37"E 654.72FT TO POB - PART OF N1/2 OF NE1/4 OF SE1/4 SEC 13 PAR B 3.94AC PP:006-013-013-0020		X			RESIDENTIAL ACREAGE		3.940 Acres	4,523 100	17,820
Comments/Influences		X			3.94 Total Acres		Total Est. Land Value =	17,820	
		X							
		Topography of Site							
		X							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative	
		QT	09/20/2022	INSPECTED	2023	8,900	0	8,900	
					2022	7,900	0	7,900	
					2021	6,400	0	6,400	
								5,621C	
								5,354C	
								5,183C	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DEWITT CHARLES	DEWITT CHARLES [LE]	0	05/20/2021	QC	18-LIFE ESTATE	1176:2436	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
3449 N TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS			DECK	06/23/2008	PB08-0125	COMPLETE			
Owner's Name/Address		P.R.E. 100% 01/22/2003		SA:							
DEWITT CHARLES [LE] 3449 TOWNLINE RD ROSCOMMON MI 48653		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-1049 P-433 (L-975P-1620&L-347P-692) 234 COM AT E 1/4 COR SEC 13 TH N88DEG07'03"WALG 1/4 LINE 1047.49FT FOR POB TH N88DEG 07'03"W 263.81FT TH S01DEG45'21"W 654.27FT TH S88DEG04'05"E 260.53FT TH N02DEG 37"E 654.49FT TO POB - PART OF N1/2 OF NE1/4 OF SE1/4 SEC 13 T23NR4W PAR A 3.94AC PP: 006-013-013-0200 Comments/Influences		X	Public Improvements		* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
					RESIDENTIAL ACREAGE		3.94	Acres	4,523	100	17,820
					3.94 Total Acres		Total Est. Land Value =				17,820
					Land Improvement Cost Estimates						
					Description	Rate	Size	% Good	Cash Value		
					Wood Frame	25.25	120	75	2,272		
					Total Estimated Land Improvements True Cash Value =						2,272
		X	Standard Utilities								
			Underground Utils.								
			Topography of Site								
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	09/20/2022	INSPECTED	2023	8,900	53,200	62,100	0M		0
					2022	7,900	48,800	56,700	0M		0
					2021	6,400	45,800	52,200	0M		0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80 393	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 25 Floor Area: 1,326 Total Base New : 177,277 Total Depr Cost: 133,611 Estimated T.C.V: 112,100			E.C.F. X 0.839 Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 884 SF Floor Area = 1326 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Size 884		Cost New 158,230		Depr. Cost 118,673		
Condition: Good		Size of Closets		No. of Elec. Outlets			Building Areas			Other Additions/Adjustments			Totals:		177,277 133,611		
Room List		Doors:	Solid	H.C.	(12) Electric			Stories Exterior Foundation			Water/Sewer		Built-Ins		Notes:		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			1.5 Story Siding Crawl Space			Deck			Treated Wood		80 1,722		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Kitchen: Other: Other:			Average Fixture(s)			Treated Wood			393		6,540 5,559		
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 884 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Public Sewer		1 1,136		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			Water Well, 100 Feet		1 5,890		
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Built-Ins			Appliance Allow.			Totals:		2,806 2,104	
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:			177,277 133,611		112,100		
Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
DEWITT BETTY J	DEWITT BETTY J [LE]	0	11/14/2019	WD	18-LIFE ESTATE	1171:0110	DEED	0.0	
DEWITT KENNETH C		0	09/04/2019	OTH	07-DEATH CERTIFICATE	1171:109	OTHER	0.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status	
N TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 100% 04/23/2003							
DEWITT BETTY J [LE] 3441 N TOWNLINE RD ROSCOMMON MI 48653		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
234 L-960 P-1744 N 1/2 OF NW 1/4 OF SE 1/4 SEC 13 T23N R4W. 20 A.		Improved	X	Vacant	* Factors *				
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		X		Dirt Road			6.000 Acres	3,708 100	22,250
				Gravel Road			14.000 Acres	0 100	0
				Paved Road		20.00	Total Acres	Total Est. Land Value =	22,250
				Storm Sewer					
				Sidewalk					
				Water					
				Sewer					
				Electric					
				Gas					
				Curb					
				Street Lights					
		X		Standard Utilities					
				Underground Utils.					
		Topography of Site							
		X		Level					
				Rolling					
				Low					
				High					
				Landscaped					
				Swamp					
		X		Wooded					
				Pond					
				Waterfront					
				Ravine					
				Wetland					
				Flood Plain					
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative	
QT		09/20/2022	INSPECTED	2023	11,100	0	11,100	5,317C	
				2022	10,700	0	10,700	5,064C	
				2021	9,500	0	9,500	4,903C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DEWITT DUDLEY H	DEWITT DUDLEY H & CAROLYN	0	07/23/2019	QC	09-FAMILY	1169:2684	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status				
3443 N TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS			ROOF		09/28/2018	PB18-0303	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:									
DEWITT DUDLEY H & CAROLYN 2190 AIRWAY NE GRAND RAPIDS MI 49525		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
234 L-803 P-52 3443 N TOWNLINE RDS 1/2 OF NW 1/4 OF SE 1/4 SEC 13 T23N R4W. 20 A.		Public Improvements		* Factors *									
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		RESIDENTIAL ACREAGE			20.000	Acres	2,000	100		40,000
		X	Paved Road					20.00	Total Acres			Total Est. Land Value =	40,000
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description			Rate		Size	% Good		Cash Value
		X	Water		D/W/P: 3.5 Concrete			6.25		84	50		262
		X	Sewer		Total Estimated Land Improvements True Cash Value =					262			
		X	Electric		Work Description for Permit PB18-0303, Issued 09/28/2018: REROOF								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	20,000	28,500	48,500			25,651C		
		X	High		2022	19,000	19,300	38,300			24,430C		
		X	Landscaped		2021	19,000	18,200	37,200			23,650C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 24 136	Type CPP Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						1 Wood Stove Direct-Vented Gas			Class: CD Effec. Age: 37 Floor Area: 576 Total Base New : 116,300 Total Depr Cost: 72,855 Estimated T.C.V: 61,125		E.C.F. X 0.839 Bsmnt Garage: Carport Area: Roof:																			
Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G																														
Yr Built 0		Remodeled 0		Ex		Ord		Min																										
Condition: Good		Trim & Decoration		Size of Closets																														
Room List		Doors:		Solid		H.C.		Central Air Wood Furnace																										
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			0 Amps Service																											
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min																											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few																											
Insulation				(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0																														
X	Many Avg. Few	X	Large Avg. Small																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																														
X	Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish																																
X	Storms & Screens																																	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																											
X	Gable Hip Flat	Gambrel Mansard Shed																																
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																											
Chimney: Block																																		
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>576</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>73,737</td> <td>46,455</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,614 2,907 Water Well, 100 Feet 1 5,720 3,604 Deck Treated Wood 136 3,192 1,596 *5 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 832 26,216 16,516 Fireplaces Wood Stove 1 2,179 1,373 Porches CPP 24 642 404 Totals: 116,300 72,855															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	576			Total:				73,737	46,455	Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv: 61,125	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1 Story	Siding	Crawl Space	576																															
Total:				73,737	46,455																													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYES RALPH R & BEVERLY J	BAYES RALPH R & BEVERLY J	0	04/08/2021	OTH	15-LADY BIRD	1177:1676	DEED	0.0
PRUDEN SUE A & GARY L	BAYES RALPH R & BEVERLY J	340,000	07/09/2019	WD	20-MULTI PARCEL SALE REF	1169:2227	PROPERTY TRANSFER	100.0
		280,000	08/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
3040 LONG POINT DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 01/28/2022					

  

Owner's Name/Address	SA:
BAYES RALPH R & BEVERLY J [LE] 3041 LONG POINT DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
(L-942P-1877&L-862P-195&L-796 P-267-270)234 L-951 P-2468 COM AT SE COR SEC 14 TH N 89 DEG 52' W ALG SEC LINE 62.55 FT FOR POB TH N 89 DEG 52' W 289.09 FT TH N 51 DEG 50' 54" E ALG SLY LINE OF LONG POINT DR 116.82 FT TH NELY ALG DR 95.69 FT TH S 42 DEG 41' E 183.97 FT TO POB BEING PART OF FRL SEC 14 T23N R4W PAR 2 .44A	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			OFF LAKE GROUP1	50.00	383.33	1.0000	1.5986	400	100		31,972
			50 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 31,972								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 3.5 Concrete	6.25	240	75	1,125				
			Total Estimated Land Improvements True Cash Value = 1,125								
			Public Improvements								
			Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Topography of Site								
			X Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			2024	Tentative	Tentative	Tentative			Tentative		
			2023	16,000	8,200	24,200			19,685C		
			2022	14,000	6,600	20,600			18,748C		
			2021	13,000	6,600	19,600			18,150C		

  

Who	When	What	2024	2023	2022	2021
AA	09/21/2022	INSPECTED				

  

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 0 Total Base New : 31,550 Total Depr Cost: 22,085 Estimated T.C.V: 16,586			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 31,550 Total Depr Cost: 22,085 Estimated T.C.V: 16,586			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD Blt 0		
0	0				Lg	Ord	Small	Ex.	X	Ord.	Min	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70				
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			100 Amps Service			Stories Exterior Foundation			1440 31,550 22,085		
(1) Exterior		(6) Ceilings			(12) Electric			Average Fixture(s)			Garages			Totals: 31,550 22,085		
Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets			100 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Notes:		
X	Metal Insulation	(13) Plumbing			No./Qual. of Fixtures			(14) Water/Sewer			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 16,586		
(2) Windows		(7) Excavation			No. of Elec. Outlets			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:					
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Lump Sum Items:			Notes:					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Lump Sum Items:			Notes:			Notes:					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			Notes:			Notes:					
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Notes:			Notes:			Notes:				
X	Asphalt Shingle	(10) Floor Support			Notes:			Notes:			Notes:					
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Notes:			Notes:			Notes:					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
WANTY CLIFFORD R	WANTY CLIFFORD R [LE]	0	10/17/2005	QC	15-LADY BIRD	1034:1193	DEED	0.0	
HOWALD LARRY W & GINA L	WANTY CLIFFORD R	92,500	05/29/1996	WD	21-NOT USED/OTHER	0725:276	OTHER	0.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status	
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/03/2001					
Owner's Name/Address		SA:		2024 Est TCV Tentative					
WANTY CLIFFORD R [LE] 13216 WEST SHORE DR HOUGHTON LAKE MI 48629		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
Tax Description		Public Improvements		* Factors *					
L-1034 P-1193 (L-725 P-276) 234 BEG AT SEC COR COM TO SEC 9, 10, 15, 16 T23N R4W TH E 30 FT TO LAKE TH S'LY ALG LAKE 80 FT M/L TH W 17 FT TH W 162.88 FT TH N'LY 81.08 FT TH E 146.91 FT TO POB PARCEL A. .32 A.		<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.		Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason    Value LAKEVIEW    80.00    174.24    1.0000    1.0304    2800    100          230,813 80 Actual Front Feet, 0.32 Total Acres    Total Est. Land Value =    230,813					
Comments/Influences		Topography of Site		Land Improvement Cost Estimates					
		<input checked="" type="checkbox"/> Level <input type="checkbox"/> Rolling <input type="checkbox"/> Low <input type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input type="checkbox"/> Wooded <input type="checkbox"/> Pond <input checked="" type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain		Description    Rate    Size    % Good    Cash Value Fencing: Vnyl, 2 Rail    15.49    48    75    558 Fencing: Gates, Mesh, 15'    1,096.34    2    75    1,645 Total Estimated Land Improvements True Cash Value =    2,203					
		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who    When    What		2024	Tentative	Tentative	Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/10/2022 INSPECTED		2023	115,400	1,000	116,400		74,524C
		DMG 05/25/2010 INSPECTED		2022	98,900	0	98,900		70,976C
				2021	90,700	0	90,700		68,709C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WANTY CLIFFORD R	WANTY CLIFFORD R [LE]	0	10/17/2005	QC	15-LADY BIRD	1034:1193	DEED	0.0			
HOWALD LARRY W & GINA L	WANTY CLIFFORD R	92,500	05/29/1996	WD	21-NOT USED/OTHER	0725:276	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
13216 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		03/17/2015	1234	COMPLETE			
Owner's Name/Address		P.R.E. 100% 05/03/2001		SA:							
WANTY CLIFFORD R [LE] 13216 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Tax Description		X Improved	Vacant	* Factors *							
L-1034 P-1193 (L-687 P-174) 234 COM AT SEC COR COM TO SEC 9, 10, 15, 16 T23N R4W TH S 80 FT FOR POB TH E 17 FT TO LAKE TH S'LY ALG LAKE 80 FT M/L TH W 14 FT TH W 169.73 FT TH NE'LY 80.13 FT TH E 162.88 FT TO POB BEING PART OF SEC 15 & 16 T23N R4W. PARCEL B. .34 A.		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Dirt Road		LAKEVIEW	80.00	185.13	1.0000	1.0430	2800	100	233,628
		X	Gravel Road	80 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 233,628							
		X	Paved Road	Land Improvement Cost Estimates							
		X	Storm Sewer	Description	Rate	Size	% Good	Cash Value			
		X	Sidewalk	Fencing: Wd, Solid, 6 ft.	29.22	8	25	58			
		X	Water	Fencing: Vnyl, Solid, 6'	37.08	18	75	500			
		X	Sewer	Fencing: Vnyl, 2 Rail	15.49	72	75	836			
		X	Electric	D/W/P: 3.5 Concrete	6.25	2054	70	8,987			
		X	Gas	Hot Tub	11,046.75	1	25	2,762			
		X	Curb	Wood Frame	25.25	120	75	2,272			
		X	Street Lights	Total Estimated Land Improvements True Cash Value = 15,415							
		X	Standard Utilities	Work Description for Permit 1234, Issued 03/17/2015: OFFICE STAFF CHECK LAND FRONTAGE VALUE							
		X	Underground Utils.								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Level	2024	Tentative	Tentative	Tentative			Tentative	
		X	Rolling	2023	116,800	59,500	176,300			107,780C	
		X	Low	2022	100,100	27,200	127,300			102,648C	
		X	High	2021	91,800	26,000	117,800			99,369C	
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/10/2022 INSPECTED	2023	116,800	59,500	176,300			107,780C	
		DMG	05/25/2010 INSPECTED	2022	100,100	27,200	127,300			102,648C	
				2021	91,800	26,000	117,800			99,369C	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 288 56	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 960 Total Base New : 159,447 Total Depr Cost: 104,641 Estimated T.C.V: 112,175			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 1/4 STORY		Trim & Decoration		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY (11) Heating System: Forced Heat & Cool Ground Area = 768 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Many X Ave. Few			Building Areas			Stories Exterior Foundation 1.25 Story Siding Crawl Space		Size Cost New Depr. Cost 768 113,170 73,561	
Condition: Good		Size of Closets		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments							
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Deck Treated Wood Treated Wood			Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 20,074 13,048 Water/Sewer Public Sewer 1 1,345 874 Water Well, 100 Feet 1 5,720 3,718			
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			(14) Water/Sewer			Appliance Allow. Fireplaces Wood Stove Local Cost Items STAND BY GENERATOR			Totals: 159,447 104,641		
(1) Exterior	(6) Ceilings		0 Amps Service			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:		112,175			
Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation		Lump Sum Items:														
X Insulation	(8) Basement																
(2) Windows	(9) Basement Finish																
Many X Avg. Few	X Avg. Large Small	Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0															
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(10) Floor Support																
(3) Roof	Joists: Unsupported Len: Cntr.Sup:																
X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X Asphalt Shingle																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
JONES JAMES A	GOETZ PATRICK J & TRACY L	243,500	08/28/2015	WD	03-ARM'S LENGTH	1153-637	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
13202 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		08/14/2020	PB20-0235	COMPLETE					
Owner's Name/Address		SA:		P.R.E. 0%									
GOETZ PATRICK J & TRACY L 428 BELVEDERE COURT N CANTON MI 48188		2024 Est TCV Tentative											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
L-807 P-675 234 13202 W HOUGHTON LAKE DRIVE 48629COM AT SEC COR COM TO SEC 9, 10, 15, 16 T23N R4W TH S 160 FT FOR POB TH E 14 FT TO SH OF LK TH SLY ALG SH 80 FT TH W 15 FT TH W 167.62 FT TH NWLY 80.16 FT TH E 169.73 FT TO POB PART OF SEC 15 & 16 T23N R4W PARCEL C .34A		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				LAKEVIEW	80.00	185.13	1.0000	1.0430	2800	100		233,628	
				80 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =	233,628		
Comments/Influences		X Street Lights		Land Improvement Cost Estimates									
		X Standard Utilities		Description						Rate	Size	% Good	Cash Value
		Underground Utils.		Fencing: Wd, Split, 2 Rail						16.72	70	25	292
				D/W/P: 3.5 Concrete						6.68	486	70	2,272
				D/W/P: Asphalt Paving						3.15	958	50	1,509
				Wood Frame						39.80	15	25	149
				Wood Frame						32.76	80	75	1,966
				Total Estimated Land Improvements True Cash Value =						6,188			
				Work Description for Permit PB20-0235, Issued 08/14/2020: REROOF									
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		QT	06/10/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative		
		DMG	05/25/2010	INSPECTED	2023	116,800	100,600	217,400			152,936C		
					2022	100,100	64,500	164,600			144,511C		
					2021	91,800	61,800	153,600			139,895C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 357 18 276 32	Type 4in Concrete Treated Wood Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,732 Total Base New : 277,443 Total Depr Cost: 195,749 Estimated T.C.V: 209,843			E.C.F. X 1.072			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1732 SF Floor Area = 1732 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas					
Condition: Good		Size of Closets		Lg			Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			1 Story Siding Crawl Space 1,732			Total: 219,631 153,742		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			Average Fixture(s)			Other Additions/Adjustments						
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Deck Treated Wood Treated Wood w/Roof (Roof portion)			1 4,711 3,298			
X	Insulation	(7) Excavation		Many X Ave. Few			(14) Water/Sewer			Garages			276 5,192 3,634 18 833 583 32 704 493			
(2) Windows	Many Avg. Few X Avg. X Avg. Small	Basement: 0 S.F. Crawl: 1732 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			576 22,596 15,817			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Water/Sewer			1 1,515 1,060 1 5,890 4,123			
(3) Roof	Many Avg. Few X Avg. X Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. Fireplaces Exterior 1 Story Porches 4in Concrete Local Cost Items STAND BY GENERATOR			1 2,806 1,964 1 6,605 4,623 357 2,960 2,812 *9 1 4,000 3,600 *9			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Totals:			277,443 195,749						
Chimney: Vinyl		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WAGNER JOSEPH J & NANCY J	WAGNER JOSEPH J & NANCY J	0	02/08/2018	QC	18-LIFE ESTATE	1164:2394	PROPERTY TRANSFER	0.0				
		70,000	07/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
13022 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 02/14/2000										
WAGNER JOSEPH J & NANCY J [LE] 13022 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-774 P-552 234 COM AT NE COR SEC 16 TH S ALG SEC LINE 1243.0 FT FOR POB TH S 88 DEG 58'30"W 95.68 FT TO C/L OF W SH DR TH SWLY ALG C/L ALG ARC OF RAD CUR 43.89FT TH S16DEG47'40"W 45.22FT TH N88DEG58'30"E ALG 1/8LINE 330.15FT TO SH OF LK TH N11DEG51' E ALG SH 75.95FT TH S88DEG58'30"W 228.07FT FOR POB PART NE1/4 OF NE 1/4 SEC 16 & PART OF SEC 15 T23NR4W		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		X Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	77.00	150.00	1.0000	1.0000	2800	100		215,600
		Paved Road		77 Actual Front Feet, 0.27 Total Acres				Total Est. Land Value =		215,600		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value	
		X Sewer						6.68	824	85	4,678	
		Electric		Total Estimated Land Improvements True Cash Value =								
		Gas		4,678								
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 06/01/2022 INSPECTED				2023	107,800	239,600	347,400	213,228C				
DMG 07/26/2011 INSPECTED				2022	92,400	193,300	285,700	203,075C				
DMG 05/25/2010 INSPECTED				2021	84,700	184,300	269,000	196,588C				

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	120 CCP (1 Story) 64 CCP (1 Story) 36 Treated Wood 72 Wood Balcony	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 1092 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: BC Effec. Age: 20 Floor Area: 3,887 Total Base New : 595,359 Total Depr Cost: 476,288 Estimated T.C.V: 510,581			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 3/4 STORY		Trim & Decoration			Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2000 SF Floor Area = 3887 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls BC		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			X Ex.			Ord.	Min	Building Areas					
Condition: Good		Size of Closets			No. of Elec. Outlets			Many			X	Ave.	Few	(13) Plumbing				
Room List		Doors:	Solid	H.C.	(5) Floors			Average Fixture(s)			3			3 Fixture Bath				
Basement	1st Floor				Kitchen:			2			2 Fixture Bath			Softener, Auto				
2nd Floor	Bedrooms				Other:			Softener, Manual			Solar Water Heat			No Plumbing				
(1) Exterior					Other:			Extra Toilet			Extra Sink			Separate Shower				
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings			No. of Elec. Outlets			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove				
Brick	Insulation				Many			X			Ave.			Few				
(2) Windows		(7) Excavation			(13) Plumbing			Average Fixture(s)			3			3 Fixture Bath				
Many	Large	Basement: 0 S.F.			2			2 Fixture Bath			Softener, Auto			Softener, Manual				
X	Avg.	X	Avg.	Small	Crawl: 2000 S.F.			Solar Water Heat			No Plumbing			Extra Toilet				
Few		Slab: 0 S.F.			Height to Joists: 0.0			Extra Sink			Separate Shower			Ceramic Tile Floor				
X	Wood Sash	(8) Basement			No Plumbing			Extra Toilet			Extra Sink			Separate Shower				
X	Metal Sash	Conc. Block			Poured Conc.			Stone			Ceramic Tile Floor			Ceramic Tile Wains				
X	Vinyl Sash	Treated Wood			Concrete Floor			Ceramic Tub Alcove			Vent Fan							
X	Double Hung	(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			Water Well, 100 Feet				
X	Horiz. Slide	Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)				
X	Casement	Walkout Doors (A)			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic				
X	Double Glass	Lump Sum Items:																
X	Patio Doors	(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:							
X	Storms & Screens																	
Chimney: Vinyl																		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status		
500 WADES DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
COUNTY OF ROSCOMMON		SA:								
LIFT STATION NO 9		2024 Est TCV Tentative								
500 LAKE ST #1		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
ROSCOMMON MI 48653-7664		Public Improvements		* Factors *				Value		
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
234 COM 40 FT W OF N 1/8 COR BET SEC 15 & 16 T23N R4W TH W 42 FT TO R/W OF W SH DR TH N'LY ALG R/W 50 FT TH SE'LY 40 FT TH SW'LY 38 FT TO POB.		Gravel Road		0.00 Total Acres Total Est. Land Value = 0						
Comments/Influences		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		QT	06/01/2022	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
US 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48909		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
234 THAT PART IN SEC 16 FOR HWY R/W RECORDED IN L-311 P-170. 53.82 A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		53.820	Acres	1,757	100		94,584
		Paved Road		53.82 Total Acres				Total Est. Land Value =		94,584	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
			2022	0	0	0		0			
			2021	0	0	0		0			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
PORTER FRANK J & SUSAN I T	PORTER FRANK J & PENMAN AN	0	12/16/2020	QC	21-NOT USED/OTHER	1174:2640	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)		Date	Number	Status	
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 04/11/2006								
PORTER FRANK J & PENMAN ANN 13229 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L-889 P-135 (L-541 P-69) 234 COM AT NE COR SEC 16 TH S88DEG57'30"W ONSEC LINE 393.19FT TO NW COR LOT 1 OF RECORDED PLAT OF BIRCH RUN ESTATES TH S 1DEG02'30"E 280FT TH S13DEG22'30"E 66.57FT TO SW COR LOT 5 TH S88DEG57'30"W 325 FT M/L TO ELY R/W LINE OF OLD US-27 TH N13DEG15'30" 356.2FT M/L TO SEC LINE TH N88DEG57'30"E 223FT M/L TO POB PART OF NE1/4 OF NE1/4 SEC 16 T23N R4W 2.12AC		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			0.650 Acres	9,000 100		5,850
		Paved Road		WET/UNBUILDABLE			1.470 Acres	0 100		0
		Storm Sewer		2.12 Total Acres		Total Est. Land Value =				5,850
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling	2024	Tentative	Tentative	Tentative			Tentative
			Low	2023	2,900	0	2,900			864C
			High	2022	2,400	0	2,400			823C
			Landscaped	2021	1,900	0	1,900			797C
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Who	When	What						
		QT	06/07/2022	INSPECTED						
		DMG	05/25/2010	INSPECTED						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KAVO TONY & PHYLLIS	KAVO ANTHONY JR & PHYLLIS	0	11/26/2014	WD	21-NOT USED/OTHER	1145-2551	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2		Building Permit(s)		Date	Number	Status	
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 06/04/1996									
Owner's Name/Address		SA:									
KAVO ANTHONY JR & PHYLLIS A TRUST 13150 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Tax Description		Public Improvements		* Factors *							
L-692 P-343 234 COM AT NE COR DEC 16 TH S88DEG57'30"W ONSEC LINE 393.19FT TO NW COR OF LOT 1 OF RECORDED PLAT OF BIRCH RUN ESTATES TH S 1DEG02'30"E 280FT TH S13DEG22'30"E 66.57FT FOR POB TH S13DEG22'30"E 133.14 FT TOSW COR OF LOT 7 TH S88DEG57'30"W 386.5FT M/L TO ELY R/W OF OLD US-27 TH N13DEG15'30"E 134.2FT TH N88DEG57'30"E 325FT M/L TO NW COR OF LOT 6 TO POB PART OF NE1/4 OF NE1/4 SEC 16 T23N R4W 1.06AC		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			0.500	Acres	9,000	100	4,500
		Paved Road		WET/UNBUILDABLE			0.920	Acres	0	100	0
		Storm Sewer		1.42 Total Acres		Total Est. Land Value =					4,500
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	2,300	0	2,300		336C	
		QT	06/07/2022	INSPECTED	2022	1,900	0	1,900		320C	
		DMG	05/25/2010	INSPECTED	2021	1,100	0	1,100		310C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAVO TONY & PHYLLIS	KAVO ANTHONY JR & PHYLLIS	0	11/26/2014	WD	21-NOT USED/OTHER	1145-2551	PROPERTY TRANSFER	0.0
BOYER JOHN & RAAB MARY J	KAVO, ANTHONY & PHYLLIS	12,500	06/04/2010	WD	03-ARM'S LENGTH	1094/1096	OTHER	100.0
		12,500	08/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: C-2	Building Permit(s)	Date	Number	Status	
WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS						
	P.R.E. 0%						
Owner's Name/Address	SA:						
KAVO ANTHONY JR & PHYLLIS A TRUST 13150 WEST SHORE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative						
	Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1			
	Public Improvements	* Factors *					
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value	
		RESIDENTIAL ACREAGE			1.060 Acres	8,830 100 9,360	
					1.06 Total Acres	Total Est. Land Value = 9,360	
Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
L-961 P-2265 (L-692 P-344) 234 COM AT NE COR SEC 16 TH S88DEG57'30"W ONSEC LINE 393.19FT TO NW COR OF LOT 1 RECORDED PLAT OF BIRCH RUN ESTATES TH S 1DEG02'30"E 280FT TH S13DEG22'30"E 199.71FT TO NW COR LOT 8 OF RECORDED PLAT OF BIRCH RUN ESTATES FOR POB TH S13 DEG22'30"E 150.29FT TH S88DEG57'30"W 456FT M/L TO ELY R/W OF OLD US-27 TH N13DEG15'30"E 151.6FT TH N88DEG57'30"E 386.5FT TO POB PART OF NE1/4 OF NE1/4 SEC16 1.42A	Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain						
Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	2024	Tentative	Tentative	Tentative			Tentative
	MH 12/29/2016 INSPECTED	4,700	0	4,700			1,419C
	DMG 05/25/2010 INSPECTED	3,800	0	3,800			1,352C
		2,600	0	2,600			1,309C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FREED CHARLES E JR & ERIC	FREED FAMILY TRUST	0	08/23/2021	QC	14-INTO/OUT OF TRUST	1178:0379	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)		Date	Number	Status		
OLD US 27 & PINE STREET		School: HOUGHTON LAKE COMM SCHOOLS		MISC		03/23/2015	0000-3940	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
Freed Family Trust PO BOX 5561 Traverse City MI 49696-5561		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-1019 P-70 (L-540 P-185) 234 THE SLY 2/3 OF THAT PART OF E 1/2 OF NE 1/4 OF NE 1/4 LYING W OF CO RD & THAT PART OF W 20 A OF NE 1/4 OF NE 1/4 LYING OF OLD US 27 SEC 16 T23N R4W EXEC PLATOF BIRCH RUN ESTATES THEREOF.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			6.000	Acres	3,708	100	22,250
		Paved Road		6.00 Total Acres Total Est. Land Value = 22,250							
		Storm Sewer		Work Description for Permit 0000-3940, Issued 03/23/2015: 12*20 CONC EQUIPMENT							
		Sidewalk		BLDG - ALSO CHECK FOR TOWER							
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		MH	12/29/2016	INSPECTED	2023	11,100	0	11,100			864C
		CSZ	01/25/2016	INSPECTED	2022	10,700	0	10,700			823C
					2021	6,100	0	6,100			797C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
US 27 & OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
		Improved	X	Vacant						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
						405.46 Acres			0 100	0
						405.46 Total Acres			Total Est. Land Value =	0
				Dirt Road						
				Gravel Road						
				Paved Road						
				Storm Sewer						
				Sidewalk						
				Water						
				Sewer						
				Electric						
				Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						
				Topography of Site						
Comments/Influences				Level						
				Rolling						
				Low						
				High						
				Landscaped						
				Swamp						
				Wooded						
				Pond						
				Waterfront						
				Ravine						
				Wetland						
				Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		
						2023	0	0	0	133,431S
						2022	0	0	0	127,078S
						2021	0	0	0	123,019S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-2	Building Permit(s)		Date	Number	Status	
CARRICK DR & WADES DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
ROSCOMMON CO ROAD COMMISSION 820 E WEST BRANCH RD PRUDENVILLE MI 48651		SA:								
		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Tax Description		Public Improvements		* Factors *					Value	
234 N'LY 30 FT OF GOV'T LOT 3 SEC 16 T23N R4W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		0.00 Total Acres					Total Est. Land Value =	0
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2022	0	0	0	0		
				2021	0	0	0	0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-2	Building Permit(s)	Date	Number	Status				
208 OLD US 27 & CARRICK		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
AVEY KIM D & TIMOTHY 9534 MAIN ST WHITMORE LAKE MI 48189		SA:										
Tax Description		2024 Est TCV Tentative										
L-750 P-589-591 234 PART OF GOVT LOT 3 SEC 16 T23N R4W COM AT SW COR OF LOT 34 WADES LANDING TH NELY 300 FT FOR POB TH NELY 579 FT ALG WLY LN TO PINE ST TH W ON S R/W OF PINE ST EXT TO E R/W OF CO RD 270 TH SWLY ON E R/W OF CO RD TO N R/W OF WATER ST TH SELY 14.28 FT TH N33DEG08'39"E 150 FT THS56DEG51'21"E 160 FT TH S33DEG08'39"W 150 FT TH SELY 60 FT TH NELY 150 FT TH N200 FT TH SELY 230 FT TO POB		X Improved		Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		COMM FF	60.00	150.00	1.1076	1.0000	150	100		9,968
		Paved Road		RESIDENTIAL ACREAGE		6.000	Acres		3,708	100		22,250
		Storm Sewer		60 Actual Front Feet, 6.21 Total Acres				Total Est. Land Value =		32,218		
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description				Rate	Size	% Good	Cash Value	
		X Sewer		D/W/P: 3.5 Concrete				6.25	393	50	1,228	
		Electric		Total Estimated Land Improvements True Cash Value = 1,228								
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2024	Tentative	Tentative	Tentative			Tentative		
		Rolling		2023	16,100	33,100	49,200			16,294C		
		Low		2022	15,700	26,700	42,400			15,519C		
		High		2021	13,900	25,000	38,900			15,024C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	06/07/2022	INSPECTED								
		DMG	06/01/2010	INSPECTED								
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 42 Floor Area: 1,120 Total Base New : 143,553 Total Depr Cost: 83,261 Estimated T.C.V: 69,856			18	Roof Cover Onl				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58			E.C.F. X 0.839				Bsmnt Garage:		
Yr Built 1979	Remodeled 0	Ex	Ord	Min	(12) Electric			No./Qual. of Fixtures			Total Depr Cost: 83,261					
Condition: Average		Trim & Decoration		0 Amps Service			Ex. X Ord. Min			Total Base New : 143,553						
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Many X Ave. Few			Total Depr Cost: 83,261					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s)			Total: 128,534						
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 128,534						
	Wood/Shingle Aluminum/Vinyl Brick X Stucco X Insulation	(6) Ceilings		(14) Water/Sewer			Public Water Public Sewer Water Well			Total: 128,534						
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1120 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well			1 1000 Gal Septic 1 2000 Gal Septic			Total: 128,534						
	Many X Avg. Few	X	Large Avg. Small	Lump Sum Items:						Total: 128,534						
	Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement								Total: 128,534						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Total: 128,534						
	Gable Hip X Flat	Gambrel Mansard Shed	(9) Basement Finish								Total: 128,534					
	Asphalt Shingle X Comp. Roll	(10) Floor Support								Total: 128,534						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:								Total: 128,534						

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LUPI LINDA M	LUPI LINDA M [LE]	0	04/23/2018	OTH	18-LIFE ESTATE	1165:2027	PROPERTY TRANSFER	0.0			
LUPI, ANTHONY	LUPI, LINDA	1	03/24/2009	WD	09-FAMILY	1081/1342	OTHER	100.0			
AVEY KIM	LUPI, ANTHONY	1	02/07/2009	QC	21-NOT USED/OTHER	1080/1083	OTHER	100.0			
AVEY KIM	ACEY, KIM	0	04/10/2007	QC	09-FAMILY	1061/256	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
WATERS ST		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		SA:									
LUPI LINDA M [LE] 10558 HEENAN DR WHITMORE LAKE MI 48189		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Tax Description		Public Improvements		* Factors *							
L-1038 P-1645 (L-459 P-230) 234 BEG AT SW COR OF LOT 34 OF PLAT OF WADESLANDING SUBD GOVT LOT 3 FR SEC 16 T23N R4W TH NELY ALG W LINE OF PLAT 300FT TH NWLY 230FT TH SLY TO A PT 120FT NWLY OF W LINE OF PLAT & 150FT NELY OF N LINE OF WATER ST TH SELY 60FT TH SWLY 150FT TO N LINE OF WATER ST TH SELY 60FT TO POB		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Topography of Site		OFF LAKE G3	60.00	150.00	0.9642	1.0000	150	100	8,678
		Level		60 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =				8,678	
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Low		2024	Tentative	Tentative	Tentative			Tentative	
		High		2023	4,300	0	4,300			3,045C	
		Landscaped		2022	2,900	0	2,900			2,900S	
		Swamp		2021	2,900	0	2,900			2,855C	
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What							
		MH	12/29/2016	INSPECTED							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LUPI LINDA	LUPI LINDA M [LE]	0	04/23/2018	OTH	18-LIFE ESTATE	1165:2026	PROPERTY TRANSFER	0.0					
LUPI ROBERT R	LUPI, KINDA A.	23,900	05/18/2007	WD	09-FAMILY	10595.1427	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
206 WATER ST		School: HOUGHTON LAKE COMM SCHOOLS		NEW RESIDENCE		03/06/2002	PB02-0036	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
LUPI LINDA M [LE] 10558 HEENAN DR WHITMORE LAKE MI 48189		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
L-476 P-511 234 COM AT SW COR LOT 34 WADE'S LANDING TH NW'LY ALG WATER ST 60 FT FOR POB TH NELY 150 FT TH NWLY 60 FT TH SW'LY 150 FT TH SE'LY 60 FT TO POB SEC 16 T23N R4W.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE G3	60.00	150.00	0.9642	1.0000	150	100		8,678
		X	Paved Road		60 Actual Front Feet, 0.21 Total Acres	Total Est. Land Value = 8,678							
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.25	1008	75	4,725				
		X	Sewer		D/W/P: 5in Ren. Conc.	8.11	468	99	3,757				
		X	Electric		Wood Frame	24.34	144	75	2,629				
		X	Gas		Total Estimated Land Improvements True Cash Value = 11,111								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	4,300	17,500	21,800			7,692C		
		X	High		2022	2,900	8,700	11,600			7,326C		
		X	Landscaped		2021	2,900	8,200	11,100			7,092C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/07/2022	INSPECTED									

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	X	Eavestrough	X	Gas			1	Appliance Allow.		Interior 1 Story	Area	Type	Year Built:	Car Capacity:	Class:	Exterior:	
	Mobile Home	X	Insulation		Wood		Oil		Cook Top		Interior 2 Story							12
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace				Dishwasher		2nd/Same Stack	12	Treated Wood	Class:				
	Duplex	0	Other Overhang		Warm & Cool Air Heat Pump				Garbage Disposal		Two Sided			Exterior 1 Story	Brick Ven.:			
X	Wood Frame	(4) Interior							Bath Heater		Exterior 2 Story			Stone Ven.:				
Building Style: MOBILE HOME		Drywall	Plaster						Vent Fan		Prefab 1 Story			Common Wall:				
Yr Built		Paneled	Wood T&G						Hot Tub		Prefab 2 Story			Foundation:				
2002	Remodeled	Trim & Decoration							Unvented Hood		Heat Circulator			Finished ?:				
	0	Ex	Ord	Min					Vented Hood		Raised Hearth			Auto. Doors:				
Condition: Good		Size of Closets							Intercom		Wood Stove			Mech. Doors:				
		Lg	Ord	Small					Jacuzzi Tub		Direct-Vented Gas			Area:				
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace				Jacuzzi repl.Tub		Class: Fair			% Good:				
	Basement	(5) Floors			(12) Electric				Oven		Effec. Age: 15			Storage Area:				
	1st Floor	Kitchen:			0 Amps Service				Standard Range		Floor Area:			No Conc. Floor:				
	2nd Floor	Other:			No./Qual. of Fixtures				Self Clean Range		Total Base New : 62,350			Bsmnt Garage:				
	Bedrooms	Other:			Ex. X Ord. Min				Sauna		Total Depr Cost: 36,165			Carport Area:				
(1)	Exterior	(6) Ceilings			No. of Elec. Outlets				Trash Compactor		Estimated T.C.V: 26,545			Roof:				
	Wood/Shingle				Many X Ave. Few				Central Vacuum									
X	Aluminum/Vinyl				(13) Plumbing				Security System		Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME			Cls Fair				
	Brick				Average Fixture(s)						(11) Heating System: Warm & Cool Air			Blt 2002				
X	Insulation				2 3 Fixture Bath						Ground Area = 784 SF Floor Area = 784 SF.							
(2)	Windows	(7) Excavation			2 Fixture Bath						Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58							
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F.			Softener, Auto				Building Areas							
				Crawl: 0 S.F.			Softener, Manual				Type							
				Slab: 0 S.F.			Solar Water Heat				Ext. Walls							
				Height to Joists: 0.0			No Plumbing				Roof/Fnd.							
X	Wood Sash	(8) Basement			Extra Toilet				Main Home		Comp.Shingle							
X	Metal Sash				Extra Sink													
X	Vinyl Sash				Separate Shower													
X	Double Hung				Ceramic Tile Floor													
X	Horiz. Slide Casement				Ceramic Tile Wains													
X	Double Glass				Ceramic Tub Alcove													
X	Patio Doors				Vent Fan													
X	Storms & Screens	(9) Basement Finish			(14) Water/Sewer													
(3)	Roof	Recreation SF			Public Water													
X	Gable	Living SF			Public Sewer													
X	Hip	Walkout Doors (B)			1 Water Well													
X	Flat	No Floor SF			1000 Gal Septic													
X	Asphalt Shingle	Walkout Doors (A)			2000 Gal Septic													
	Chimney:	(10) Floor Support			Lump Sum Items:													
		Joists:																
		Unsupported Len:																
		Cntr.Sup:																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PALMER BARBARA J	PALMER BARBARA J [LE]	0	10/09/2019	QC	18-LIFE ESTATE	1171:1324	PROPERTY TRANSFER	0.0
PALMER WILLIAM H		0	03/20/2018	OTH	07-DEATH CERTIFICATE		OTHER	0.0
		21,000	09/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
212 WATER ST	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					

  

Owner's Name/Address	SA:
PALMER BARBARA J [LE] 4684 MATHIS ST LAKE WORTH FL 33461	2024 Est TCV Tentative

  

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3																																																				
L-678 P-655 234 COM AT SW COR LOT 34 WADES LANDING TH N 56DEG51'21"W ALG NLY R/W OF WATER ST 240 FT FOR POB TH N56DEG51'21"W 100 FT TH N 33DEG08'39"E 150 FT TH S56DEG51'21"E 100FT TH S33DEG08'39"W 150 FT TO POB PART OF GOVT LOT 3 & NW1/4 OF SE1/4 OF NE1/4 SEC 16 T23N R4W	X		<p>Public Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>OFF LAKE G3</td> <td>100.00</td> <td>100.00</td> <td>0.8706</td> <td>0.9221</td> <td>150</td> <td>100</td> <td></td> <td>12,041</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 12,041</td> </tr> </tbody> </table> <p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.68</td> <td>385</td> <td>75</td> <td>1,929</td> </tr> <tr> <td>Wood Frame</td> <td>26.70</td> <td>160</td> <td>75</td> <td>3,204</td> </tr> <tr> <td>Wood Frame</td> <td>24.59</td> <td>240</td> <td>75</td> <td>4,426</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>9,559</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	OFF LAKE G3	100.00	100.00	0.8706	0.9221	150	100		12,041	100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 12,041	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.68	385	75	1,929	Wood Frame	26.70	160	75	3,204	Wood Frame	24.59	240	75	4,426	Total Estimated Land Improvements True Cash Value =				9,559
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																															
OFF LAKE G3	100.00	100.00	0.8706	0.9221	150	100		12,041																																															
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 12,041																																															
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D/W/P: 3.5 Concrete	6.68	385	75	1,929																																																			
Wood Frame	26.70	160	75	3,204																																																			
Wood Frame	24.59	240	75	4,426																																																			
Total Estimated Land Improvements True Cash Value =				9,559																																																			
Comments/Influences	X		<p>Street Lights</p> <p>Standard Utilities</p> <p>Underground Utils.</p> <p>Topography of Site</p> <p>X Level</p> <p>Rolling</p> <p>Low</p> <p>High</p> <p>Landscaped</p> <p>Swamp</p> <p>Wooded</p> <p>Pond</p> <p>Waterfront</p> <p>Ravine</p> <p>Wetland</p> <p>Flood Plain</p>																																																				

  

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
QT	06/07/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
DMG	06/01/2010	INSPECTED	2023	6,000	36,400	42,400			23,294C
			2022	4,000	21,100	25,100			22,185C
			2021	4,000	19,900	23,900			21,477C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood					1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 96 1452 180 64	Type CGEP (1 Story) Roof Cover Onl Roof Cover Onl Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 75 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
Wood/Shingle Aluminum/Vinyl Brick X Metal X Insulation		(6) Ceilings		No./Qual. of Fixtures													
(2) Windows		No. of Elec. Outlets															
Many Avg. Few		Large Avg. Small		Many X Ave. Few													
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(7) Excavation		(13) Plumbing													
(3) Roof		Average Fixture(s)															
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
Asphalt Shingle X Metal		(8) Basement															
Chimney: Metal		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(10) Floor Support		(9) Basement Finish		(14) Water/Sewer													
		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:															
		Breezeways															
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KELLEY MICHAEL P & TINA M	KELLEY MICHAEL P & TINA M	0	11/09/2017	QC	18-LIFE ESTATE	1164:0471	PROPERTY TRANSFER	0.0				
KELLY PATRICK O & JUDITH	KELLEY MICHAEL P & TINA M	0	10/18/2017	QC	09-FAMILY	1164:0279	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
210 WATER ST		School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING		10/20/2017	PB17-0370	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
KELLEY MICHAEL P & TINA M [LE] 236 BAYSHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
FILE 234 PART OF GOVT LOT 3 SEC 16 T23N R4W COM AT SW COR OF LOT 34 WADES LANDING SUBD TH NWLY ALG N LINE OF WATER ST 180 FT FOR POB TH NELY PAR TO W LINE OF PLAT 150 FT TH NWLY PAR TO N LINE OF WATER ST 60 FT TH SWLY 150 FT TO N LINE OF WATER ST TH SELY ALG N LINE OF WATER ST 60 FT TO POB		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	60.00	150.00	0.9642	1.0000	150	100		8,678
		Paved Road		RESIDENTIAL ACREAGE			0.207	Acres	9,000	100		1,863
		Storm Sewer		60 Actual Front Feet, 0.41 Total Acres				Total Est. Land Value =		10,541		
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate		Size % Good		Cash Value			
		X Sewer		D/W/P: 3.5 Concrete	6.68		376 72		1,809			
		X Electric		Wood Frame	22.89		724 47		7,789			
		X Gas		Metal Prefab	15.32		300 22		1,011			
		Curb		Total Estimated Land Improvements True Cash Value = 10,609								
Comments/Influences		X Street Lights		Work Description for Permit PB17-0370, Issued 10/20/2017: 1-1/2 STY DETACHED POLE BARN 30X48, 14X48 LOFT								
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative			
		QT	11/05/2018	INSPECTED	2023	5,300	32,800	38,100	20,081C			
		MH	12/21/2017	INSPECTED	2022	3,700	27,300	31,000	19,125C			
		DMG	06/01/2010	INSPECTED	2021	3,400	25,600	29,000	18,515C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator 1 Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2017 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 94 Storage Area: 672 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											Bsmnt Garage: Carport Area: Roof:		
Building Style: MOBILE HOME		X	Drywall Paneled				Plaster Wood T&G	Trim & Decoration									
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets										
Condition: Good		Lg	X	Ord		Small	Doors: Solid X H.C.			Central Air Wood Furnace							
Room List		(5) Floors		(12) Electric			100 Amps Service			No./Qual. of Fixtures							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME			Cls Average		Blt 0		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Ground Area = 1504 SF Floor Area = 1504 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
X	Wood/Shingle Aluminum/Vinyl Brick			(13) Plumbing			Average Fixture(s)			Building Areas							
Insulation				2 3 Fixture Bath			2 Fixture Bath			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
(2) Windows		(7) Excavation		2 3 Fixture Bath			2 Fixture Bath			Main Home Siding Metal 1452							
Many	X	Large	Basement: 0 S.F.		2 Fixture Bath			Addition Siding Slab 52			Total: 105,732		37,006				
Avg.	X	Avg.	Crawl: 0 S.F.		Softener, Auto			Other Additions/Adjustments									
Few		Small	Slab: 52 S.F.		Softener, Manual			Skirting, Brick Veneer 42 1,568 549									
Wood Sash		(8) Basement		Solar Water Heat			Plumbing			3 Fixture Bath 1 3,097 1,084							
Metal Sash				No Plumbing			Garages			Class: D Exterior: Pole (Unfinished)							
X	Vinyl Sash	Conc. Block		Extra Toilet			Storage Over Garage 672 7,217 6,784			Base Cost 1440 27,878 26,205 *9							
X	Double Hung	Poured Conc.		Extra Sink			Class: D Exterior: Pole (Unfinished)			Base Cost 744 15,870 5,554							
X	Horiz. Slide	Stone		Separate Shower			Water/Sewer			Public Sewer 1 1,515 530							
Casement		Treated Wood		Ceramic Tile Floor			Water Well, 100 Feet 1 5,890 2,061			Built-Ins							
Double Glass		Concrete Floor		Ceramic Tile Wains			Appliance Allow. 1 2,806 982			Fireplaces							
Patio Doors		(9) Basement Finish		Ceramic Tub Alcove			Raised Hearth 1 449 157			Wood Stove 1 2,588 906			Totals: 174,610		81,818		
Storms & Screens				Vent Fan			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV: 60,054							
(3) Roof		(14) Water/Sewer		1 Public Water													
X	Gable		Recreation SF	1 Public Sewer													
	Hip		Living SF	1 Water Well													
	Flat	Gambrel	Walkout Doors (B)	1000 Gal Septic													
		Mansard	No Floor SF	2000 Gal Septic													
		Shed	Walkout Doors (A)	Lump Sum Items:													
Asphalt Shingle		(10) Floor Support															
X	Metal																
Chimney:		Joists:															
		Unsupported Len:															
		Cntr.Sup:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SCHNEIDER RONALD	SCHNEIDER RONALD	0	03/09/2011	QC	21-NOT USED/OTHER	1101/2665	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
219 WATER ST		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SCHNEIDER RONALD PO BOX 80312 LANSING MI 48908		SA:											
Tax Description		2024 Est TCV Tentative											
L-760 P-18 234 COM AT NE COR SEC 16 TH S33DEG23'20"W 2202.25FT TO INTERSEC OF ELY R/W OF OLD US27 & SLY R/W OF WATER ST FOR POB TH S16DEG47'30"W ALG ELY R/W 150.01FT TH S53DEG49'28"E 131.02FT TH N31DEG48'27"E TO SLY R/W OF WATER ST 141.92FT TH N53DEG49'28"W ALG SLY R/W 170FT TO POB PART OF GOVT LOT 3 SEC 16 T23N R4W		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
Comments/Influences		X	Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					OFF LAKE G3	170.00	100.00	0.7829	0.9221	150	100		18,409
					170 Actual Front Feet, 0.39 Total Acres				Total Est. Land Value =		18,409		
					Land Improvement Cost Estimates								
					Description	Rate	Size	%	Good	Cash Value			
		X			D/W/P: 3.5 Concrete	6.25	42	75		197			
		X			D/W/P: 3.5 Concrete	6.25	3	75		14			
					Electric	6.25	480	75		2,250			
					Gas	6.25	168	75		787			
					Curb	35.22	81	75		2,140			
					Street Lights	Total Estimated Land Improvements True Cash Value =				5,388			
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
		QT	06/07/2022	INSPECTED	2023	9,200	51,200	60,400			42,361C		
		DMG	06/01/2010	INSPECTED	2022	6,100	45,300	51,400			40,344C		
					2021	6,100	42,400	48,500			39,056C		

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 162	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 85 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 22 Floor Area: 1,350 Total Base New : 181,095 Total Depr Cost: 142,550 Estimated T.C.V: 104,632			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service								
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD			Blt 0		
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
	Insulation				No. of Elec. Outlets			Ground Area = 1350 SF Floor Area = 1350 SF.								
(2) Windows					Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78								
	Many Avg. X Large Avg. Small				(13) Plumbing			Building Areas								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			Average Fixture(s)			Stories Exterior Foundation			Size Cost New Depr. Cost					
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1350 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			1,350 Total: 149,968 116,974					
(3) Roof		(8) Basement						Other Additions/Adjustments								
	Gable Hip Flat Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Deck Treated Wood Garages Class: CD Exterior: Pole (Unfinished)			162 3,577 2,790					
	Asphalt Shingle Metal	(9) Basement Finish						Water/Sewer			768 18,524 15,745 *8					
	Chimney:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 1,345 1,049 1 5,720 4,462					
(10) Floor Support								Built-Ins Appliance Allow.			1 1,961 1,530					
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			Totals: 181,095 142,550					
								ECF (4003 OFF LAKE 3) 0.734 => TCV:			104,632					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
POINDEXTER BARRY D & SHERR	POINDEXTER BARRY D & SHER	0	01/13/2009	QC	21-NOT USED/OTHER	1079/1644	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-2	Building Permit(s)	Date	Number	Status					
207 WATER ST		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
POINDEXTER NICHOLAS J & POINDEXTER BARRY D & SHERRY L PO BOX 420 PRUDENVILLE MI 48651		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
L-760 P-179 234 PART OF GOVT LOT 3 SEC 16 T23N R4W - COMAT SW COR LOT 45 OF WADES LANDING FOR POB TH N33DEG08'39"E 659.7FT TO WATER STEXT THE NWLY ON S LINE OF WATER ST TH S31DEG48'27"W 141.92FT TH N53DEG49'28"W 131.02FT TH SWLY ON R/W LINE TO 1/4 LINE TH N89DEG28'23"E ON 1/4 LINE TO POB		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE G3	170.00	100.00	0.7829	0.9221	150	100		18,409
		X	Paved Road		170 Actual Front Feet, 0.39 Total Acres	Total Est. Land Value =				18,409			
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.25	484	75	2,269				
		X	Electric		Total Estimated Land Improvements True Cash Value =				2,269				
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	9,200	10,600	19,800			7,914C		
		X	High		2022	6,100	7,200	13,300			7,538C		
		X	Landscaped		2021	12,800	7,300	20,100			7,298C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
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		DMG	06/01/2010	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: 0 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 37,231 Total Depr Cost: 27,923 Estimated T.C.V: 20,495			E.C.F. X 0.734		Bsmnt Garage:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 37,231 Total Depr Cost: 27,923 Estimated T.C.V: 20,495			E.C.F. X 0.734		Bsmnt Garage:	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD Blt 0		
0	0				Lg	Ord	Small	Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			100 Amps Service			Fireplaces			Other Additions/Adjustments		
(1) Exterior		(6) Ceilings			(12) Electric			(13) Plumbing			Wood Stove			1 2,179 1,634		
Wood/Shingle Aluminum/Vinyl Brick		X Metal X Insulation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1200 35,052 26,289 Totals: 37,231 27,923		
(2) Windows		(7) Excavation			(14) Water/Sewer			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1200 35,052 26,289 Totals: 37,231 27,923			ECF (4003 OFF LAKE 3) 0.734 => TCv: 20,495		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
N HIGGINS LAKE RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
234 SW 1/4 OF NW 1/4 SEC 16 T23N R4W. 40 A.		Improved	X	Vacant	* Factors *				Value
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE		40.000	Acres	1,800 100	72,000
		Gravel Road				40.00	Total Acres	Total Est. Land Value =	72,000
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.									
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:									
Tax Description		2024 Est TCV Tentative									
**QUAL AGR 100.00% STATE # 4752 PA 513 OF 2004 234 ENTIRE SEC 17 T23N R4W 636.60 AC		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road				636.60	Acres	0	100		0
		Paved Road				636.60	Total Acres			Total Est. Land Value =	0
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		When		2024	Tentative	Tentative	Tentative			Tentative	
		What		2023	0	0	0			210,121S	
				2022	0	0	0			200,116S	
				2021	0	0	0			193,724S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.									
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:									
Tax Description		2024 Est TCV Tentative									
**QUAL AGR 100.00% STATE # 4753 PA 513 OF 2004 234 ENTIRE SEC 18 T23N R4W 646.31 AC		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road				646.31	Acres	0	100		0
		Paved Road				646.31	Total Acres			Total Est. Land Value =	0
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		When		2024	Tentative	Tentative	Tentative			Tentative	
		What		2023	0	0	0			214,678S	
				2022	0	0	0			204,456S	
				2021	0	0	0			197,925S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
N MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.							
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:							
Tax Description		2024 Est TCV Tentative							
**QUAL AGR 100.00% STATE # 4754 PA 513 OF 2004 234 ENTIRE SEC 19 T23N R4W 628.63 AC Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
		Public Improvements		* Factors *				Value	
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road				628.63 Acres	0 100		0
		Paved Road				628.63 Total Acres	Total Est. Land Value =		0
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative
				2023	0	0	0		207,083S
				2022	0	0	0		197,222S
				2021	0	0	0		190,922S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
YEAGER RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.									
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:									
Tax Description		2024 Est TCV Tentative									
**QUAL AGR 100.00% STATE # 4755 PA 513 OF 2004 234 ENTIRE SEC 20 T23N R4W 640.0 AC		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road				640.00	Acres		0	100	0
		Paved Road				640.00	Total Acres		Total Est. Land Value =		0
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		When		2024	Tentative	Tentative	Tentative			Tentative	
		What		2023	0	0	0			208,603S	
				2022	0	0	0			198,670S	
				2021	0	0	0			192,324S	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		193,000	07/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12140 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
RADEMACHER MICHAEL & NANCY 13286 KENYON RD GRAND LEDGE MI 48837		SA:										
Tax Description		2024 Est TCV Tentative										
L-940 P-284 (L-585 P-637) 234 COM AT N1/4 COR SEC 21 T23N R4W TH E 1491.1FT TH S23DEG32'W 46FT TO POB TH S 23DEG32'W 46.94FT TH S79DEG05'08"E 255. 18FT TH N35DEG01'E 52.1FT TH N79DEG27'45"W 266.2FT TO POB BEING PARCEL C. "51".		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	52.00	150.00	1.0000	1.0000	2800	100		145,600
		Paved Road		52 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 145,600								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.68	802	70	3,750				
		X Sewer		Wood Frame	35.58	64	50	1,138				
		X Electric		Wood Frame	35.58	64	50	1,138				
		Gas		Total Estimated Land Improvements True Cash Value = 6,026								
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2023	72,800	55,500	128,300			87,517C	
		QT	06/27/2022	INSPECTED	2022	62,400	43,200	105,600			83,350C	
		DMG	08/17/2010	INSPECTED	2021	57,200	41,500	98,700			80,688C	

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Roscommon, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80 584	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 42 Floor Area: 1,000 Total Base New : 182,394 Total Depr Cost: 105,787 Estimated T.C.V: 113,404			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1000 SF Floor Area = 1000 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58			Size 1,000		Cost New 131,288		Depr. Cost 76,147				
Condition: Good		Size of Closets		Lg			Ord	Small	(13) Plumbing			Other Additions/Adjustments		Porches CGEP (1 Story) Deck Treated Wood Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 780 Common Wall: 1 Wall 1 -2,251 Water/Sewer Public Sewer 1 1,515 Water Well, 100 Feet 1 5,890 Built-Ins Appliance Allow. 1 2,806 Totals: 182,394		105,787	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Building Areas			Stories		Foundation			
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:			0 Amps Service			Building Areas			Exterior Siding		Slab		Total: 131,288		
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1000 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			1 Story		Slab		Total: 131,288		
	Wood/Shingle X Aluminum/Vinyl Brick	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes:			1 Story		Siding		Total: 131,288		
	X Insulation	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4004 LAKEVIEW) 1.072 => TCV:			1 Story		Siding		Total: 131,288		
(2) Windows		Many Avg. Few	X Avg. Large Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1000 S.F. Height to Joists: 0.0			Lump Sum Items:			Notes:			1 Story		Siding		Total: 131,288		
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			1 Story		Siding		Total: 131,288		
(3) Roof		X Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			1 Story		Siding		Total: 131,288		
X Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			1 Story		Siding		Total: 131,288		
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			1 Story		Siding		Total: 131,288		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12136 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			NEW RESIDENCE	05/30/2014	1459	COMPLETE				
Owner's Name/Address		P.R.E. 0%										
WINDOVER JOSEPH & BETTY 217 N HOMER MIDLAND MI 48640		SA:										
Tax Description		2024 Est TCV Tentative										
234 L-558 P-413 COM AT N 1/4 COR SEC 21 T23N R4W TH E 1491.1 FT TH S 23 DEG 32' W 92.94 FT FOR POB TH S 23 DEG 32' W 47 FT TH S 79 DEG 18' 18" E 240 FT TH N 35 DEG 01' E 63 FT TH N 79 DEG 05' 08" W 255.18 FT TOPOB BEING PARCEL D. "49-50".		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	63.00	150.00	1.0000	1.0000	2800	100		176,400
		Paved Road		63 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		176,400		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size % Good		Cash Value	
		Water		D/W/P: 3.5 Concrete				6.25	704	90	3,960	
		Sewer		Wood Frame				29.13	80	50	1,165	
		Electric		Total Estimated Land Improvements True Cash Value =				5,125				
		Gas		Work Description for Permit 1459, Issued 05/30/2014: DEMO TRAILERS, 1690 SF HOUSE 2 STORY GARAGE AND DECKS								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	06/23/2022	INSPECTED	2023	88,200	132,800	221,000			125,284C	
		DMG	08/17/2010	INSPECTED	2022	75,600	92,500	168,100			119,319C	
					2021	69,300	88,600	157,900			115,508C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 208 168	Type WCP (1 Story) Treated Wood	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 10 Floor Area: 1,664 Total Base New : 290,616 Total Depr Cost: 261,542 Estimated T.C.V: 280,373			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls C 10 Blt 2014									
Yr Built 2014	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1092 SF Floor Area = 1664 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90											
Condition: Good		Size of Closets		Ex. X Ord. Min			Building Areas												
Room List		Doors:	Solid	H.C.	(13) Plumbing			Stories Exterior Foundation			Size			Cost New		Depr. Cost			
Basement 5 1st Floor 3 2nd Floor 3 Bedrooms		(5) Floors		Average Fixture(s)			2 Story Siding Crawl Space			572									
(1) Exterior		(6) Ceilings		2 Fixture Bath			1+ Story Siding Crawl Space			520			Total:		231,253		208,115		
Wood/Shingle X Aluminum/Vinyl Brick		(7) Excavation		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments												
X Insulation		(8) Basement		3 Fixture Bath			Plumbing			3 Fixture Bath			1			4,711		4,240	
(2) Windows		(9) Basement Finish		Softener, Manual			Water/Sewer			1000 Gal Septic			1			4,933		4,440	
Many Avg.	X Avg.	Large Small		Solar Water Heat			Plumbing			Water Well, 100 Feet			1			5,890		5,301	
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		No Plumbing			Porches			WCP (1 Story)			208			8,343		7,509	
(3) Roof		(11) Heating/Cooling		Extra Toilet			Deck			Treated Wood			168			3,745		3,370	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Separate Shower			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)									
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tile Floor			Base Cost			784			28,122		25,310				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Wains			Common Wall: 1 Wall			1			-2,251		-2,026				
		(14) Water/Sewer		Ceramic Tub Alcove			Built-Ins			Appliance Allow.			1			2,806		2,525	
				Vent Fan			Fireplaces			Direct-Vented Gas			1			3,064		2,758	
				Lump Sum Items:			Notes:			Totals:			290,616			261,542			
							ECF (4004 LAKEVIEW) 1.072 => TCV:								280,373				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WAKAIGAN SHORES LLC	LOST LAKE RESORT LLC	750,000	09/14/2020	LC	21-NOT USED/OTHER	1173:2578	PROPERTY TRANSFER	100.0			
CRABTREE THOMAS R & MARJOR	WAKAIGAN SHORES LLC	456,465	09/13/2020	WD	16-LC PAYOFF	1173:2577	PROPERTY TRANSFER	0.0			
CRABTREE THOMAS & CRABTREE	WAKAIGAN SHORES LLC	456,465	06/16/2012	LC	03-ARM'S LENGTH	1117/21	OTHER	100.0			
CRABTREE THOMAS R	CRABTREE THOMAS & CRABTREE	0	12/05/2011	QC	21-NOT USED/OTHER	1110/591	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
12122 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		06/28/2021	PB21-0204	COMPLETE			
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		05/18/2021	LU21-4411	COMPLETE			
LOST LAKE RESORT LLC 5949 GLEN ELLYN CT SE GRAND RAPIDS MI 49546		SA:		MISC		03/15/2021	LU21-4379	COMPLETE			
		2024 Est TCV Tentative		ROOF		10/16/2020	PB20-0359	COMPLETE			
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LV-OVER 60'	252.00	150.00	0.7236	1.0000	2800	100	510,590
				252 Actual Front Feet, 0.87 Total Acres Total Est. Land Value = 510,590							
				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
				D/W/P: Asphalt Paving	2.93		4090 49		5,872		
				D/W/P: Brick on Sand	16.77		288 95		4,588		
				D/W/P: 3.5 Concrete	6.25		366 74		1,693		
				D/W/P: 3.5 Concrete	6.25		2324 24		3,486		
				Wood Frame/Conc.	35.38		80 49		1,387		
				Wood Frame/Conc.	30.74		140 24		1,033		
				Total Estimated Land Improvements True Cash Value = 18,059							
Comments/Influences		Topography of Site		Work Description for Permit PB21-0204, Issued 06/28/2021: 18 x 18 = 324 TOTAL SQ FT ADDITION LAKE TOWNSHIP LAND USE PERMIT #4407 ROSCOMMON CO SOIL EROSION PERMIT #3999 *FORMERLY WAKAIGAN SHORES LLC*							
		X Level		Work Description for Permit LU21-4411, Issued 05/18/2021: NEW SIGN							
		Rolling		Work Description for Permit LU21-4379, Issued 03/15/2021: RESORT TO ASSOCIATION OWNERSHIP REVIEW							
		Low		Work Description for Permit PB20-0359, Issued 10/16/2020: REROOF CABIN 3							
		High		Work Description for Permit PB20-0358, Issued 10/16/2020: REROOF CABIN 1							
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	11/03/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		QT	11/10/2021	INSPECTED	2023	255,300	218,700	474,000			396,767C
		QT	10/27/2020	INSPECTED	2022	218,800	159,200	378,000			366,064C
					2021	200,600	146,800	347,400			347,400S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								200	CGEP (1 Story)									
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace										200	CGEP (1 Story)								
Yr Built Remodeled 0 MAIN HO 0		Ex	Ord	Min	No./Qual. of Fixtures										336	WGEP (1 Story)							
Condition: Average		Trim & Decoration		0 Amps Service										56	WCP (1 Story)								
Room List		Lg	Ord	Small	No. of Elec. Outlets										12	Roof Cover Onl							
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:										18	Roof Cover Onl								
(1) Exterior		(6) Ceilings		(12) Electric										36	Treated Wood								
Wood/Shingle X Aluminum/Vinyl Brick  Insulation				No. of Elec. Outlets										36	Treated Wood								
(2) Windows		(7) Excavation		(13) Plumbing												36	Treated Wood						
Many X Avg. Few		Large X Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 2072 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		(14) Water/Sewer																			
(3) Roof		(9) Basement Finish		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																			
Gable X Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:																			
X Asphalt Shingle		(10) Floor Support																					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																					
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Class: CD		Effec. Age: 51		Floor Area: 2,072		Total Base New : 279,209		E.C.F.		Total Depr Cost: 136,813		Estimated T.C.V: 146,664	
Building Areas										Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
1 Story										Siding		Slab		2,072		215,987		105,835					
Other Additions/Adjustments										Porches		CGEP (1 Story)		200		11,162		5,469					
										CGEP (1 Story)		200		11,162		5,469							
										WGEP (1 Story)		336		20,419		10,005							
										WCP (1 Story)		56		3,062		1,500							
										Deck		Treated Wood		36		1,497		734					
										Treated Wood		36		1,497		734							
										w/Roof (Roof portion)		12		252		123							
										w/Roof (Roof portion)		18		378		185							
										Water/Sewer		Public Sewer		1		1,345		659					
										Water Well, 100 Feet		1		5,720		2,803							
										Built-Ins		Appliance Allow.		1		1,961		961					
										Fireplaces		Interior 1 Story		1		4,767		2,336					
										Totals:				279,209		136,813							
Notes:										ECF (4004 LAKEVIEW) 1.072 =>		TCV:		146,664									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 36	Type CGEP (1 Story) CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: D Effec. Age: 56 Floor Area: 444 Total Base New : 62,349 Total Depr Cost: 28,056 Estimated T.C.V: 30,076			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Heat Pump Ground Area = 444 SF Floor Area = 444 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas			Cls D		Blt 0			
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation 1 Story Siding Slab			Size 444		Cost New	Depr. Cost	
Condition: Average		Size of Closets			X			No. of Elec. Outlets			Average Fixture(s)			Total:		56,582	25,461	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Other Additions/Adjustments			Totals:		62,349	28,056	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service			(13) Plumbing			Porches CGEP (1 Story) CPP Water/Sewer Public Sewer			Totals:		1,192	536	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Log X Insulation	(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:		30,076		
(2) Windows	Many Avg. Few	Large Avg. Small	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 444 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:		30,076	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:				
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 36	Type CGEP (1 Story) CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 56 Floor Area: 444 Total Base New : 59,441 Total Depr Cost: 26,748 Estimated T.C.V: 28,674			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	X			Cost Est. for Res. Bldg: 3 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 444 SF Floor Area = 444 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 444 Total: 53,674 24,153									
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures			Other Additions/Adjustments								
0 UNIT #2	0				Ex.	X	Ord.	Min	Porches CGEP (1 Story) CPP	48 36	3,715 860	1,672 387				
Condition: Average		Size of Closets		No. of Elec. Outlets			Water/Sewer									
		Lg	Ord	Small	Many	X	Ave.	Few	Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	1	1,192	536				
Room List		Doors:	Solid	H.C.	(13) Plumbing			Notes:			Totals: 59,441 26,748					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 28,674									
		Kitchen: Other: Other:		0 Amps Service												
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Log X Insulation	(6) Ceilings		No. of Elec. Outlets												
					Many	X	Ave.	Few								
(2) Windows	Many Avg. Few	Large Avg. Small	(7) Excavation		(14) Water/Sewer											
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 444 S.F. Height to Joists: 0.0	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		Lump Sum Items:												
X	Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1											
X	Storms & Screens	(9) Basement Finish														
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 54 25	Type CGEP (1 Story) CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: D Effec. Age: 56 Floor Area: 408 Total Base New : 55,855 Total Depr Cost: 25,133 Estimated T.C.V: 26,942			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	X			Cost Est. for Res. Bldg: 4 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 408 SF Floor Area = 408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 408 Total: 50,011 22,504									
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures			Other Additions/Adjustments								
0 UNIT #3	0				Ex.	X	Ord.	Min	Porches CGEP (1 Story) CPP	54 25	3,998 654	1,799 294				
Condition: Average		Size of Closets			No. of Elec. Outlets			Water/Sewer								
		Lg	Ord	Small	Many	X	Ave.	Few	Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
Room List		Doors:	Solid	H.C.	(13) Plumbing			Notes:								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (4004 LAKEVIEW) 1.072 => TCV: 26,942								
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Log X Insulation	(6) Ceilings			(12) Electric											
(2) Windows	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 408 S.F. Height to Joists: 0.0			0 Amps Service										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens	(8) Basement			Lump Sum Items:											
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer											
Chimney: Brick		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 96	Type CGEP (1 Story) Composite	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 56 Floor Area: 444 Total Base New : 63,935 Total Depr Cost: 29,968 Estimated T.C.V: 32,126			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	X			Central Air Wood Furnace											
Yr Built Remodeled 0 UNIT #4 0		Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 5 Single Family 1 STORY			Cls D		Blt 0					
Condition: Average		Lg	Ord	Small	Ex. X Ord. Min			Ground Area = 444 SF Floor Area = 444 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45										
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Building Areas			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 Story			Siding		Slab	444					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		0 Amps Service			Other Additions/Adjustments			Porches		CGEP (1 Story)	48	3,715	1,672			
X	Log			No./Qual. of Fixtures			Water/Sewer			Public Sewer		1	1,192	536				
X	Insulation			(13) Plumbing			Deck			Composite		96	2,446	2,299	*	9		
(2) Windows	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 444 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			Totals:		63,935	29,968				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		(14) Water/Sewer			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		
X	Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		
X	Storms & Screens	(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		
(3) Roof	Many Avg. Few	Large Avg. Small	Height to Joists: 0.0		Lump Sum Items:			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		
Chimney: Brick				Lump Sum Items:			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 54 25	Type CGEP (1 Story) CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 56 Floor Area: 408 Total Base New : 55,855 Total Depr Cost: 25,133 Estimated T.C.V: 26,942			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 6 Single Family 1 STORY			Cls D Blt 0							
Yr Built	Remodeled	Ex	Ord	Min	(12) Electric			Ground Area = 408 SF Floor Area = 408 SF.												
0 UNIT #5	0				0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45												
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories			Size		Cost New		Depr. Cost			
		Lg	Ord	Small	(13) Plumbing			1 Story			408		50,011		22,504					
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Other Additions/Adjustments			Porches			CGEP (1 Story)		3,998		1,799		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Public Sewer		1		1,192		536	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Log X Insulation	(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 408 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:			26,942				
(2) Windows	Many Avg. Few	Large Avg. Small	(7) Excavation		(8) Basement			Public Water			Public Sewer			Water Well		1000 Gal Septic		2000 Gal Septic		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:													
X	Casement Double Glass Patio Doors	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																
X	Storms & Screens																			
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed																		
X	Asphalt Shingle																			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 36	Type CGEP (1 Story) CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 56 Floor Area: 444 Total Base New : 62,349 Total Depr Cost: 28,056 Estimated T.C.V: 30,076			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 7 Single Family 1 STORY (11) Heating System: Heat Pump Ground Area = 444 SF Floor Area = 444 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas			Cls D Blt 0			
Yr Built Remodeled 0 UNIT #6 0		Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Lg	Ord	Small	Ex. X Ord. Min			1 Story Siding Slab 444								
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Other Additions/Adjustments								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(13) Plumbing			Porches									
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s)			CGEP (1 Story) CPP									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		1 3 Fixture Bath			Water/Sewer									
X	Log			2 Fixture Bath			Public Sewer									
X	Insulation			Softener, Auto			Water Well									
(2) Windows				Softener, Manual			1000 Gal Septic									
Many Avg. Large Few Avg. Small				Solar Water Heat			2000 Gal Septic									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		(7) Excavation		No Plumbing			Notes:									
X Casement Double Glass Patio Doors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 444 S.F. Height to Joists: 0.0		Extra Toilet			ECF (4004 LAKEVIEW) 1.072 => TCV: 30,076									
X Storms & Screens		(8) Basement		Extra Sink												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Separate Shower												
X Gable Hip Flat		Gambrel Mansard Shed		Ceramic Tile Floor												
X Asphalt Shingle		(9) Basement Finish		Ceramic Tile Wains												
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tub Alcove Vent Fan												
		(10) Floor Support		(14) Water/Sewer												
		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
				Lump Sum Items:												

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 36 88	Type CGEP (1 Story) CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: D Effec. Age: 56 Floor Area: 438 Total Base New : 64,022 Total Depr Cost: 29,944 Estimated T.C.V: 32,100			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:		
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:	
Condition: Average		Lg	Ord	Small	X			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:	
Room List		Doors:	Solid	H.C.	X			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:		
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:		
X	Log	No. of Elec. Outlets		Ex. X Ord. Min			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:		
X	Insulation	(13) Plumbing		Many X Ave. Few			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:		
(2) Windows		(7) Excavation		Average Fixture(s)			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 438 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:		
X	Casement Double Glass Patio Doors	(9) Basement Finish		(14) Water/Sewer			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:		
X	Storms & Screens	(3) Roof		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			X			Total Depr Cost: 29,944			E.C.F. X 1.072		Bsmnt Garage:		
Chimney: Brick																	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 24 288	Type CGEP (1 Story) CPP 4in Concrete	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 56 Floor Area: 444 Total Base New : 65,532 Total Depr Cost: 30,532 Estimated T.C.V: 32,730			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	X			Central Air Wood Furnace									
Yr Built Remodeled 0 UNIT #8 0		Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 9 Single Family 1 STORY			Cls D		Blt 0			
Condition: Average		Lg	Ord	Small	Ex. X Ord. Min			(11) Heating System: Heat Pump								
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Ground Area = 444 SF Floor Area = 444 SF.								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45									
		Kitchen: Other: Other:		0 Amps Service			Building Areas									
(1) Exterior		(6) Ceilings		Many X Ave. Few			Stories Exterior Foundation			Size		Cost New	Depr. Cost			
	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			1 Story Siding Slab			444						
X	Log	Basement: 0 S.F. Crawl: 0 S.F. Slab: 444 S.F. Height to Joists: 0.0		Average Fixture(s)			Other Additions/Adjustments			Total:		56,582	25,461			
X	Insulation	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Stone Veneer			48		1,503	676			
(2) Windows	Many Avg. Few Large Avg. Small	(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches CGEP (1 Story) CPP 4in Concrete Water/Sewer Public Sewer			48 24 288		3,715 608 1,932	1,672 274 1,913			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(10) Floor Support		Lump Sum Items:			Notes:			1		1,192	536			
X	Casement Double Glass Patio Doors	Joists: Unsupported Len: Cntr.Sup:					ECF (4004 LAKEVIEW) 1.072 => TCV:			Totals:		65,532	30,532			
X	Storms & Screens															
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 36	Type CSEP (1 Story) CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 56 Floor Area: 762 Total Base New : 94,679 Total Depr Cost: 61,582 Estimated T.C.V: 66,016			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 10 Single Family 1 STORY (11) Heating System: Heat Pump Ground Area = 762 SF Floor Area = 762 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas			Cls D Blt 0						
Yr Built 0 UNIT #9	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Stories			Size		Cost New	Depr. Cost		
Condition: Average		Lg	Ord	Small	Ex. X Ord. Min			1 Story Siding Slab 438			324					
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			1 Story Siding Slab 324			Total:		88,710	58,896		
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments			Totals:		94,679	61,582	
(1) Exterior	Kitchen: Other: Other:		0 Amps Service			1 3 Fixture Bath			Porches			CSEP (1 Story)		48	2,255	1,015
Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Water/Sewer			CPP		36	860	387
X Log X Insulation	(7) Excavation		Many X Ave. Few			Softener, Auto			Public Sewer			Built-Ins		1	1,192	536
(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 762 S.F. Height to Joists: 0.0		(13) Plumbing			Softener, Manual			Appliance Allow.			Totals:		94,679	61,582	
Many Avg. Few Large Avg. Small	(8) Basement		Average Fixture(s)			Solar Water Heat			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:		66,016		
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(9) Basement Finish		1 3 Fixture Bath			No Plumbing										
X Casement Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Fixture Bath			Extra Toilet										
(3) Roof	(10) Floor Support		Extra Sink			Separate Shower										
X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Chimney: Brick	Lump Sum Items:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MUDGET STEVEN P		0	11/29/2019	OTH	07-DEATH CERTIFICATE	1175:341	OTHER	0.0				
		279,000	10/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12098 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 07/08/2011										
MUDGET JACKIE L 12098 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
(L-945P-972&L-847P-627&L-677P-505-506) 234 L-985 P-562 COM AT NW COR GOVT LOT 4 SEC 21 TH N89 DEG281/2'E 1416.8FT TH S23DEG26'W 140.38 FT TH S23DEG26'W 213.71FT FOR POB TH S65DEG45'30"E 184.65FT TO TRAV LINE TH S39 DEG45'00"W 79.23FT TH N65DEG45'30"W 178.84FT TH N23DEG26'E 77.85FT TO POB PART OF GOVT LOT 4 SEC 21 T23NR3W S 1/2 OF 44 & LOT 43 - UNRECORDED PLAT OF NORTH BAY PARK		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	79.00	150.00	1.0000	1.0000	2800	100		221,200
		X Paved Road		79 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 221,200								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size		% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete		6.68		2616		75	13,106	
		X Sewer		Total Estimated Land Improvements True Cash Value = 13,106								
		Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 06/23/2022 INSPECTED				2023	110,600	222,300	332,900	188,867C				
DMG 08/17/2010 INSPECTED				2022	94,800	167,300	262,100	179,874C				
				2021	86,900	159,700	246,600	174,128C				

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Roscommon, Michigan

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type		Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame			(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						300 80	CCP (2 Story) CCP (2 Story)				
Building Style: 2 STORY		Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace			Class: BC Effec. Age: 16 Floor Area: 2,825 Total Base New : 516,415 Total Depr Cost: 433,787 Estimated T.C.V: 465,020			E.C.F. X 1.072			Bsmnt Garage: Carport Area: Roof:			
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls BC Blt 0				
0	0				Lg	Ord	Small	Ex.	X	Ord.	Min	Ground Area = 1705 SF Floor Area = 2825 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84						
Condition: Good		Trim & Decoration			No. of Elec. Outlets			(13) Plumbing			Building Areas							
Room List		Doors:	Solid	H.C.	(5) Floors			Average Fixture(s)			Stories			Size	Cost New	Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			2	3	Fixture Bath	2 Story	Exterior	Foundation	1,120				
(1) Exterior					No. of Elec. Outlets			2	2	Fixture Bath	1+ Story	Siding	Crawl Space	585				
	Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings			Other Additions/Adjustments			Plumbing			Total:	418,148	351,245		
					(7) Excavation			Exterior			Porches							
					(8) Basement			Brick Veneer			CCP (2 Story)			316	6,566	5,515		
					(9) Basement Finish			Plumbing			CCP (2 Story)			80	3,642	3,059		
					(10) Floor Support			Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)							
					(11) Heating/Cooling			Class: D Exterior: Pole (Unfinished)			Base Cost			720	34,985	29,387		
					(12) Electric			Water/Sewer			Common Wall: 1 Wall			1	-2,688	-2,258		
					(13) Plumbing			Public Water			Class: D Exterior: Pole (Unfinished)			640	14,086	11,832		
					(14) Water/Sewer			Public Sewer			Water/Sewer							
					(15) Fireplaces			Water Well			Public Sewer			1	1,941	1,630		
					(16) Porches/Decks			1000 Gal Septic			Water Well, 100 Feet			1	6,333	5,320		
					(17) Garage			2000 Gal Septic			Built-Ins							
					Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow.			1	4,031	3,386		
											Fireplaces							
											Exterior 2 Story			1	10,487	8,809		
											<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12078 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
		P.R.E. 100% 05/03/2001										
Owner's Name/Address		SA:										
CANNAVO LINDA M & FRANK 12078 W SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Tax Description		Public Improvements		* Factors *				Value				
L-1004 P-2638(L-891P-390&L-583P-553&484)234 12078 W HOUGHTON LK DRCOM AT NW COR OF GOVT LOT 4 SEC 21 TH N 89DEG28.5'E 1416.8 FT TH S23DEG26'W 431.94 FT FOR POB TH S65DEG45.5'E 178.84 FT TH S35DEG.75'W 52.82 FT TH N65DEG45.5'W 172.65 FT TH N28DEG17.5'E 52.02 FT TO POB PART OF LOT 4 SEC 21 T23N R4W "42"		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	LAKEVIEW	53.00	150.00	1.0000	1.0000	2800	100	Reason	148,400
		X	Sewer	53 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		148,400		
Comments/Influences		X	Street Lights	Land Improvement Cost Estimates				Description	Rate	Size	% Good	Cash Value
		X	Standard Utilities	Fencing: Wd, Solid, 6 ft.				29.22	12	25		88
		X	Underground Utils.	Fencing: Wd, Picket, 30-40				12.56	24	25		75
		X	Topography of Site	D/W/P: 3.5 Concrete				6.25	106	50		331
		X	Level	Wood Frame				26.62	96	50		1,278
		X	Rolling	Total Estimated Land Improvements True Cash Value =								1,772
		X	Low	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	High	2024	Tentative	Tentative	Tentative			Tentative		
		X	Landscaped	2023	74,200	86,800	161,000			102,082C		
		X	Swamp	2022	63,600	60,700	124,300			97,221C		
		X	Wooded	2021	58,300	58,300	116,600			94,116C		
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/23/2022	INSPECTED								
		DMG	08/17/2010	INSPECTED								

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								120 35 105 6 50	Treated Wood Treated Wood Treated Wood Treated Wood Wood Balcony								
Building Style: 2 STORY		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1068 SF Floor Area = 1908 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: C Effec. Age: 35 Floor Area: 1,908 Total Base New : 265,399 Total Depr Cost: 172,395 Estimated T.C.V: 184,807			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:							
Yr Built	Remodeled	Trim & Decoration		No./Qual. of Fixtures			Building Areas			Stories			Size		Cost New		Depr. Cost					
0	0	Ex	Ord	Min	Ex. X Ord. Min			2 Story Siding			1 Story Siding			1 Story Siding		Overhang		Total: 221,950 144,266				
Condition: Good		Size of Closets		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments												
Room List		Doors:	Solid	H.C.	Many X Ave. Few			Average Fixture(s)			Plumbing											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			2 3 Fixture Bath			3 Fixture Bath			2 Fixture Bath			Softener, Auto		Softener, Manual		Solar Water Heat		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			No Plumbing			Deck			Treated Wood			Treated Wood			Treated Wood		Treated Wood	
X	Insulation	(7) Excavation		Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove		Vent Fan	
(2) Windows	Many Avg. Few X Avg. X Avg. Large Avg. Small	Basement: 0 S.F. Crawl: 1068 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove		Vent Fan	
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan								
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			
Chimney:		(10) Floor Support		Lump Sum Items:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			
		Joists: Unsupported Len: Cntr.Sup:																				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		210,000	05/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12074 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
RUMPS DAVID A & JUDY 1949 W RIDGE ROCHESTER HILLS MI 48306		SA:										
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-942 P-1283 (L-887P-422&L-604 P-563) 234 COM AT NW COR OF GOVT LOT 4 SEC 21 TH N 89DEG28.5'E 1416.8 FT TH S23DEG26'W 431. 94 FT TH S28DEG17.5'W 52.02 FT FOR POB TH S65DEG45.5'E 172.64 FT TH S35DEG.75'WW 52.82 FT TH N65DEG45.5'W 166.45 FT TH N28DEG17.5'E 52.02 FT TO POB PART OF GOVT LOT 4 SEC 21 T23N R4W "41"		X Improved	Vacant	* Factors *								
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road		LAKEVIEW	53.00	150.00	1.0000	1.0000	2800	100		148,400
		Gravel Road		53 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 148,400								
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate		Size		% Good	Cash Value		
		Sidewalk		D/W/P: 3.5 Concrete	6.68		178		50	594		
		Water		Wood Frame	39.45		42		50	828		
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,422								
		Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				
		QT	06/23/2022	INSPECTED	2023	74,200	82,100	156,300			101,715C	
		DMG	08/17/2010	INSPECTED	2022	63,600	64,400	128,000			96,872C	
					2021	58,300	61,800	120,100			93,778C	

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Roscommon, Michigan

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 24 468 24	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 27 Floor Area: 1,360 Total Base New : 223,730 Total Depr Cost: 163,323 Estimated T.C.V: 175,082			E.C.F. X 1.072			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1216 SF Floor Area = 1360 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73					Cls C Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Building Areas					
Condition: Good		Lg	Ord	Small	(5) Floors			No. of Elec. Outlets			Stories					
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			(12) Electric			1.25 Story Siding 1 Story Siding					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Foundation					
(1) Exterior		(7) Excavation			Basement: 0 S.F. Crawl: 1216 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Size					
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement			Basement Finish			Lump Sum Items:			Other Additions/Adjustments					
X	Insulation	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing					
(2) Windows		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			Deck					
Many X Avg. Few	Large X Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Treated Wood					
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Treated Wood					
(3) Roof		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Treated Wood					
X	Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Treated Wood					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Treated Wood					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Treated Wood					
										Totals:		223,730		163,323		
										ECF (4004 LAKEVIEW) 1.072 =>		TCV:		175,082		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROSCOMMON COUNTY TREASURER	WAGNER THOMAS & MICHELLE	142,750	08/15/2016	QC	12-FROM LENDING INSTITUTI	1160-0214	PROPERTY TRANSFER	100.0				
WHITNEY GAYLORD & MARGARET	ROSCOMMON COUNTY TREASUREE	0	02/02/2016	SD	10-FORECLOSURE	1158-2175	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12070 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
WAGNER THOMAS W & MICHELLE K 5119 HEATHWOOD DR INDIANAPOLIS IN 46237		SA:										
Tax Description		2024 Est TCV Tentative										
L-569 P-604 234 12070 W HOUGHTON LAKE DRIVE 48629COM AT NW COR OF GOVT LOT 4 SEC 21 TH N 89DEG28.5'E 1416.8 FT TH S23DEG26'W 431. 94 FT TH S28DEG17.5'W 104.04 FT FOR POB TH S65DEG45.5'E 166.45 FT TH S35DEG.75'W52.82 FT TH N65DEG45.5'W 166.51 FT TH N 35DEG04.5'E 52.83 FT TO POB PART OF GOVT LOT 4 SEC 21 T23N R4W "40"		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	53.00	150.00	1.0000	1.0000	2800	100		148,400
		X Paved Road		53 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		148,400		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete		6.25		2240		46		6,440
		X Sewer		D/W/P: 3.5 Concrete		6.25		80		46		230
		Electric		Total Estimated Land Improvements True Cash Value =								6,670
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
MH 08/04/2017 INSPECTED				2023	74,200	63,000	137,200	98,304C				
DMG 08/17/2010 INSPECTED				2022	63,600	48,600	112,200	93,623C				
				2021	58,300	46,400	104,700	90,633C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 208 180	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min											
Condition: Good		Trim & Decoration			Size of Closets												
Room List		Doors:		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric												
(1) Exterior		Kitchen: Other: Other:			100 Amps Service												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures												
	Insulation																
(2) Windows		No. of Elec. Outlets			Ex. X Ord. Min												
	Many Avg. Few																
	Large Avg. X Small	(7) Excavation			(13) Plumbing												
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 1224 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(8) Basement			(14) Water/Sewer												
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Chimney: Brick	(9) Basement Finish			Lump Sum Items:												
		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1224 SF Floor Area = 1224 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,224 Total: 142,439 94,011 Other Additions/Adjustments Deck Treated Wood 208 4,208 2,777 Treated Wood 180 3,829 2,527 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,678 11,667 Water/Sewer Public Sewer 1 1,345 888 Water Well, 100 Feet 1 5,720 3,775 Built-Ins Appliance Allow. 1 1,961 1,294 Fireplaces Interior 1 Story 1 4,767 3,146 Totals: 181,947 120,085																	
Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 128,731																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LATHERS DAVID A & MARY E	MIEDEN DAN J	85,000	12/15/2016	WD	03-ARM'S LENGTH	1161:0026	PROPERTY TRANSFER	100.0			
LATHERS DAVID A		0	07/06/2013	OTH	07-DEATH CERTIFICATE	1158:1536	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
12066 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		06/01/2016	PB16-0397	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
MIEDEN DAN J 1140 OAK TRAIL CT CARLETON MI 48117		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	52.96	165.32	1.0000	1.0196	2800	100	151,201
				53 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 151,201							
				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
				D/W/P: 3.5 Concrete	6.68		2427 93		15,077		
				D/W/P: Patio Blocks	15.83		225 93		3,313		
				Total Estimated Land Improvements True Cash Value = 18,390							
				Work Description for Permit PB16-0397, Issued 06/01/2016: NEW HOME							
Comments/Influences		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		CW	07/29/2019	INSPECTED	2023	75,600	143,600	219,200		158,008C	
		QT	11/05/2018	INSPECTED	2022	64,800	111,100	175,900		150,484C	
		MH	12/21/2017	INSPECTED	2021	59,400	106,200	165,600		145,677C	

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



Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 480 24 156	Type CPP CPP Composite	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1140 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 5 Floor Area: 1,600 Total Base New : 285,122 Total Depr Cost: 270,837 Estimated T.C.V: 290,337			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/2 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1216 SF Floor Area = 1600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas			Cls C 10 Blt 2017		
Yr Built 2017	Remodeled 0	Ex	Ord	Min	Size of Closets			X Ex. Ord. Min			Other Additions/Adjustments						
Condition: Good		Lg	Ord	Small	(12) Electric			No. of Elec. Outlets			Plumbing						
Room List		Doors:	Solid	H.C.	200 Amps Service			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Average Fixture(s)			1+ Story Siding Crawl Space 448						
(1) Exterior		Kitchen: Other: Other:			200 Amps Service			2 3 Fixture Bath			1.5 Story Siding Crawl Space 768			Total: 221,136 210,051			
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
		X	Drywall		X Many Ave. Few			(14) Water/Sewer			3 Fixture Bath 1 4,711 4,475						
(2) Windows		(7) Excavation			Public Water			Public Sewer			Porches						
X Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1216 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Sewer			1 Water Well			CPP 480 7,579 7,200 CPP 24 680 646						
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement Double Glass X Patio Doors X Storms & Screens	(8) Basement			1000 Gal Septic			2000 Gal Septic			Water/Sewer						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:						Public Sewer 1 1,515 1,439 Water Well, 100 Feet 1 5,890 5,595						
(3) Roof		(9) Basement Finish									Built-Ins						
X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									Appliance Allow. 1 2,806 2,666						
X Asphalt Shingle		(10) Floor Support									Deck						
Chimney:		Joists: Unsupported Len: Cntr.Sup:									Composite 156 3,618 3,437						
<p>Garages</p> <p>Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</p> <p>Base Cost 1140 37,187 35,328</p> <p>Totals: 285,122 270,837</p> <p>Notes: ECF (4004 LAKEVIEW) 1.072 =&gt; TCv: 290,337</p>																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
PREVICH JAMES M	PREVICH REVOKABLE TRUST	0	10/09/2020	QC	21-NOT USED/OTHER	1174:754	DEED	0.0						
PREVICH MONA F TRUST	PREVICH JAMES M	0	10/08/2020	QC	21-NOT USED/OTHER	1174:755	PROPERTY TRANSFER	100.0						
PREVICH JAMES E TRUST	PREVICH MONA F TRUST	0	10/07/2020	WD	14-INTO/OUT OF TRUST	1174:756	DEED	0.0						
PREVICH MONA F		0	08/22/2020	OTH	07-DEATH CERTIFICATE	1174:752	OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
12062 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
PREVICH REVOKABLE TRUST 8147 FORRISTER RD ADRIAN MI 49221		SA:												
Tax Description		2024 Est TCV Tentative												
L-874 P-409-410 (L-618 P-79) 234 COM AT N 1/4 COR SEC 21 T23N R4W TH E 1491.1 FT TH S 23 DEG 23' 45" W ALG E'LY R/W OF CO RD 431.44 FT TH S 27 DEG 46' 21" W 103.44 FT TH S 35 DEG 20' 49" W 105.92 FT TO POB TH S 35 DEG 20' 49" W 52.96 FT TH S 65 DEG 47' 26" E TO SH OF LK 168.35 FT TH N 35 DEG 08' 05" E ALG SHORE 52.9 FT TH N 65 DEG 47' 26" W 168.15 FT TO POB "38".		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				LAKEVIEW	53.00	150.00	1.0000	1.0000	2800	100		148,400
		Paved Road				53 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 148,400								
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description			Rate	Size		% Good	Cash Value	
		Water				D/W/P: 3.5 Concrete			6.68	1259		70	5,887	
		Sewer				Wood Frame			29.95	96		75	2,156	
		Electric				Total Estimated Land Improvements True Cash Value = 8,043								
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	06/23/2022	INSPECTED	2023	74,200	89,300	163,500		124,409C						
DMG	08/17/2010	INSPECTED	2022	63,600	58,900	122,500		118,485C						
			2021	58,300	56,400	114,700		114,700S						

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 84 252 112 112	Type Treated Wood Treated Wood Wood Balcony Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:							
												X Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 32 Floor Area: 1,624 Total Base New : 252,431 Total Depr Cost: 171,654 Estimated T.C.V: 184,013			
Building Style: 1 1/2 STORY	Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets Lg	Ord	Small	Doors:	Solid	H.C.					Room List Basement 1st Floor 2nd Floor Bedrooms	(5) Floors Kitchen: Other: Other:	(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min
Condition: Good	(6) Ceilings			(13) Plumbing			(16) Porches/Decks		(17) Garage									
Condition: Good	(7) Excavation			(14) Water/Sewer			Class: C		E.C.F. X 1.072									
Condition: Good	(8) Basement			(15) Fireplaces			Effec. Age: 32		Floor Area: 1,624									
Condition: Good	(9) Basement Finish			(16) Porches/Decks			Total Base New : 252,431		Total Depr Cost: 171,654									
Condition: Good	(10) Floor Support			(17) Garage			Estimated T.C.V: 184,013		Bsmnt Garage:									
Condition: Good	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base New : 252,431		Total Depr Cost: 171,654									
Condition: Good	Chimney:			Notes:			Estimated T.C.V: 184,013		E.C.F. X 1.072 => TCV: 184,013									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MYERS SUSAN A & MONTE G	CALVIN DANIEL M & BONNIE I	440,000	09/15/2021	WD	03-ARM'S LENGTH	1178:0805	PROPERTY TRANSFER	100.0		
PURMAN BERNARD & JUDITH	MYERS SUSAN A & MONTE G	274,000	12/16/2015	WD	03-ARM'S LENGTH	1156-539	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status		
12052 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
CALVIN DANIEL M & BONNIE I 2433 FENTON CREEK LN FENTON MI 48430		SA:								
Tax Description		2024 Est TCV Tentative								
L-716 P-519 234 COM AT CEN OF SEC 21 T23N R4W TH E 773.5 FT TH N 1 DEG 18' 40" W 1000.4 FT TH N 5 DEG 15' 40" E 161.37 FT TH N 11 DEG 48' 30" E 109.44 FT TH N 18 DEG 11' E 544.29 FT TH N 25 DEG 25' 30" E 108.89 FT TH N 30 DEG 34' E 104.28 FT FOR POB TH N 30 DEG 34' E 52.14 FT TH S 65 DEG 47' E TO SH OF LK 164.8 FT TH S 33 DEG 01' 34" W 52. 42 FT TH N 65 DEG 47' 26" W 162.54 FT TO POB. LOT 37. PART OF GOVT LOT 4		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		LAKEVIEW	52.00	150.00	1.0000	1.0000	2800 100	145,600
		Paved Road		52 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 145,600						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate		Size % Good		Cash Value	
		Water		D/W/P: 5in Ren. Conc.	11.51		949 98		10,705	
		X Sewer		Total Estimated Land Improvements True Cash Value = 10,705						
		X Electric								
		Gas								
		Curb								
		X Street Lights								
		X Standard Utilities								
		Underground Utils.								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Level	2024	Tentative	Tentative	Tentative			Tentative
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
		X	Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	11/10/2021	INSPECTED	2023	72,800	93,600	166,400		141,225C
		DMG	08/17/2010	INSPECTED	2022	62,400	72,100	134,500		134,500S
					2021	57,200	61,500	118,700		107,055C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 416 138	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C +10 Effec. Age: 21 Floor Area: 1,248 Total Base New : 224,900 Total Depr Cost: 177,669 Estimated T.C.V: 190,461			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service									
(1) Exterior					No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets												
X	Insulation				Many X Ave. Few												
(2) Windows		(7) Excavation			(13) Plumbing												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Gable Hip Flat	Gambrel Mansard Shed			(9) Basement Finish												
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
					Lump Sum Items:												
								Notes:						ECF (4004 LAKEVIEW) 1.072 => TCv: 190,461			
								Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 832 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 832 Total: 164,806 130,194 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,722 Porches WCP (1 Story) 192 7,930 6,265 Deck Treated Wood 416 6,789 5,363 Treated Wood 138 3,294 2,602 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 21,273 16,806 Common Wall: 1 Wall 1 -2,251 -1,778 Water/Sewer Public Sewer 1 1,515 1,197 Water Well, 100 Feet 1 5,890 4,653 Built-Ins Appliance Allow. 1 2,806 2,217 Fireplaces Exterior 2 Story 1 8,137 6,428 Totals: 224,900 177,669									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LEESON TOD A & SUSAN D	GRIMES MICHAEL & KAREN	365,000	11/09/2018	WD	03-ARM'S LENGTH	1167:2040	PROPERTY TRANSFER	100.0				
		365,000	08/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12032 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			SCREENED PORCH	03/23/2018	PB18-0030	COMPLETE				
Owner's Name/Address		P.R.E. 100% 11/12/2020		SA:								
GRIMES MICHAEL & KAREN 12032 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	52.00	150.00	1.0000	1.0000	2800	100		145,600
		Paved Road		52 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		145,600		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 4in Ren. Conc.				Rate	Size	% Good	Cash Value	
		Sewer						10.41	1284	77	10,292	
		Electric		Total Estimated Land Improvements True Cash Value = 10,292								
		Gas		Work Description for Permit PB18-0030, Issued 03/23/2018: CONVERT EXISTING 8X12 DECK INTO SUNROOM. 2 NEW DECKS ALSO								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	Tentative	Tentative	Tentative			Tentative		
		Rolling		2023	72,800	115,700	188,500			142,331C		
		Low		2022	62,400	89,000	151,400			135,554C		
		High		2021	57,200	85,400	142,600			131,224C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	11/05/2018	INSPECTED								
		DMG	08/17/2010	INSPECTED								
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 96 334	Type CGEP (1 Story) Composite	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
X	Wood Frame	(4) Interior														
Building Style: RANCH		X	Drywall Paneled				Plaster Wood T&G									
Yr Built 0	Remodeled 0	Trim & Decoration		Ex	X	Ord	Min									
Condition: Good		Size of Closets		Lg	X	Ord	Small									
Room List		Doors:	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service			No./Qual. of Fixtures						
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(14) Water/Sewer			Lump Sum Items:						
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle Metal	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
Chimney: Vinyl																
										Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls BC		Blt 0	
										(11) Heating System: Forced Heat & Cool						
										Ground Area = 832 SF Floor Area = 1560 SF.						
										Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78						
										Building Areas						
										Stories Exterior Foundation			Size		Cost New Depr. Cost	
										1.5 Story Siding Crawl Space			832			
										0.5 Story Siding Overhang			624			
										Total:			213,292		166,367	
										Other Additions/Adjustments						
										Plumbing						
										3 Fixture Bath			1		6,929 5,405	
										Porches						
										CGEP (1 Story)			96		9,844 9,056 *9	
										Garages						
										Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost			624		31,568 24,623	
										Common Wall: 1 Wall			1		-2,688 -2,097	
										Water/Sewer						
										Public Sewer			1		1,941 1,514	
										Water Well, 100 Feet			1		6,333 4,940	
										Built-Ins						
										Appliance Allow.			1		4,031 3,144	
										Fireplaces						
										Direct-Vented Gas			1		4,460 3,479	
										Deck						
										Composite			334		6,580 6,054 *9	
										Totals:			282,290		222,485	
										Notes:						
										ECF (4004 LAKEVIEW) 1.072 => TC			V:		238,504	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCOTT ROBERT & MARY	SCOTT ROBERT & MARRY	0	09/10/2010	QC	21-NOT USED/OTHER		OTHER	0.0				
		165,000	12/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12022 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 04/27/2010										
SCOTT ROBERT & MARY 53153 VILLA ROSA MACOMB MI 48042		SA:										
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
(L-971P-2216&2222&L-346 P-472) 234 L-994 P-1477 COM AT CEN OF SEC 21 T23N R4W TH E 773.5 FT TH N 1 DEG 18' 40" W 1000.4 FT TH N 5 DEG 15' 40" E 161.37 FT TH N 11 DEG 48' 30" E 109.44 FT TH N 18 DEG 11' E 544.24 FT TH N 25 DEG 25' 30" E 108.89 FT TO POB TH N 30 DEG 34' E 52.14 FT TH S 65 DEG 47' 26" E TO SH OF LK 160.28 FT TH S 33 DEG 47' 26" W 52.42 FTTH N 65 DEG 46' 26" W 158.02 FT TO POB. LOT 35.		X	Improved	Vacant	* Factors *							
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road		LAKEVIEW	52.00	150.00	1.0000	1.0000	2800	100		145,600
		Gravel Road		52 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 145,600								
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate			Size % Good		Cash Value		
		Sidewalk		Fencing: Wd, Solid, 6 ft.	35.99			88 25		792		
		Water		D/W/P: 3.5 Concrete	7.69			1513 70		8,144		
		X Sewer		Total Estimated Land Improvements True Cash Value = 8,936								
		X Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2024	Tentative	Tentative	Tentative			Tentative		
		Rolling		2023	72,800	123,600	196,400			116,893C		
		Low		2022	62,400	74,300	136,700			111,327C		
		High		2021	57,200	71,200	128,400			107,771C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	06/23/2022	INSPECTED								
		DMG	08/17/2010	INSPECTED								
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32 293	Type WCP (1 Story) CPP	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 288 No Conc. Floor: 0												
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling																							
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																								
Yr Built 6	Remodeled 0	Ex	Ord	Min	Size of Closets																							
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace																							
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls BC			Blt 6											
(1) Exterior		Ex.	X	Ord.	Min	No. of Elec. Outlets			Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75																			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many			X	Ave.	Few	Building Areas																	
X	Insulation	(13) Plumbing			Average Fixture(s)			2 3 Fixture Bath			Stories			Exterior			Foundation											
(2) Windows		(7) Excavation			2 3 Fixture Bath			2 Fixture Bath			1+ Story			Siding			Crawl Space											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story			Siding			Crawl Space			Size									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			2 3 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total:			242,534			181,899								
(3) Roof		(9) Basement Finish			3 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior			Stone Veneer			130			6,149			4,612					
X	Gable Hip Flat	(10) Floor Support			3 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			3 Fixture Bath			1			6,929			5,197					
X	Asphalt Shingle	(14) Water/Sewer			3 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			WCP (1 Story) CPP			32 293			2,836 6,030			2,127 5,728					
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			576			29,871			22,403		
											Water/Sewer			Public Sewer			1			1,941			1,456					
											Water Well, 100 Feet			Built-Ins			Appliance Allow.			1			4,031			3,023		
											Fireplaces			Exterior 1 Story			1			8,648			6,486					
														Totals:			317,864			239,602								
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12000 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KLUNZINGER PAUL & NANCY 60 HIAWATHA MT PLEASANT MI 48858		SA:										
Tax Description		2024 Est TCV Tentative										
L-879 P-664 234 COM AT N 1/4 COR SEC 21 TH N89DEG14'09" E 1491.1FT TH S23DEG23'45"W ALG ELY R/W OF W SHORE DR 431.44FT TH S27DEG46'21"W 103.44FT TH S35DEG20'49"W 158.87FT TH S 30DEG32'15"W 156.44FT FOR POB TH S65DEG 49'22"E 149.59FT TO INTERMED TRAV LINE TH S27DEG278'18"W ALG TRAV LINE 65FT TH N65DEG49'22"W 147.13FT TO ELY R/W LINE OF W SHORE DR TH N25DEG18'06"E ALG SAID LINE 64.91FT TO POB - PART OF GOVT LOT 4 SEC 21 & PART OF LOT 34 UNRECORDED PLAT OF NORTH BAY PARK-T23NR4W PAR 34-APP: 006-021-001-0201		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		LAKEVIEW	65.00	150.00	1.0000	1.0000	2800	100	182,000	
		Paved Road		65 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		182,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete			Rate	Size	% Good	Cash Value		
		Sewer					6.25	1618	70	7,079		
		Electric		Total Estimated Land Improvements True Cash Value =							7,079	
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
Comments/Influences		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		QT	06/23/2022 INSPECTED	2023	91,000	162,800	253,800			154,104C		
		DMG	08/17/2010 INSPECTED	2022	78,000	127,800	205,800			146,766C		
				2021	71,500	122,300	193,800			142,078C		

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 150 368	Type CCP (1 Story) Composite	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 16 Floor Area: 2,219 Total Base New : 380,905 Total Depr Cost: 319,962 Estimated T.C.V: 342,999			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls BC		Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1522 SF Floor Area = 2219 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84			Building Areas								
Condition: Good		Lg	Ord	Small	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84			Stories		Size		Cost New				
Room List		Doors:	Solid	H.C.	(12) Electric			Building Areas			1.5 Story		Siding		Crawl Space				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service			Other Additions/Adjustments			1 Story		Siding		Crawl Space				
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			Plumbing			Total:		318,776		267,773				
X	Insulation	(7) Excavation			Ex. X Ord. Min			Plumbing			Total:		318,776		267,773				
(2) Windows	Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 1522 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			3 Fixture Bath		1		6,929			
X	Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			No. of Elec. Outlets			Plumbing			Porches		CCP (1 Story)		150		5,327		
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		480			
X	Asphalt Shingle	(9) Basement Finish			Many X Ave. Few			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Common Wall: 1 Wall		1			
Chimney: Metal		(10) Floor Support			Lump Sum Items:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Composite		368		6,996	
		Joists: Unsupported Len: Cntr.Sup:			Notes:			Notes:			Fireplaces			Interior 1 Story		1		7,014	
					ECF (4004 LAKEVIEW) 1.072 => TCV: 342,999						Totals:			380,905		319,962			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GREGORY, GARY & CANDACE	GRAY, MICHAEL & ROSEMARY	125,000	06/04/2010	WD	10-FORECLOSURE	1093/2591	OTHER	100.0					
		275,000	09/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
11978 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			DEMO		04/27/2012	120052	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:									
GRAY MICHAEL S & ROSEMARY & FOX AMY GRAY 1105 GREENBANKS DR MOUNT PLEASANT MI 48858		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
		Public Improvements		* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKEVIEW	93.00	150.00	1.0000	1.0000	2800	100		260,400
					93 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 260,400								
					Land Improvement Cost Estimates								
					Description	Rate	Size	% Good	Cash Value				
					D/W/P: 3.5 Concrete	5.86	93	50	272				
					D/W/P: Brick on Sand	15.43	438	75	5,068				
					D/W/P: Brick on Sand	15.43	66	75	763				
					Wood Frame	27.08	72	15	292				
					Total Estimated Land Improvements True Cash Value = 6,395								
					Topography of Site								
Comments/Influences		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
		QT	06/23/2022	INSPECTED	2023	130,200	46,700	176,900			101,470C		
		DMG	11/29/2012	INSPECTED	2022	111,600	32,800	144,400			96,639C		
		DMG	08/17/2010	INSPECTED	2021	102,300	31,300	133,600			93,552C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 128 116	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 55 Floor Area: 1,156 Total Base New : 161,065 Total Depr Cost: 72,477 Estimated T.C.V: 77,695			E.C.F. X 1.072 Bsmnt Garage: Carport Area: Roof:																																																			
Building Style: LOG 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																												
Condition: Average		Lg	Ord	Small																																																													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																																																									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																																																									
(1) Exterior					No./Qual. of Fixtures																																																												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																																												
X	Log				Many			X	Ave.	Few																																																							
X	Insulation				(13) Plumbing																																																												
(2) Windows		(7) Excavation			Average Fixture(s)																																																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1156 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																												
X	Storms & Screens	(9) Basement Finish																																																															
(3) Roof					(14) Water/Sewer																																																												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																												
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:																																																															
Cost Est. for Res. Bldg: 1 Single Family LOG 1 STORY Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 1156 SF Floor Area = 1156 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Pine Logs</td> <td>Crawl Space</td> <td>1,156</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>140,134</td> <td>63,058</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Porches CCP (1 Story)</td> <td>128</td> <td>3,273</td> <td>1,473</td> </tr> <tr> <td>Deck Treated Wood</td> <td>116</td> <td>2,844</td> <td>1,280</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,345</td> <td>605</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>2,574</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>882</td> </tr> <tr> <td>Fireplaces Exterior 1 Story</td> <td>1</td> <td>5,788</td> <td>2,605</td> </tr> <tr> <td colspan="2">Totals:</td> <td></td> <td>161,065</td> <td>72,477</td> </tr> </tbody> </table> Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 77,695															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Pine Logs	Crawl Space	1,156			Total:				140,134	63,058	Item	Area	Cost	Depr. Cost	Porches CCP (1 Story)	128	3,273	1,473	Deck Treated Wood	116	2,844	1,280	Water/Sewer Public Sewer	1	1,345	605	Water Well, 100 Feet	1	5,720	2,574	Built-Ins Appliance Allow.	1	1,961	882	Fireplaces Exterior 1 Story	1	5,788	2,605	Totals:			161,065	72,477
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																												
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal Elec. Steam			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 55 Floor Area: 480 Total Base New : 33,715 Total Depr Cost: 15,173 Estimated T.C.V: 16,265			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: LOG 1 STORY		Drywall Paneled Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures Ex. Ord. Min			Ground Area = 480 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Description Other Additions/Adjustments			Size Cost New Depr. Cost		Cls D Blt 0	
Yr Built Remodeled 0 0		Ex Ord Min		Size of Closets Lg Ord Small			No. of Elec. Outlets Many Ave. Few			Notes:			Totals: 33,715 15,173		ECF (4004 LAKEVIEW) 1.072 => TCv: 16,265	
Condition: Average		Doors: Solid H.C.		(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service			(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 33,715 Total Depr Cost: 15,173 Estimated T.C.V: 16,265		Bsmnt Garage: Carport Area: Roof:	
Room List Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals: 33,715 15,173		ECF (4004 LAKEVIEW) 1.072 => TCv: 16,265	
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick X Log X Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Lump Sum Items:			Notes:			Totals: 33,715 15,173		ECF (4004 LAKEVIEW) 1.072 => TCv: 16,265	
(2) Windows Many Avg. Large Avg. X Few X Small		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals: 33,715 15,173		ECF (4004 LAKEVIEW) 1.072 => TCv: 16,265	
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals: 33,715 15,173		ECF (4004 LAKEVIEW) 1.072 => TCv: 16,265	
X Asphalt Shingle		(3) Roof Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals: 33,715 15,173		ECF (4004 LAKEVIEW) 1.072 => TCv: 16,265	
Chimney:		(3) Roof Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals: 33,715 15,173		ECF (4004 LAKEVIEW) 1.072 => TCv: 16,265	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
ISZLER JOHN A & CONNIE S 906 WOODBURY DR GRAND LEDGE MI 48837		SA:						
		2024 Est TCV Tentative						
		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW			
		Public Improvements		* Factors *				
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
		LAKEVIEW	65.00	150.00	1.0000	1.0000	2800 100	182,000
		65 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		182,000
Tax Description		Dirt Road						
L-925 P-603 (L-587 P-572-574) 234 COM AT		Gravel Road						
N 1/4 COR SEC 21 TH N89DEG14'09"E1491.1FT		Paved Road						
TH S23DEG45'W 431.44FT TH S27 DEG46'21"W		Storm Sewer						
103.44FT TH S35DEG20'49"W 158.87FT TH		Sidewalk						
S30DEG32'15"W 156.44FT TH S25DEG18'06"W		Water						
109.13FT TH S18DEG08'24"W 60.46FT FOR POB		Sewer						
TH S70DEG27'02"E 136.71 FT TO INTERMED		Electric						
TRAV LINE TH S27DEG28'18"W ALG TRAV LINE		Gas						
65FT TH N70DEG27'02"W 126.17FT TO ELY		Curb						
LINE OF W SHORE DR TH N18DEG08'24"E		Street Lights						
64.40FT TO POB - PAR 34-C PART OF LOT 34		Standard Utilities						
UNRECORDED PLAT OF NORTHBAY PARK .22AC		Underground Utils.						
PP: 006-021-001-0201		Topography of Site						
Comments/Influences		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009.		QT 06/23/2022	91,000	0	91,000			72,846C
Licensed To: Township of Lake, County of		DMG 08/17/2010	78,000	0	78,000			69,378C
Roscommon, Michigan		2021	71,500	0	71,500			67,162C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		140,000	06/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
11948 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ISZLER JOHN A & CONNIE S 906 WOODBURY DR GRAND LEDGE MI 48837		SA:									
Tax Description		2024 Est TCV Tentative									
L-760 P-613 234 11948 W SHORE DR COM AT N1/4 COR SEC 21 TH N89DEG14'09"E 1491.1 FT TH S23DEG23'45"W 431.44 FT TH S27DEG46'21"W 103.44 FT TH S35DEG20'49"W 158.87 FT TH S30DEG32'15"W 156.44 FT TH S25DEG23'25"W 109.14 FT TH S18DEG08'24"W 124.86 FT FOR POB TH S70DEG25'48"E 134.22 FT TO SH OF LAKE TH S26DEG38'24"W ALG SH 100.50 FT TH N70DEG25'48"W 126.43 FT TO E LINE OF WEST SH DR TH N18DEG08'24"E 100.50 FT TO POB LOT 32 & 33 UNRECORDED PLAT		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	100.00	150.00	1.0000	1.0000	2800	100	280,000
		X Paved Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 280,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.68	2388	80	12,762			
		X Sewer		Total Estimated Land Improvements True Cash Value = 12,762							
		Electric									
		Gas									
		Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling		2023	140,000	265,600	405,600			258,274C	
		Low		2022	120,000	210,100	330,100			245,976C	
		High		2021	110,000	200,000	310,000			238,119C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/23/2022 INSPECTED									
		DMG 08/17/2010 INSPECTED									

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



Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 2 Direct-Vented Gas	Area 240 64 776	Type CCP (1 Story) CCP (1 Story) 4in Concrete	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																											
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																						
Building Style: 1 3/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																																							
Yr Built 0	Remodeled 0	Ex	Ord	Min																																																																																																							
Condition: Good		Size of Closets																																																																																																									
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(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																																																																																						
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures																																																																																																						
X Insulation					Ex. X Ord. Min																																																																																																						
(2) Windows		No. of Elec. Outlets			Many X Ave. Few																																																																																																						
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(3) Roof		Basement: 0 S.F. Crawl: 2208 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																									
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																						
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		Joists: Unsupported Len: Cntr.Sup:																																																																																																									
<p>Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls BC Blt 0                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 2208 SF Floor Area = 4688 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>2,208</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>240</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Overhang</td> <td>4</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>1152</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>594,020</td> <td>445,514</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td>3 Fixture Bath</td> <td>2</td> <td>13,857</td> </tr> <tr> <td>Porches</td> <td>CCP (1 Story)</td> <td>240</td> <td>8,112</td> </tr> <tr> <td></td> <td>CCP (1 Story)</td> <td>64</td> <td>2,433</td> </tr> <tr> <td></td> <td>4in Concrete</td> <td>776</td> <td>8,078</td> </tr> <tr> <td>Garages</td> <td colspan="3">Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,688</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>1152</td> <td>49,582</td> </tr> <tr> <td>Water/Sewer</td> <td>Public Sewer</td> <td>1</td> <td>1,941</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,333</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td>1</td> <td>4,031</td> </tr> <tr> <td>Fireplaces</td> <td>Direct-Vented Gas</td> <td>2</td> <td>8,920</td> </tr> <tr> <td colspan="3">Totals:</td> <td>694,619</td> </tr> <tr> <td colspan="3"></td> <td>520,963</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	2,208			1 Story	Siding	Overhang	240			2 Story	Siding	Overhang	4			0.5 Story	Siding	Overhang	1152			Total:				594,020	445,514	Item	Quantity	Unit Cost	Total Cost	Plumbing	3 Fixture Bath	2	13,857	Porches	CCP (1 Story)	240	8,112		CCP (1 Story)	64	2,433		4in Concrete	776	8,078	Garages	Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)				Common Wall: 1 Wall	1	-2,688		Base Cost	1152	49,582	Water/Sewer	Public Sewer	1	1,941		Water Well, 100 Feet	1	6,333	Built-Ins	Appliance Allow.	1	4,031	Fireplaces	Direct-Vented Gas	2	8,920	Totals:			694,619				520,963
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VANDERROEST DAVID	KRYTA JOHN & DARLENE	390,000	08/26/2016	WD	03-ARM'S LENGTH	1159-2486	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
11934 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KRYTA JOHN & DARLINE 72344 HAWK DR ROMEO MI 48065		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-1052 P-1834 (L-865P-214&L-626P-697) 234 COM AT N1/4 COR SEC 21 TH N89DEG14'09"E 1491.1FT TH S23DEG23'45"W 431.44FT TH S 27DEG46'21"W 103.44FT TH S35DEG20'49"W 158.87FT TH S30DEG32'15"W 156.44FT TH S 25DEG23'25"W 108.74FT TH S18DEG08'24"W 225.09FT FOR POB TH S18DEG08'24"W 50.02 FT TH S70DEG25'48"E 123.08FT TO SH OF LKTH N22DEG15'00"E 50.05FT ALG SH OF LK THN70DEG25'48"W 126.75FT TO POB PART OF GOV'T LOT 4 SEC 21 T23N R4W "LOT 31" 11934 W SHORE DR		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
				Land Improvement Cost Estimates								
				Description				Rate	Size % Good		Cash Value	
				D/W/P: 3.5 Concrete				6.68	1444 75		7,234	
				Wood Frame/Conc.				42.96	60 75		1,933	
				Total Estimated Land Improvements True Cash Value = 9,167								
Comments/Influences		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		QT	06/23/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative	
		DMG	08/17/2010	INSPECTED	2023	70,000	191,700	261,700			181,147C	
					2022	60,000	143,100	203,100			172,521C	
					2021	55,000	136,900	191,900			167,010C	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 912 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame													768 699 96 320 352	4in Concrete 4in Concrete WCP (2 Story) WCP (1 Story) Wood Balcony		
Building Style: LOG 2 STORY		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built	Remodeled	Ex	Ord	Min													
0	0																
Condition: Good		Size of Closets															
		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric												
		Kitchen: Other: Other:			0 Amps Service												
(1) Exterior		No./Qual. of Fixtures															
		Ex.	X	Ord.	Min												
Wood/Shingle Aluminum/Vinyl Brick X Log X Insulation		(6) Ceilings			No. of Elec. Outlets												
					Many			X	Ave.	Few							
(2) Windows		(7) Excavation			(13) Plumbing												
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X Many X Avg. X Few		X Large X Avg. X Small															
Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X Gable X Hip X Flat		X Gambrel X Mansard X Shed															
X Asphalt Shingle		(10) Floor Support			Lump Sum Items:												
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:															
Notes:											Class: BC Effec. Age: 18 Floor Area: 2,400 Total Base New : 456,049 Total Depr Cost: 375,962 Estimated T.C.V: 403,031		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Cost Est. for Res. Bldg: 1 Single Family LOG 2 STORY											Cls BC		Blt 0				
(11) Heating System: Forced Heat & Cool																	
Ground Area = 960 SF Floor Area = 2400 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82																	
Building Areas																	
Stories Exterior Foundation											Size		Cost New		Depr. Cost		
2.5 Story Pine Logs Slab											960						
Other Additions/Adjustments											Total:		331,956		272,220		
Plumbing																	
3 Fixture Bath											1		6,929		5,682		
Porches																	
WCP (2 Story)											96		7,374		6,047		
No Plumbing											320		14,144		11,598		
WCP (1 Story)											768		7,995		7,595		
4in Concrete											699		7,277		6,913		
4in Concrete																	
Balcony											352		17,758		14,562		
Wood Balcony																	
Garages																	
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost											912		41,697		34,192		
Water/Sewer																	
Public Sewer											1		1,941		1,592		
Water Well, 100 Feet											1		6,333		5,193		
Built-Ins																	
Appliance Allow.											1		4,031		3,305		
Fireplaces																	
Interior 2 Story											1		8,614		7,063		
Totals:											456,049		375,962		403,031		
ECF (4004 LAKEVIEW) 1.072 => TCV:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLSBROOKS DOUGLAS J & CAR	ELLISON SAMUEL T & AMY L	320,000	07/21/2018	WD	03-ARM'S LENGTH	1166:1596	PROPERTY TRANSFER	100.0
PERSKI MARK	ALLSBROOKS DOUGLAS J & CAR	300,000	10/02/2015	WD	03-ARM'S LENGTH	1154-718	PROPERTY TRANSFER	100.0
		90,000	09/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
11928 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
ELLISON SAMUEL T & AMY L 1056 ADELE CT ROCHESTER HILLS MI 48309	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	50.00	150.00	1.0000 1.0000	2800 100		140,000
			50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		140,000
			Land Improvement Cost Estimates						
			Description			Rate	Size % Good		Cash Value
			D/W/P: 3.5 Concrete			6.68	1459 75		7,309
			D/W/P: Brick on Sand			18.28	333 75		4,565
			Total Estimated Land Improvements True Cash Value =						11,874
Tax Description									
L-971 P-1649 (L-806 P-249) 234 COM AT N1/4 COR SEC 21 TH N89DEG14'09"E 1491.1FT TH S23DEG23'45"W 431.44FT TH S 27DEG46'21"W 103.44FT TH S35DEG20'49"W 158.87FT TH S30DEG32'15"W 156.44FT TH S 25DEG23'25"W 108.74FT TH S18DEG08'24"W 275.11FT FOR POB TH S18DEG08'24"W 50.02 FT TH S70DEG25'48"E TO SH OF LK 119.37FTTH N22DEG15'E ALG SH 50.05FT TH N70DEG25'48"W 123.08FT TO POB PART OF GOVT LOT 4SEC 21 T23NR4W LOT 30	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
Comments/Influences									
		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	06/23/2022	INSPECTED	2023	70,000	126,300	196,300		123,279C
	DMG	08/17/2010	INSPECTED	2022	60,000	73,800	133,800		117,409C
				2021	55,000	70,800	125,800		113,659C

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Roscommon, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 300 596 30	Type WGEP (1 Story) Treated Wood Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 20 Floor Area: 1,536 Total Base New : 302,909 Total Depr Cost: 242,320 Estimated T.C.V: 259,767			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 1/2 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C 10 Blt 0									
Yr Built 0	Remodeled 0	Ex	Ord	Min	0 Amps Service			Ground Area = 1200 SF Floor Area = 1536 SF.											
Condition: Good		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas									
Room List		Doors:	Solid	H.C.	(13) Plumbing			Stories											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			1+ Story		Size		Cost New		Depr. Cost			
		Kitchen: Other: Other:		0			3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Walls Ceramic Tub Alcove Vent Fan			1.5 Story		672							
(1) Exterior		(6) Ceilings		Ex. X Ord. Min			Other Additions/Adjustments			1 Story		80							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Exterior			Siding		Crawl Space		448					
X	Insulation	(8) Basement		(14) Water/Sewer			Foundation			Siding		Crawl Space		672					
(2) Windows		Basement: 0 S.F. Crawl: 1200 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Siding		Crawl Space		80					
X	Many Avg. Few	X	Large Avg. Small	Lump Sum Items:			Exterior			Siding		Crawl Space		Total: 214,590		171,666			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Stone Veneer			Siding		Crawl Space		168 6,468 5,174					
(3) Roof		(10) Floor Support		Lump Sum Items:			Plumbing			Siding		Crawl Space		2 9,423 7,538					
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items:			Porches			Siding		Crawl Space		300 20,073 16,058					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Deck			Siding		Crawl Space		596 8,594 6,875 30 1,370 1,096 30 667 534					
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Siding		Crawl Space		1 1,515 1,212 1 5,890 4,712					
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GAFFORD JOSEPH D & ANDREA	GAFFORD, JOSEPH	0	05/07/2010	QC	21-NOT USED/OTHER	1094/1949	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
11920 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	06/15/2020	PB20-0124	COMPLETE			
Owner's Name/Address		P.R.E. 100% 04/28/2010									
GAFFORD JOSEPH D PO BOX 903 HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-467 P-4 234 11920 W SHORE DR 48629 COM AT N 1/4 COR SEC 21 TH N 89 DEG 14'09"E 1491.1 FT TH S 23 DEG 23'45"W 431.44 FT TH S 27 DEG 46'21"W 103.44 FT TH S 35 DEG 20'49"W 158.87 FT TH S 30 DEG 32'15"W 156.44 FT TH S 25 DEG 23'25"W 108.74 FT TH S 18 DEG 08'24"W 325.13 FT FOR POB TH S 18 DEG 08'24"W 50.02 FT TH S 70 DEG 25'48"E TO SH OF LK 115.87 FT TH N 22 DEG 15'00"E ALG SH 50.05 FT TH N 70 DEG 25'48"W 119.37 FT TO POB BEING PART OF GOVT LOT 4 SEC 21 T23N R4W LOT 29		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Topography of Site									
		X	Level Rolling								
			Low High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/23/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG	08/17/2010	INSPECTED	2023	70,000	84,400	154,400	154,400M		93,855C
					2022	60,000	66,900	126,900			89,386C
					2021	55,000	64,100	119,100			86,531C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 540 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								56 220 90	Treated Wood Composite Roof Cover Onl						
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace						Class: C +5 Effec. Age: 20 Floor Area: 1,296 Total Base New : 207,432 Total Depr Cost: 165,949 Estimated T.C.V: 177,897					E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C 5 Blt 0									
Condition: Good		Size of Closets		0 Amps Service			Ground Area = 864 SF Floor Area = 1296 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			1.5 Story		Siding		Crawl Space		864		Total: 162,752 130,205		
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			Other Additions/Adjustments			3 Fixture Bath		1		4,711		3,769				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			Plumbing			Treated Wood		56		1,908		1,526				
X	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)			Composite		220		4,545		3,636				
(2) Windows		Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			w/Roof (Roof portion)		90		1,694		1,355				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		540		21,611 17,289	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer		1		1,515		1,212	
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow.			1		2,806		2,245			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:							177,897			
Chimney:													Totals:		207,432		165,949			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SENKO BRADLEY S & LORI K	MYERS MONTE & SUSAN	525,000	09/24/2021	WD	03-ARM'S LENGTH	1178:1055	PROPERTY TRANSFER	100.0
SENKO BRAD & LORI K	SENKO BRADLEY S & LORI K	0	03/10/2020	OTH	18-LIFE ESTATE	1171:2538	PROPERTY TRANSFER	0.0
		319,000	04/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
11910 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	04/13/2022	PB22-0074	COMPLETE
	P.R.E. 100% 09/24/2021					

  

Owner's Name/Address	SA:
MYERS MONTE & SUSAN 11910 WEST SHORE DR HOUGHTON LAKE MI 48629-8645	2024 Est TCV Tentative

  

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW																																			
L1043/P1928 L977/P1780 L729/P448 234 11910 W SHORE COM AT N1/4 COR SEC 21 TH N89DEG14'09"E ALG SEC LINE 1491.1 FT TH S23DEG23'45"W ALG ELY R/W OF CO RD 431.44 FT TH S27DEG46'21"W 103.44 FT TH S35DEG20'49"W 158.87 FT TH S30DEG32'15"W 156.44 FT TH S25DEG23'25"W 108.74 FT TH S18DEG08'24"W 375.12 FT FOR POB TH S18DEG08'24"W 56.32 FT TH S72DEG 23'41"E TO SH OF LAKE 111.87 FT TH N22DEG15'E ALG SHORE 52.43 FT TH N70DEG25'48"W 115.87 FT TO POB - PART OF GOVT LOT 4 SEC 21 T23NR4W - KNOWN AS LOT 28 OF UNRECORDED PLAT OF NORTH BAY PARK	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value LAKEVIEW 52.00 150.00 1.0000 1.0000 2800 100 145,600 52 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 145,600  Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.68 1388 74 6,861 D/W/P: 5in Ren. Conc. 9.07 286 99 2,568 Total Estimated Land Improvements True Cash Value = 9,429																																			
Comments/Influences	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Work Description for Permit PB22-0074, Issued 04/13/2022: RE-ROOF  <table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/ Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>Tentative</td> <td>Tentative</td> <td>Tentative</td> <td></td> <td></td> <td>Tentative</td> </tr> <tr> <td>2023</td> <td>72,800</td> <td>168,400</td> <td>241,200</td> <td></td> <td></td> <td>202,230C</td> </tr> <tr> <td>2022</td> <td>62,400</td> <td>130,200</td> <td>192,600</td> <td></td> <td></td> <td>192,600S</td> </tr> <tr> <td>2021</td> <td>57,200</td> <td>93,400</td> <td>150,600</td> <td></td> <td></td> <td>116,123C</td> </tr> </tbody> </table>	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	2024	Tentative	Tentative	Tentative			Tentative	2023	72,800	168,400	241,200			202,230C	2022	62,400	130,200	192,600			192,600S	2021	57,200	93,400	150,600			116,123C
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value																																	
2024	Tentative	Tentative	Tentative			Tentative																																	
2023	72,800	168,400	241,200			202,230C																																	
2022	62,400	130,200	192,600			192,600S																																	
2021	57,200	93,400	150,600			116,123C																																	

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 380 24	Type CCP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 696 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 21 Floor Area: 2,128 Total Base New : 414,232 Total Depr Cost: 329,100 Estimated T.C.V: 352,795			E.C.F. X 1.072			Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Trim & Decoration		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1064 SF Floor Area = 2128 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79			Cls BC Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Many X Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Good		Size of Closets		Lg Ord Small			(13) Plumbing			2 Story Siding Crawl Space			1,064			Total: 316,627 250,135		
Room List		Doors:	Solid	H.C.	Average Fixture(s)			(14) Water/Sewer			Other Additions/Adjustments			Exterior Foundation				
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		(12) Electric			0 Amps Service			3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Crawl Space			232 10,974 8,669		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Crawl Space			232 10,974 8,669		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1064 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Crawl Space			232 10,974 8,669			13,857 10,947		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Story Siding Crawl Space			232 10,974 8,669			4,642 3,667			12,392 11,648		
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1064 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		
X	Asphalt Shingle	(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		
Chimney: Brick		(12) Electric		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		
Joists: Unsupported Len: Cntr.Sup:		(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		
Lump Sum Items:		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		
Notes:		(15) Built-ins		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		
Notes:		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		
Notes:		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		
Notes:		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		
Notes:		Totals:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		
Notes:		E.C.F. (4004 LAKEVIEW) 1.072 => TCV:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Story Siding Crawl Space			232 10,974 8,669			1,469 1,161			1,941 1,533		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HROBA LUANN K & DILLAY BER	HROBA LUANN & DILLAY BERNI	0	12/30/2020	QC	18-LIFE ESTATE	1175:0355	PROPERTY TRANSFER	0.0					
HAXTER CHARLES E JR	HROBA LUANN K & DILLAY BEE	100,000	04/29/2016	WD	03-ARM'S LENGTH	1158-2374	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
11900 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			FENCE	06/27/2022	LU22-4509	COMPLETE					
Owner's Name/Address		P.R.E. 100% 03/11/2017			HOUSE	01/01/2016	PB16-0112	COMPLETE					
HROBA LUANN & DILLAY BERNICE [LE] PO BOX 4 HOUGHTON LAKE HEIGHTS MI 48630		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L601/P252 234 COM AT N1/4 COR SEC 21 TH N89DEG14'09"E ALG SEC LINE 1491.1 FT TH S23DEG23'45"W ALG ELY R/W OF CO RD 431.44 FT TH S27DEG46'21"W 103.44 FT TH S35DEG20'49"W 158.87 FT TH S30DEG32'15"W 156.44 FT TH S25DEG23'25"W 108.74 FT TH S18DEG08'24"W 431.44 FT FOR POB TH S18DEG08'24"W 56.32 FT TH S76DEG19'20"E TO THE SHORE OF LK 122.02 FT TH N6DEG35'30"E ALG LK 48.86 FT TH N72DEG23'41"W 111.87 FT TO POB PART OF GOVT LOTS 3 & 4 SEC 21 T23NR4W KNOWN AS LOT 27 OF UNRECORDED PLAT OF NORTH BAY PARK		X	Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKEVIEW	49.00	150.00	1.0000	1.0000	2800	100		137,200
					49 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		137,200		
					Land Improvement Cost Estimates								
					Description	Rate		Size		% Good	Cash Value		
					Fencing: Vnyl,Picket,36-48	25.30		24		95	577		
					D/W/P: 3.5 Concrete	6.68		1274		90	7,659		
					D/W/P: 3.5 Concrete	6.68		240		90	1,443		
					Total Estimated Land Improvements True Cash Value =				9,679				
		X	Standard Utilities		Work Description for Permit LU22-4509, Issued 06/27/2022: FENCE PERMIT								
		X	Underground Utils.		Work Description for Permit PB16-0112, Issued 01/01/2016: NEW HOME								
Comments/Influences		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
		QT	11/03/2022	INSPECTED	2023	68,600	141,000	209,600			146,143C		
		MH	03/11/2017	INSPECTED	2022	58,800	108,100	166,900			138,708C		
		DMG	08/17/2010	INSPECTED	2021	53,900	103,500	157,400			134,277C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 468 12	Type 4in Concrete Treated Wood	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 390 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 6 Floor Area: 1,976 Total Base New : 290,968 Total Depr Cost: 273,514 Estimated T.C.V: 293,207			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 988 SF Floor Area = 1976 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94 Building Areas					Cls C Blt 2016	
Yr Built 2016	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures			Stories Exterior Foundation 2 Story Siding Crawl Space			Size 988	Cost New 233,857	Depr. Cost 219,825		
Condition: Very Good		Size of Closets		200 Amps Service			No. of Elec. Outlets			Other Additions/Adjustments						
Room List		Doors:	Solid		H.C.	Ex. X Ord. Min			Plumbing							
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(13) Plumbing			Many X Ave. Few			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
(1) Exterior		(6) Ceilings		(14) Water/Sewer						Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						
Wood/Shingle X Aluminum/Vinyl Brick		X Drywall		Lump Sum Items:						Public Sewer 1000 Gal Septic 2000 Gal Septic						
X Insulation		(7) Excavation		(15) Water/Sewer						Lump Sum Items:						
(2) Windows		Basement: 0 S.F. Crawl: 988 S.F. Slab: 0 S.F. Height to Joists: 0.0		(16) Water/Sewer						Lump Sum Items:						
Many X Avg. Few	X Avg. Large Small	(8) Basement		(17) Water/Sewer						Lump Sum Items:						
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(18) Water/Sewer						Lump Sum Items:						
(3) Roof		(9) Basement Finish		(19) Water/Sewer						Lump Sum Items:						
X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		(20) Water/Sewer						Lump Sum Items:						
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		(21) Water/Sewer						Lump Sum Items:						
Chimney:				(22) Water/Sewer						Lump Sum Items:						
				(23) Water/Sewer						Lump Sum Items:						
				(24) Water/Sewer						Lump Sum Items:						
				(25) Water/Sewer						Lump Sum Items:						
				(26) Water/Sewer						Lump Sum Items:						
				(27) Water/Sewer						Lump Sum Items:						
				(28) Water/Sewer						Lump Sum Items:						
				(29) Water/Sewer						Lump Sum Items:						
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				(72) Water/Sewer						Lump Sum Items:						
				(73) Water/Sewer						Lump Sum Items:						
				(74) Water/Sewer						Lump Sum Items:						
				(75) Water/Sewer						Lump Sum Items:						
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				(78) Water/Sewer						Lump Sum Items:						
				(79) Water/Sewer						Lump Sum Items:						
				(80) Water/Sewer						Lump Sum Items:						
				(81) Water/Sewer						Lump Sum Items:						
				(82) Water/Sewer						Lump Sum Items:						
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				(93) Water/Sewer						Lump Sum Items:						
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				(96) Water/Sewer						Lump Sum Items:						
				(97) Water/Sewer						Lump Sum Items:						
				(98) Water/Sewer						Lump Sum Items:						
				(99) Water/Sewer						Lump Sum Items:						
				(100) Water/Sewer						Lump Sum Items:						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HAXTER CHARLES E JR	HAXTER CHARLES E JR TRUST	0	10/28/2021	QC	14-INTO/OUT OF TRUST	1178:2111	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HAXTER CHARLES E JR TRUST 54591 THOMAS LANE NEW HUDSON MI 48165		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Tax Description		Public Improvements		* Factors *								
L-601 P-252 234 COM AT N 1/4 COR SEC 21 TH N89DEG14'09"E749.97FT TH S13DEG40'16"W ALG R/W OF CO RD 270 80.70FT TH S08DEG48'07"W 956.52FTFOR POB TH S03DEG33'30"W 71.78FT ALG ARC TH S75DEG12'04"E 298.36FT TH N18DEG 31'12"E ALG E ALG WEST SHORE DR 50FT TH N71DEG28'48"W ALG SLY LINE OF PLAT OFHOUGHTON WOOD 316.25FT TO POB - PART OF GOVT LOT 4 SEC 21 T23NR4W PAR B-1 .42APP: 006-021-001-0410		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Topography of Site		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		50 Actual Front Feet,	0.17	Total Acres			Total Est. Land Value =			20,000
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/09/2022	INSPECTED	2023	10,000	0	10,000			2,823C	
		DMG	08/17/2010	INSPECTED	2022	8,800	0	8,800			2,689C	
					2021	8,100	0	8,100			2,604C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HAXTER CHARLES E JR	HAXTER CHARLES E JR TRUST	0	10/28/2021	QC	14-INTO/OUT OF TRUST	1178:2111	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HAXTER CHARLES E JR TRUST 54591 THOMAS LANE NEW HUDSON MI 48165		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
L-601 P-252 234 COM AT N 1/4 COR SEC 21 TH N89DEG14'09" E 749.97FT TH S13DEG40'16"W ALG R/W OF CO RD 270 80.70FT TH S08DEG48'07"W 956.52FT TH ALG ARC S03DEG33'30"W 71.78 FT FOR POB TH S02DEG49'02:W 71.78FT TH S79DEG21'09"E 280.98FT TH N18DEG31'12"E ALG WEST SHORE DR 50FT TH N75DEG12'04"W 298.36FT TO POB - PART OF GOVT LOT 4 SEC 21 T23NR4W PAR B-2 .40AC PP: 006-021-001-0410		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100	20,000
		X Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000							
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		2023	10,000	0	10,000			2,823C			
		2022	8,800	0	8,800			2,689C			
		2021	8,100	0	8,100			2,604C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
RICHARDS MARGARET P	BARBER, GERALD & SHARON	45,000	10/29/2010	WD	03-ARM'S LENGTH	1098/2310	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status					
11905 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
BARBER GERALD A & SHARON K 2715 ASHTON SAGINAW MI 48603		SA:												
Tax Description		2024 Est TCV Tentative												
L-757 P-365 234 COM AT N 1/4 COR OF SEC 21 TH N 89 DEG 14'09"E 749.97 FT TH S 13 DEG 40'16"W ALG R/W OF CO RD 270 80.70 FT TH S 8 DEG04'28"W 1099.24 FT FOR POB TH S 1 DEG 44'49"W 143.33 FT TH N 89 DEG 26'E ALG PLAT OF HAZELWOOD 251.13 FT TH N 18 DEG 01'25"E ALG W SH DR 43.34 FT TH N 18 DEG31'12"E ALG R/W 50 FT TH N 79 DEG 18'03"W 280.93 FT TO POB BEING PART OF GOVT LOT 4 SEC 21 T23N R4W PARCEL A .71 A		X Improved		Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		X Paved Road				50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 20,000
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description		Rate		Size		% Good		Cash Value
		Water				D/W/P: 3.5 Concrete	6.25		168		75		787	
		X Sewer				D/W/P: 3.5 Concrete	6.25		12		75		56	
		Electric				D/W/P: 3.5 Concrete	6.25		45		75		211	
		Gas				Total Estimated Land Improvements True Cash Value = 1,054								
		Curb												
		X Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	06/09/2022	INSPECTED	2023	10,000	7,400	17,400		13,395C						
DMG	08/17/2010	INSPECTED	2022	8,800	7,000	15,800		12,758C						
			2021	8,100	7,000	15,100		12,351C						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 26,292 Total Depr Cost: 19,719 Estimated T.C.V: 14,809			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 26,292 Total Depr Cost: 19,719 Estimated T.C.V: 14,809			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD Blt 0		
0	0				Lg	Ord	Small	Ex.	X	Ord.	Min	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			100 Amps Service			Stories Exterior Foundation			1200 26,292 19,719		
(1) Exterior		(6) Ceilings			(12) Electric			Average Fixture(s)			Garages			Totals: 26,292 19,719		
Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets			100 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Notes:		
X	Metal Insulation	(13) Plumbing			No./Qual. of Fixtures			(14) Water/Sewer			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 14,809		
(2) Windows		(7) Excavation			Ex. X Ord. Min			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Lump Sum Items:								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Lump Sum Items:											
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:											
Asphalt Shingle Metal		(9) Basement Finish			Lump Sum Items:											
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:											
		(10) Floor Support			Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
YEAGER RD & 127		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.									
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
**QUAL AGR 100.00% STATE # 4756 PA 513 OF 2004 234 N1/2 OF NW1/4 - SW1/4 OF NW1/4 - N1/2 OF SE1/4 OF NW1/4 EXC US-27 R/W - SW1/4 OF SE1/4 - GOV'T LOT 4 W OF OLD US-27 EXC N 53.43FT OF S 753.43FT - SW1/4 SEC 21 T23N R4W EXC THAT PART RECORDED IN L-311 P-162 & 164 FOR HWY R/W. 316.52 AC		Improved	X	Vacant	* Factors *				Value		
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		Dirt Road							0		
		Gravel Road				316.96 Acres		0 100	0		
		Paved Road				316.96 Total Acres		Total Est. Land Value =	0		
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2024	Tentative	Tentative	Tentative			Tentative
					2023	0	0	0			103,818S
					2022	0	0	0			98,875S
					2021	0	0	0			95,717S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		SA:									
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48909		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Tax Description		Public Improvements		* Factors *				Value			
234 THAT PART FOR HWY R/W SEC 21 T23N R4W RECORDED IN L-311 P-162 & 164 32.9 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		RESIDENTIAL ACREAGE		32.900	Acres	1,800	100		59,220
		Paved Road		32.90 Total Acres				Total Est. Land Value =	59,220		
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
				2022	0	0	0	0			
				2021	0	0	0	0			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:							
Tax Description		2024 Est TCV Tentative							
234 N 53.13 FT OF S 753.43 FT OF GOV'T LOT 4 W OF OLD US 27 SEC 21 T23N R4W.		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Comments/Influences		Public Improvements		* Factors *					
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			0.600 Acres	9,000 100	5,400
		Paved Road					0.60 Total Acres	Total Est. Land Value =	5,400
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
			2022	0	0	0		0	
			2021	0	0	0		0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		124,000	09/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
11890 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/02/1994										
JOHNSON FAMILY TRUST 11890 W SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	48.00	150.00	1.0000	1.0000	2800	100		134,400
		Paved Road		48 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 134,400								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size		% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete	6.68			1329		73	6,481	
		Sewer		Wood Frame	28.40			120		87	2,965	
		Electric		Total Estimated Land Improvements True Cash Value = 9,446								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	06/09/2022	INSPECTED	2023	67,200	82,000	149,200				92,167C
		DMG	08/17/2010	INSPECTED	2022	57,600	53,300	110,900				87,779C
					2021	52,800	51,200	104,000				84,975C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 360 16	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 27 Floor Area: 1,260 Total Base New : 213,830 Total Depr Cost: 155,739 Estimated T.C.V: 166,952			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1260 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Size 1,260		Depr. Cost					
Condition: Good		Size of Closets		Lg			X Ave.			Building Areas			Cost New		171,073			
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories 1 Story			Foundation Crawl Space		124,882		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			Average Fixture(s)			Other Additions/Adjustments			Deck		Treated Wood Treated Wood		4,510 185	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many			Plumbing			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 528 21,273 15,529	
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1260 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Public Sewer Water Well, 100 Feet		Built-Ins		Appliance Allow. 1 2,806 2,048	
(2) Windows	Many X Avg. Few	X	Large Avg. Small	(8) Basement			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Exterior 1 Story 1 6,605 4,822		Totals: 213,830 155,739		Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 166,952	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes:			Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:			
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle																	
Chimney: Vinyl																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RICHARDS JAMES M & MARGARE	ROSEKRANS, RICHARD & TERYL	240,000	10/01/2010	WD	03-ARM'S LENGTH	1099/70	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
11870 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 11/17/2010										
ROSEKRANS RICHARD A & TERYL A 11870 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
234 COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E ON 1/4 LINE 773.5 FT TH N 1 DEG 18 3/4' W 1000.4 FT TH N 5 DEG 15 3/4' E 161.55 FT TH N 11 DEG 48 1/2' E 54.72 FT FOR POB TH N 11 DEG 48 1/2' E 54.72 FT TH S 79 DEG 39 1/3' E 132.7 FT TH S 6 DEG 35 1/2' W 48.86 FT TH N 82.02' W 137.42 FT TO POB PART OF GOVT LOT 3 SEC 21 T23N R4W. "25".		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	54.00	150.00	1.0000	1.0000	2800	100		151,200
		Paved Road		54 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 151,200								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size		% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete		6.68		1416		71	6,716	
		Sewer		D/W/P: 3.5 Concrete		6.68		230		71	1,091	
		Electric		Total Estimated Land Improvements True Cash Value = 7,807								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
MH 11/10/2017 INSPECTED				2023	75,600	90,500	166,100	107,467C				
DMG 08/17/2010 INSPECTED				2022	64,800	69,700	134,500	102,350C				
				2021	59,400	66,700	126,100	99,081C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 356	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 69 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G													
Yr Built 0	Remodeled 0	Trim & Decoration		Ex	X	Ord		Min										
Condition: Good		Size of Closets		Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			150 Amps Service			No./Qual. of Fixtures								
(1) Exterior		Kitchen: Other: Other:		Ex.	X	Ord.		Min	No. of Elec. Outlets									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few	(13) Plumbing						
(2) Windows		(7) Excavation		Average Fixture(s)			2 3 Fixture Bath			Other Additions/Adjustments								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1468 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			Size 1,468 Total: 190,092		Cost New 4,711 6,130 25,260 -2,251 1,515 5,890 2,806 234,153		Depr. Cost 3,533 4,597 17,429 -1,553 1,136 4,417 2,104 174,231	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			ECF (4004 LAKEVIEW) 1.072 => TCV:								
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MACARI MARIO & ELISA	MACARI TRUST	0	06/02/2017	QC	21-NOT USED/OTHER	1163:0207	PROPERTY TRANSFER	0.0						
ALESTRA MICHAEL JR & MARLE	MACARI, MARIO & ELISA	205,000	11/06/2007	WD	03-ARM'S LENGTH	1066/25	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
11794 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		01/24/2017	PB16-0394	COMPLETE						
Owner's Name/Address		P.R.E. 0%		SA:										
MACARI TRUST 24099 DEERHAWK DR NEW BOSTON MI 48164		2024 Est TCV Tentative												
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
L-765 P-72 234 COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E ON 1/4 LINE 773.5 FT TH N 1 DEG 18 3/4' W 1000.4 FT TH N 5 DEG 15 3/4" E 161.55 FT FOR POB TH N 11 DEG 48 1/2' E 54.72 FT TH S 82 DEG 08' E 137.42 FT TH S 6 DEG 35 1/2' W 48.86 FT TH N 84 DEG 26 1/2' W 142.39 FT TO POB PART OF GOVT LOT 3 SEC 21 T23N R4W. "24".		X	Public Improvements		* Factors *									
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		X	Gravel Road		LAKEVIEW	40.00	150.00	1.0000	1.0000	2800	100		112,000	
		X	Paved Road		40 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 112,000									
		X	Storm Sewer		Land Improvement Cost Estimates									
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value					
		X	Water		D/W/P: 3.5 Concrete	6.68	747	91	4,541					
		X	Sewer		D/W/P: 3.5 Concrete	6.68	1902	91	11,562					
		X	Electric		D/W/P: 3.5 Concrete	6.68	312	91	1,896					
		X	Gas		Total Estimated Land Improvements True Cash Value = 17,999									
		X	Curb		Work Description for Permit PB16-0394, Issued 01/24/2017: ADDTION 1428 SF									
		X	Street Lights											
		X	Standard Utilities											
		X	Underground Utils.											
		X	Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative			
		X	Low		MH 11/10/2017 INSPECTED	2023	56,000	144,200	200,200			132,415C		
		X	High		DMG 08/17/2010 INSPECTED	2022	48,000	111,800	159,800			126,110C		
		X	Landscaped			2021	44,000	106,700	150,700			122,082C		
		X	Swamp											
		X	Wooded											
		X	Pond											
		X	Waterfront											
		X	Ravine											
		X	Wetland											
		X	Flood Plain											

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: RANCH		X	Drywall Paneled				Plaster Wood T&G									
Yr Built 0	Remodeled 0	Ex	X	Ord			Min									
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X		H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH		Cls C Blt 0	
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			No. of Elec. Outlets			Ground Area = 2348 SF Floor Area = 2348 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			(13) Plumbing			Building Areas						
	Insulation			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 2348 S.F. Height to Joists: 0.0						1 Story Siding Slab 984 1 Story Siding Slab 360 1 Story Siding Slab 1,004 Total: 285,274 242,605						
X	Many Avg. Few X Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish					(14) Water/Sewer			Plumbing 3 Fixture Bath 1 4,711 4,287 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 17,096 15,557 Common Wall: 1 Wall 1 -2,251 -1,711 Water/Sewer Public Sewer 1 1,515 1,379 Water Well, 100 Feet 1 5,890 5,360 Built-Ins Appliance Allow. 1 2,806 2,553 Fireplaces Prefab 1 Story 1 2,628 2,391						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Notes:						
X	Gable Hip Flat		Gambrel Mansard Shed				Lump Sum Items:			Totals: 317,669 272,421						
X	Asphalt Shingle	(10) Floor Support								ECF (4004 LAKEVIEW) 1.072 => TCV: 292,035						
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
11792 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
BARBER GERALD A & SHARON K TRUST 2/5/97 2715 ASHTON DR SAGINAW MI 48603		SA:											
Tax Description		2024 Est TCV Tentative											
L-754 P-663 234 COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E ON 1/4 LINE 773.5 FT TH N 1 DEG 18 3/4' W 1000.4 FT TH N 5 DEG 15 3/4' E 107.7 FT FOR POB TH N 5 DEG 15 3/4' E 53.85 FT TH S 84 DEG 26 1/2' E 142.39 FTTH S 6 DEG 35 1/2' W 48.86 FT TH N 86 DEG 28' W 141.32 FT TO POB PART OF GOVT LOT 3 SEC 21 T23N R4W. "23".		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		X Public Improvements			* Factors *								
		X Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road			LAKEVIEW	40.00	150.00	1.0000	1.0000	2800	100		112,000
		X Paved Road			40 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 112,000								
		X Storm Sewer			Land Improvement Cost Estimates								
		X Sidewalk			Description	Rate	Size	% Good	Cash Value				
		X Water			D/W/P: 3.5 Concrete	6.68	1401	60	5,615				
		X Sewer			Total Estimated Land Improvements True Cash Value = 5,615								
		X Electric											
		X Gas											
		X Curb											
		X Street Lights											
		X Standard Utilities											
		X Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative					
QT	06/09/2022	INSPECTED	2023	56,000	78,200	134,200		80,662C					
DMG	08/17/2010	INSPECTED	2022	48,000	50,300	98,300		76,821C					
			2021	44,000	48,300	92,300		74,367C					

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									160 160 240	WSEP (1 Story) CSEP (1 Story) Treated Wood		
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace						Class: C Effec. Age: 34 Floor Area: 1,360 Total Base New : 229,834 Total Depr Cost: 151,689 Estimated T.C.V: 162,611			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1360 SF Floor Area = 1360 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66			Cls C Blt 0			
0	0				No. of Elec. Outlets			Many X Ave. Few			Building Areas						
Condition: Good		Size of Closets			(13) Plumbing			(14) Water/Sewer			Stories Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Slab			Size 884 476		Cost New Depr. Cost	
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Public Water			Other Additions/Adjustments			Total:		175,807 116,032	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Porches WSEP (1 Story) CSEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet			884 476			
(1) Exterior		(6) Ceilings			(8) Basement			(9) Basement Finish			Appliance Allow.			Totals:		229,834 151,689	
	Wood/Shingle Aluminum/Vinyl Brick				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Notes:			600 23,244 15,341			
	Insulation	(7) Excavation			(10) Floor Support						Built-Ins			1 2,806 1,852			
(2) Windows		Basement: 0 S.F. Crawl: 884 S.F. Slab: 476 S.F. Height to Joists: 0.0									Notes:			5,890 3,887			
Many	Avg.	X	Large	Avg.							Notes:			5,890 3,887			
Few			Small								Notes:			5,890 3,887			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement									Notes:			5,890 3,887			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									Notes:			5,890 3,887			
X	Gable Hip Flat		Gambrel Mansard Shed								Notes:			5,890 3,887			
X	Asphalt Shingle	(10) Floor Support									Notes:			5,890 3,887			
Chimney:		Joists: Unsupported Len: Cntr.Sup:									Notes:			5,890 3,887			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
MCDONALD JEREMIAH A & LAUR	MCDONALD JEREMIAH A & LAUR	0	12/19/2019	QC	21-NOT USED/OTHER	1171:0985	DEED	0.0	
MCDONALD JEREMIAH A & LAUR	MCDONALD JEREMIAH A & LAUR	0	09/24/2018	QC	21-NOT USED/OTHER	1167:0755	PROPERTY TRANSFER	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status	
11790 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 100% 05/02/2005							
MCDONALD JEREMIAH A & LAURA D TRUST 11790 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:							
Tax Description		2024 Est TCV Tentative							
L-513 P-375 234 11790 W SHORE DR 48629 COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4' E 733.5 FT TH N 1 DEG 18 3/4' W 1000.4 FT TH N 5 DEG 15 3/4' E 107.7 FT FOR POBTH S 86 DEG 28' E 141.32 FT TH S 6 DEG 35 1/2' W 48.86 FT TH S 89 DEG 23 3/4' W 140.43 FT TH N 5 DEG 15 3/4' E 53.85 FT TO POB PART OF GOV LOT 3 SEC 21 T23N R4W. "22".		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW			
Comments/Influences		X Street Lights		X Standard Utilities		X Underground Utils.			
		X Topography of Site		X Level		X Rolling			
		X Low		X High		X Landscaped			
		X Swamp		X Wooded		X Pond			
		X Waterfront		X Ravine		X Wetland			
		X Flood Plain		Year		Land Value		Building Value	
		Who		When		What		Assessed Value	
		QT 06/09/2022 INSPECTED		2024		Tentative		Tentative	
		DMG 08/17/2010 INSPECTED		2023		74,200		109,800	
				2022		63,600		81,800	
				2021		58,300		78,200	
								184,000	
								145,400	
								136,500	
								113,956C	
								108,530C	
								105,063C	

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 565 112	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 560 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 27 Floor Area: 1,634 Total Base New : 286,913 Total Depr Cost: 209,423 Estimated T.C.V: 224,501			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1634 SF Floor Area = 1634 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas					Cls C 10 Blt 0	
Yr Built 0	Remodeled 0	Ex		Ord		Min	No. of Elec. Outlets			Stories Exterior Foundation 1 Story Siding/Brick Crawl Space			Size 1,634	Cost New 241,724	Depr. Cost 176,435		
Condition: Good		Size of Closets			Lg			X Ave.			Plumbing						
Room List		Doors:		Solid		H.C.	(12) Electric			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(13) Plumbing			Average Fixture(s)			Plumbing						
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck Treated Wood w/Roof (Roof portion) Garages						
	Wood/Shingle Aluminum/Vinyl Brick X Brick/Siding X Insulation	(6) Ceilings			No./Qual. of Fixtures			Ex. X Ord. Min			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.						
(2) Windows		Many Avg. Few Large Avg. Small			Basement: 0 S.F. Crawl: 1634 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.						
	Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(7) Excavation			(8) Basement			(14) Water/Sewer			Notes:						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4004 LAKEVIEW) 1.072 => TC					224,501	
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:										
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
ROSEKRANS MILDRED F ETAL	MACARI ANTHONY M & CHERYL	167,500	07/30/2013	WD	03-ARM'S LENGTH	11311/1046 1131	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
11788 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
MACARI ANTHONY & CHERYL P TRUST 15930 KRISTIN LAND RIVERVIEW MI 48193		SA:												
Tax Description		2024 Est TCV Tentative												
234 L-1023 P-295 COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E 773.5 FT TH N 1 DEG 18 3/4' W 1000.4 FT FOR POB TH N 5 DEG 15 3/4' E 53.85 FT TH S 88 DEG 31' E 140.43 FT TH S 6 DEG 35 1/2' W 48.86 FT TH S 89 DEG 23 3/4' W139.72 FT TO POB PART OF GOV LOT 3 SEC 21 T23N R4W. "21".		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		X Public Improvements				* Factors *								
		X Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road				LAKEVIEW	49.00	150.00	1.0000	1.0000	2800	100		137,200
		X Paved Road				49 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 137,200								
		X Storm Sewer				Land Improvement Cost Estimates								
		X Sidewalk				Description			Rate	Size		% Good	Cash Value	
		X Water				D/W/P: 3.5 Concrete			6.68	2418		75	12,114	
		X Sewer				Total Estimated Land Improvements True Cash Value = 12,114								
		X Electric												
		X Gas												
		X Curb												
		X Street Lights												
		X Standard Utilities												
		X Underground Utils.												
		Topography of Site												
		X Level												
		X Rolling												
		X Low												
		X High												
		X Landscaped												
		X Swamp												
		X Wooded												
		X Pond												
		X Waterfront												
		X Ravine												
		X Wetland												
		X Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	06/09/2022	INSPECTED	2023	68,600	84,500	153,100		103,969C						
DMG	08/17/2010	INSPECTED	2022	58,800	67,600	126,400		99,019C						
			2021	53,900	64,700	118,600		95,856C						

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 160 518	Type CGEP (1 Story) 4in Concrete	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 1,516 Total Base New : 243,468 Total Depr Cost: 158,239 Estimated T.C.V: 169,632			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls C -5 Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1516 SF Floor Area = 1516 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
Condition: Good		Size of Closets			Lg			X Ave.			Building Areas						
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size		Cost New Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service			Plumbing			1 Story Siding Slab			1,516		185,360 120,470	
(1) Exterior		(6) Ceilings			Average Fixture(s)			Other Additions/Adjustments			Plumbing			1		4,711 3,062	
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			CGEP (1 Story) 4in Concrete			160 518		10,770 7,000 4,294 2,791	
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1516 S.F. Height to Joists: 0.0			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		784 28,122 18,279	
(2) Windows		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Public Sewer			1		1,515 985	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Water Well, 100 Feet			1		5,890 3,828		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Built-Ins			Appliance Allow.			1		2,806 1,824	
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:					169,632	
X	Asphalt Shingle	Lump Sum Items:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POINDEXTER SHERRY & VANDER	GLOVER MICHAEL & KELLY	153,000	10/23/2014	WD	03-ARM'S LENGTH	1144-1017	PROPERTY TRANSFER	100.0
CONE BARBARA A	POINDEXTER SHERRY & VANDEE	0	10/10/2014	QC	21-NOT USED/OTHER	1144-1015	PROPERTY TRANSFER	0.0
POINDEXTER BARRY D & SHERR	POINDEXTER, SHERRY	0	03/29/2010	QC	21-NOT USED/OTHER	1092/105	OTHER	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status
11786 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
GLOVER MICHAEL & KELLY 406 ORCHARD COURT SAINT LOUIS MI 48880		SA:						
Tax Description		2024 Est TCV Tentative						
L-811 P-363-364 234 COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E 773.5 FT TH N 1 DEG 18 3/4' W 950.38 FT FOR POB TH N 1 DEG 18 3/4' W 50.2 FT TH N 89 DEG 23 3/4' E 139.72 FT TH S 2 DEG 06 1/2' W 50.03 FT TH S 89 DEG 23 3/4' W 136.74 FT TO POB PART OF GOV LOT 3 SEC 21 T23N R4W. "20".		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW		
Comments/Influences		X Street Lights		X Standard Utilities		X Underground Utils.		
		Topography of Site		X Level		Rolling		
				X Waterfront		Ravine		
						Wetland		
						Flood Plain		
		Who		When		What		Year
		QT		06/09/2022		INSPECTED		Land Value
		DMG		08/17/2010		INSPECTED		Building Value
								Assessed Value
								Board of Review
								Tribunal/Other
								Taxable Value
								2024
								2023
								2022
								2021
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								104,045C
								99,091C
								95,926C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace													
Room List		Doors:	Solid	H.C.	(12) Electric													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service													
		Kitchen: Other: Other:			No./Qual. of Fixtures													
(1) Exterior		Ex.	X	Ord.	Min	No. of Elec. Outlets												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many			X	Ave.	Few								
X	Insulation	(13) Plumbing			Average Fixture(s)													
(2) Windows		(7) Excavation			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1527 S.F. Height to Joists: 0.0			(14) Water/Sewer											
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
X	Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Lump Sum Items:												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Metal			Notes:												
X	Asphalt Shingle	Class: C -5 Effec. Age: 35 Floor Area: 1,527 Total Base New : 224,421 Total Depr Cost: 145,858 Estimated T.C.V: 156,360			E.C.F. X 1.072			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1527 SF Floor Area = 1527 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,527 Total: 186,526 121,227 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,062 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,596 14,687 Common Wall: 1 Wall 1 -2,251 -1,463 Water/Sewer Public Sewer 1 1,515 985 Water Well, 100 Feet 1 5,890 3,828 Built-Ins Appliance Allow. 1 2,806 1,824 Fireplaces Prefab 1 Story 1 2,628 1,708 Totals: 224,421 145,858			Bsmnt Garage: Carport Area: Roof:							
ECF (4004 LAKEVIEW) 1.072 => TCv: 156,360																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
11778 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/03/2001									
Owner's Name/Address		SA:		2024 Est TCV Tentative									
JANIK THOMAS S & CONNIE M 11778 W SHORE DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Tax Description		Public Improvements		* Factors *				Value					
234 L-997P-890-891&L-1039P-1205 (L674P64)COM AT CEN OF SEC 21 TH 89 DEG 23 3/4' E773.50 FT TH N 1 DEG 18 3/4' W 950.38 FTFOR POB TH N 89 DEG 23 3/4' E 136.74 FT TH S 2 DEG 06 1/2' W 50.03 FT TH S 89 DEG 23 3/4' W 133.77 FT TH N 1 DEG 18 3/4' W 50.02 FT TO POB PART OF GOV'T LOT3 SEC 21 T23N R4W. "19".		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		140,000		
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: Asphalt Paving	3.15	970	71	2,170				
		X	Sewer		D/W/P: 3.5 Concrete	6.68	38	71	180				
		X	Electric		Wood Frame	28.40	120	63	2,147				
		X	Gas		Total Estimated Land Improvements True Cash Value =				4,497				
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		MH 11/10/2017 INSPECTED	70,000	119,800	189,800			126,196C		
		X	High		DMG 08/18/2010 INSPECTED	60,000	92,000	152,000			120,187C		
		X	Landscaped			55,000	88,100	143,100			116,348C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	0	Front Overhang	0	Other Overhang	X Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 378 18	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 79 Storage Area: 0 No Conc. Floor: 0	
																		X Wood Frame
Building Style: RANCH		Trim & Decoration		Size of Closets		Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1336 SF Floor Area = 1952 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86		Cls C Blt 0						
Yr Built 0	Remodeled 0	Ex	X	Ord		Min												
Condition: Good		Lg		X	Ord		Small											
Room List		Doors:			Solid	X	H.C.											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors						(12) Electric										
(1) Exterior		Kitchen: Other: Other:		150		Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets														
Insulation																		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1336 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(13) Plumbing										
Many X Avg. Few	X Avg. Small																	
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish																
X Gable Hip Flat	Gambrel Mansard Shed																	
X Asphalt Shingle		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:														
													Totals:		276,133		236,143	
													Notes:		ECF (4004 LAKEVIEW) 1.072 => TCV:		253,145	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WOLF JERRY M & MARILYN S	WOLF, PHILLIP &N KARLA	120,000	11/06/2009	QC	21-NOT USED/OTHER	1088/2353 1108	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
11770 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		NEW RESIDENCE		10/25/2010	198	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
WOLF PHILLIP J & KARLA A 331 CLOVERBROOKE DR OWOSSO MI 48867		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
				Land Improvement Cost Estimates								
				Description	Rate			Size % Good		Cash Value		
				Fencing: Wd, Split, 2 Rail	16.72			110 50		919		
				D/W/P: 3.5 Concrete	6.68			1512 75		7,575		
				Total Estimated Land Improvements True Cash Value =						8,494		
Comments/Influences		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		QT	06/09/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative	
		DMG	11/29/2012	INSPECTED	2023	70,000	148,000	218,000			119,464C	
		DMG	10/11/2011	INSPECTED	2022	60,000	95,700	155,700			113,776C	
					2021	55,000	91,600	146,600			110,142C	

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 98	Type Composite	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 360 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 2,231 Total Base New : 339,999 Total Depr Cost: 288,959 Estimated T.C.V: 309,764			E.C.F. X 1.072		Bsmnt Garage:	
Building Style: 1 3/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY					Cls C 10 Blt 2010		
Yr Built 2010	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1275 SF Floor Area = 2231 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85									
Condition: Good		Lg	Ord	Small	(13) Plumbing			Building Areas									
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Stories Exterior Foundation									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric			1.75 Story Siding Crawl Space									
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments									
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			Ex. X Ord. Min			Plumbing 3 Fixture Bath									
X Insulation		No. of Elec. Outlets			Many X Ave. Few			Garages									
(2) Windows		(7) Excavation			(14) Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)									
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1275 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath									
X Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement			Average Fixture(s)			Other Additions/Adjustments									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath									
X Gable Hip Flat		Gambrel Mansard Shed			(9) Basement Finish			Garages									
Asphalt Shingle X Metal		(10) Floor Support			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)									
Chimney: Vinyl		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost Storage Over Garage Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet									
		Joists: Unsupported Len: Cntr.Sup:						Built-Ins Appliance Allow. Fireplaces Interior 2 Story Deck Composite w/Roof (Deck Portion) Composite w/Roof (Roof portion)									
								Notes: ECF (4004 LAKEVIEW) 1.072 => TCV:							309,764		
								Totals:							339,999 288,959		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
CLEMANS DAVID C	CLEMANS DAVID C [LE]	0	04/29/2022	QC	15-LADY BIRD	1181:991	PROPERTY TRANSFER	0.0						
CLEMANS TIMOTHY E	CLEMANS TIMOTHY E & SHANNON K [LE]	0	04/29/2022	QC	15-LADY BIRD	1181:988	PROPERTY TRANSFER	0.0						
CLEMANS KATHRYN H LIVING TRUST	CLEMANS TIMOTHY E & CLEMANS KATHRYN H LIVING TRUST	0	04/20/2022	WD	14-INTO/OUT OF TRUST	1180:1866	PROPERTY TRANSFER	0.0						
CLEMANS KATHRYN H	CLEMANS KATHRYN H LIVING TRUST	0	08/22/2012	QC	14-INTO/OUT OF TRUST	1178:2594	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
11768 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
CLEMANS TIMOTHY E & SHANNON K [LE] & CLEMANS DAVID C [LE] 1739 DEVONWOOD DR ROCHESTER HILLS MI 48306		SA:												
Tax Description		2024 Est TCV Tentative												
L-982 P-1790 (L-344 P-107) 234 1768 W SHORE DRCOM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E 773.50 FT TH N 1 DEG 18 3/4' W 850.34 FT FOR POB TH N 89 DEG 23 3/4' E 130.79 FT TH S 2 DEG 06 1/2' 60.06 FT TH S 89 DEG 23 3/4' W 127.81 FT TH N 1 DEG 18 3/4' W 60.05 FT TO POB & ALSO ANY LAND LYING BET WATER LINE OF LAKE & RESP BDY'S OF ABOVE DESC PART OF GOV'T LOT 3 SEC 21 T23N R4W. "17".		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				LAKEVIEW	52.00	150.00	1.0000	1.0000	2800	100		145,600
		Paved Road				52 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 145,600								
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description	Rate	Size	% Good	Cash Value				
		Water				D/W/P: 3.5 Concrete	6.25	106	75	497				
		X Sewer				Total Estimated Land Improvements True Cash Value = 497								
		Electric												
		Gas												
		Curb												
		Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
		2024	Tentative	Tentative	Tentative			Tentative						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/09/2022 INSPECTED	72,800	54,800	127,600			89,720C						
		DMG 08/18/2010 INSPECTED	62,400	44,000	106,400			85,448C						
			57,200	42,400	99,600			82,719C						

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																			
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 144 25 144	Type WGEP (1 Story) WGEP (1 Story) CGEP (1 Story)	1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Class: CD Effec. Age: 32 Floor Area: 900 Total Base New : 161,117 Total Depr Cost: 109,561 Estimated T.C.V: 117,449	E.C.F. X 1.072	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 385 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:																					
															(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min								
X Wood Frame	Trim & Decoration			Size of Closets		Lg Ord Small		Doors: Solid H.C.		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 900 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas		Stories Exterior Foundation 1 Story Siding Crawl Space		Size 900		Cost New 109,148		Depr. Cost 74,221	
Building Style: 1 STORY	Drywall Paneled		Plaster Wood T&G		No. of Elec. Outlets		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Porches		WGEP (1 Story) WGEP (1 Story) CGEP (1 Story)		144 25 144		11,300 3,833 8,873		7,684 2,606 6,034		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet		385 1 1 1		15,223 -2,074 1,345 5,720		10,352 -1,410 915 3,890						
Yr Built 0	Remodeled 0	Ex	Ord	Min	Lump Sum Items:		Notes:		Appliance Allow. Fireplaces Exterior 1 Story		1 1 1		1,961 5,788		117,449		ECF (4004 LAKEVIEW) 1.072 => TCV:		117,449																
Condition: Good	Size of Closets		Lg Ord Small		Joists: Unsupported Len: Cntr.Sup:																														
Room List	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 900 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas		Stories Exterior Foundation 1 Story Siding Crawl Space		Size 900		Cost New 109,148		Depr. Cost 74,221								
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 900 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas		Stories Exterior Foundation 1 Story Siding Crawl Space		Size 900		Cost New 109,148		Depr. Cost 74,221												
X Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 900 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Porches		WGEP (1 Story) WGEP (1 Story) CGEP (1 Story)		144 25 144		11,300 3,833 8,873		7,684 2,606 6,034										
(2) Windows	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 900 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Porches		WGEP (1 Story) WGEP (1 Story) CGEP (1 Story)		144 25 144		11,300 3,833 8,873		7,684 2,606 6,034										
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Porches		WGEP (1 Story) WGEP (1 Story) CGEP (1 Story)		144 25 144		11,300 3,833 8,873		7,684 2,606 6,034														
(3) Roof	Gable Hip Flat		Gambrel Mansard Shed		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Porches		WGEP (1 Story) WGEP (1 Story) CGEP (1 Story)		144 25 144		11,300 3,833 8,873		7,684 2,606 6,034														
X Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																
Chimney: Brick																																			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CUMMINGS EUGENE & BARBARA	STACEY DOUGLAS P & JILL M	188,350	12/17/2021	WD	03-ARM'S LENGTH	1179:2422	PROPERTY TRANSFER	100.0		
CUMMINGS EUGENE H & BARBARA	CUMMINGS EUGENE & BARBARA	0	04/24/2018	QC	21-NOT USED/OTHER	1165:2068	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status		
11766 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
STACEY DOUGLAS P & JILL M 1388 VAN VLEET RD FLUSHING MI 48433		SA:								
Tax Description		2024 Est TCV Tentative								
L-592 P-356-8 234 COM AT CEN OF SEC 21 TH N89DEG23.75'E 773.5 FT TH N1DEG18.75'W 790.29 FT FOR POB TH N89DEG23.75'E 127.81 FT TH S2DEG 06.5'W 40 FT TH S89DEG23.75'W 124.84 FT TH N1DEG18.75'W 40 FT TO POB PART OF LOT3 SEC 21 T23N R4W "16"		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW				
Comments/Influences		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
		X Dirt Road		LAKEVIEW		40.00 150.00 1.0000 1.0000 2800 100 112,000				
		X Gravel Road		40 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value = 112,000				
		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value				
		X Storm Sewer		D/W/P: 3.5 Concrete		6.25 866 75 4,060				
		X Sidewalk		Total Estimated Land Improvements True Cash Value =		4,060				
		X Water								
		X Electric								
		X Gas								
		X Curb								
		X Street Lights								
		X Standard Utilities								
		X Underground Utils.								
		Topography of Site								
		X Level								
		X Rolling								
		X Low								
		X High								
		X Landscaped								
		X Swamp								
		X Wooded								
		X Pond								
		X Waterfront								
		X Ravine								
		X Wetland								
		X Flood Plain								
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		When		2024	Tentative	Tentative	Tentative			Tentative
		What		2023	56,000	64,600	120,600			100,800C
		QT 06/09/2022 INSPECTED		2022	48,000	48,000	96,000		96,000A	96,000C
		DMG 08/18/2010 INSPECTED		2021	44,000	46,000	90,000			71,659C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 425 18	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																							
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 24 Floor Area: 1,164 Total Base New : 165,548 Total Depr Cost: 125,816 Estimated T.C.V: 134,875			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																																							
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																																																																
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																																																		
Condition: Good		Lg	Ord	Small																																																																																																			
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																																																																																															
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																																																																																															
(1) Exterior					No./Qual. of Fixtures																																																																																																		
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																																																																																		
	X Insulation				Many X Ave. Few																																																																																																		
(2) Windows		(7) Excavation			(13) Plumbing																																																																																																		
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 924 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																
	X Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																		
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																																																																		
	X Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																
	X Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																																																		
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																					
<p>Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 924 SF Floor Area = 1164 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Slab</td> <td>480</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>444</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td><b>Total:</b></td> <td><b>125,427</b></td> <td><b>95,326</b></td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,915</td> <td>2,975</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>425</td> <td>6,728</td> <td>5,113</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>18</td> <td>378</td> <td>287</td> </tr> <tr> <td colspan="4"><b>Garages</b></td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>20,074</td> <td>15,256</td> </tr> <tr> <td colspan="4"><b>Water/Sewer</b></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> <td>1,022</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>4,347</td> </tr> <tr> <td colspan="4"><b>Built-Ins</b></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,490</td> </tr> <tr> <td colspan="4"><b>Totals:</b></td> </tr> <tr> <td></td> <td></td> <td><b>165,548</b></td> <td><b>125,816</b></td> </tr> </tbody> </table> <p>Notes: ECF (4004 LAKEVIEW) 1.072 =&gt; TCv: 134,875</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Slab	480				1 Story	Siding	Slab	444								<b>Total:</b>	<b>125,427</b>	<b>95,326</b>	Item	Quantity	Cost	Depr. Cost	3 Fixture Bath	1	3,915	2,975	Deck				Treated Wood	425	6,728	5,113	w/Roof (Roof portion)	18	378	287	<b>Garages</b>				Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	576	20,074	15,256	<b>Water/Sewer</b>				Public Sewer	1	1,345	1,022	Water Well, 100 Feet	1	5,720	4,347	<b>Built-Ins</b>				Appliance Allow.	1	1,961	1,490	<b>Totals:</b>						<b>165,548</b>	<b>125,816</b>
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		187,500	12/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
11762 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 08/08/2014									
EOVALDI PHILIP R TRUST & EOVALDI SANDRA L TRUST 11762 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
(L-951P-2332&L-908 P-414&L-426 P-36) 234 L-1045P-1800 (L-1018P-209) COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E 773.5 FT TH N 89 1 DEG 18 3/4' W 750.30 FT FOR POB TH N 89 DEG 23 3/4' E 124.84 FT TH S 2 DEG 06 1/2' W 50.03 FT TH S 89 DEG 23 3/4' W 121.84 FT TH N 1 DEG 18 3/4' W 50.02 FT TO POB PART OF LOT 3 SEC 21 T23N R4W. "15". 11762 W SHORE DR		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		X Public Improvements		* Factors *							
		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		X Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		X Storm Sewer		Land Improvement Cost Estimates							
		X Sidewalk		Description	Rate	Size	% Good	Cash Value			
		X Water		D/W/P: 3.5 Concrete	6.68	1442	75	7,225			
		X Sewer		Total Estimated Land Improvements True Cash Value = 7,225							
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		X Low		2023	70,000	166,400	236,400			126,563C	
		X High		2022	60,000	104,300	164,300			120,537C	
		X Landscaped		2021	55,000	99,600	154,600			116,687C	
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/09/2022 INSPECTED									
		DMG 07/26/2011 INSPECTED									
		DMG 08/18/2010 INSPECTED									

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 60 420	Type CCP (1 Story) CPP	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 286 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: BC Effec. Age: 25 Floor Area: 2,396 Total Base New : 436,166 Total Depr Cost: 327,124 Estimated T.C.V: 350,677			E.C.F. X 1.072			Bsmnt Garage: Carport Area: Roof:			
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace													
Yr Built 2006	Remodeled 0	Ex	Ord	Min	Size of Closets															
Condition: Good		Lg	Ord	Small																
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric												
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service												
(1) Exterior					No./Qual. of Fixtures															
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets															
	X Insulation				Many X Ave. Few															
(2) Windows		(7) Excavation			(13) Plumbing															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1556 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish			(14) Water/Sewer															
	Gable X Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:															
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLEY MICHAEL J & PATRICIA	KELLEY MICHAEL J REVOC LIV	0	01/29/2018	QC	14-INTO/OUT OF TRUST	1178:1797	DEED	0.0
COUSINS WILLIAM D & GALE M	KELLEY MICHAEL J & PATRICIA	212,000	10/23/2014	WD	03-ARM'S LENGTH	1144-1118	PROPERTY TRANSFER	100.0
		325,000	10/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status				
11760 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		DECK	07/30/2018	PB18-0210	COMPLETE				
	P.R.E. 0%									
Owner's Name/Address	SA:									
KELLEY MICHAEL J REVOC LIVING TRUST 3109 TAMARRON DR ROCHESTER MI 48309	2024 Est TCV Tentative									
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
	Public Improvements		* Factors *							
	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
	Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800 100	140,000	
	Paved Road		50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	140,000	
	Storm Sewer		Land Improvement Cost Estimates							
	Sidewalk		Description			Rate	Size % Good	Cash Value		
	Water		D/W/P: 3.5 Concrete			6.68	148 47	465		
	Sewer		Total Estimated Land Improvements				True Cash Value =	465		
	Electric		Work Description for Permit PB18-0210, Issued 07/30/2018: 12X25 TREATED DECK							
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
	Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	QT	11/05/2018	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
	DMG	08/18/2010	INSPECTED	2023	70,000	81,200	151,200			112,509C
				2022	60,000	62,500	122,500			107,152C
				2021	55,000	59,900	114,900			103,729C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 234 300	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C -10 Effec. Age: 41 Floor Area: 2,106 Total Base New : 272,392 Total Depr Cost: 162,529 Estimated T.C.V: 174,231			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Good		Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.	(5) Floors			(12) Electric						
	Basement 1st Floor 2nd Floor Bedrooms						Kitchen: Other: Other:			100 Amps Service						
(1) Exterior							No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH					Cls C-10 Blt 0	
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets						(11) Heating System: Forced Air w/ Ducts						
	Insulation									Ground Area = 1066 SF Floor Area = 2106 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59						
(2) Windows		(7) Excavation					(13) Plumbing			Building Areas						
Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1066 S.F. Height to Joists: 0.0					Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Slab 650 2 Story Siding Slab 416 1 Story Siding Overhang 624			Total: 216,206		Depr. Cost 127,574	
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens		(8) Basement								Other Additions/Adjustments						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Plumbing 3 Fixture Bath 1 4,711 2,779 Porches CGEP (1 Story) 234 14,131 8,337 Deck Treated Wood 300 5,472 5,034 *9 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 23,912 14,108 Common Wall: 1 Wall 1 -2,251 -1,328 Water/Sewer Public Sewer 1 1,515 894 Water Well, 100 Feet 1 5,890 3,475 Built-Ins Appliance Allow. 1 2,806 1,656			Totals: 272,392		162,529	
(3) Roof		(9) Basement Finish					(14) Water/Sewer			Notes:						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:									
Chimney:		Joists: Unsupported Len: Cntr.Sup:											ECF (4004 LAKEVIEW) 1.072 => TCV:		174,231	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FRIEL ESTHER L TRUST 8/18/	BLOOM JANET L TRUST	0	12/07/2009	QC	21-NOT USED/OTHER	1141-143	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
11756 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
BLOOM JANET L TRUST PO BOX 182 LESLIE MI 49251		SA:										
Tax Description		2024 Est TCV Tentative										
234 L-1012 P-1702 COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E 773.5 FT TH N 1 DEG 18 3/4' W 650.26 FT FOR POB TH N 89 DEG 23 3/4' E 120.69 FT TH S 1 3/4' W 50 FT TH S 89 DEG 23 3/4' W 119.52 FT TH N 1 DEG 18 3/4' W 50.02 FT TO POB PART OF GOVT LOT 3 SEC 21 T23N R4W. "13".		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
X Dirt Road		Gravel Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Paved Road		Storm Sewer		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
X Sidewalk		Water		50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		140,000	
X Sewer		Electric		Land Improvement Cost Estimates								
X Gas		Curb		Description	Rate		Size		% Good	Cash Value		
X Street Lights		Standard Utilities		D/W/P: 3.5 Concrete	6.25		536		75	2,512		
X Underground Utils.		Topography of Site		Wood Frame	29.13		80		75	1,747		
X Level		Rolling		Total Estimated Land Improvements True Cash Value =								4,259
X Low		High		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X Landscaped		Swamp		2024	Tentative	Tentative	Tentative			Tentative		
X Wooded		Pond		2023	70,000	65,700	135,700			101,537C		
X Waterfront		Ravine		2022	60,000	50,500	110,500			96,702C		
X Wetland		Flood Plain		2021	55,000	48,400	103,400			93,613C		
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		DMG 08/18/2010 INSPECTED										

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 281	Type CCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 35 Floor Area: 1,484 Total Base New : 196,599 Total Depr Cost: 127,790 Estimated T.C.V: 136,991			E.C.F. X 1.072																								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																	
Condition: Good		Lg	Ord	Small																																		
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																		
X	Insulation	Ex.	X	Ord.	Min	No. of Elec. Outlets																																
(2) Windows		(7) Excavation		Many			X	Ave.	Few																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 620 S.F. Height to Joists: 0.0			(13) Plumbing																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:																																	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 620 SF Floor Area = 1484 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>620</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>864</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td><b>Total:</b></td> <td><b>145,436</b></td> <td><b>94,533</b></td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 3,915 2,545 Porches CCP (1 Story) 281 6,446 4,190 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 864 27,009 17,556 Water/Sewer Public Sewer 1 1,345 874 Water Well, 100 Feet 1 5,720 3,718 Built-Ins Appliance Allow. 1 1,961 1,275 Fireplaces Interior 1 Story 1 4,767 3,099 Totals: 196,599 127,790 Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 136,991															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	620			1 Story	Siding	Overhang	864						<b>Total:</b>	<b>145,436</b>	<b>94,533</b>
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Slab	620																																			
1 Story	Siding	Overhang	864																																			
			<b>Total:</b>	<b>145,436</b>	<b>94,533</b>																																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
PATTY BLAIR S & DIANA L	REDMAN AUTUMN M & RICHARDS	240,000	07/21/2017	WD	03-ARM'S LENGTH	1163:0257	PROPERTY TRANSFER	100.0		
		114,850	06/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status	
11752 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		PORCH		05/24/2021	LU21-4416	COMPLETE		
Owner's Name/Address		P.R.E. 100% 03/15/2023		SA:						
REDMAN AUTUMN M & RICHARDS TOD L 11752 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative								
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW				
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800 100	140,000
		X Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description			Rate	Size % Good		Cash Value
		Water		D/W/P: 3.5 Concrete			6.68	240	73	1,170
		X Sewer		D/W/P: 3.5 Concrete			6.68	1782	89	10,595
		Electric		Total Estimated Land Improvements True Cash Value = 11,765						
		Gas		Work Description for Permit LU21-4416, Issued 05/24/2021: 10 X 40 COVERED PORCH						
		Curb								
		X Street Lights								
		X Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		
		QT	11/10/2021	INSPECTED	2023	70,000	90,500	160,500	107,110C	
		QT	08/20/2021	INSPECTED	2022	60,000	70,100	130,100	102,010C	
		DMG	08/18/2010	INSPECTED	2021	55,000	44,300	99,300	90,617C	

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 720 360	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 31 Floor Area: 1,456 Total Base New : 241,838 Total Depr Cost: 170,641 Estimated T.C.V: 182,927			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1024 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69			Building Areas						
Condition: Good		Lg	Ord	Small	(13) Plumbing			Other Additions/Adjustments			Plumbing		Garages				
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		Common Wall: 1/2 Wall				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space 1 Story Siding Crawl Space			3 Fixture Bath		Public Sewer		Water Well, 100 Feet		
	(1) Exterior	(6) Ceilings			2000 Gal Septic			Lump Sum Items:			Appliance Allow.		Fireplaces				
	Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation			Public Water			Deck			Exterior 2 Story		Treated Wood		w/Roof (Roof portion)		
	X Insulation	(8) Basement			Public Sewer			Notes:			1		720		360		
	(2) Windows	(9) Basement Finish			1000 Gal Septic			ECF (4004 LAKEVIEW) 1.072 => TCV:			1		5,612		170,641		
	Many X Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1024 S.F. Slab: 0 S.F. Height to Joists: 0.0			2000 Gal Septic			1		2,806		8,137		5,615	
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(10) Floor Support			2000 Gal Septic			Totals:			1		9,482		5,275		
	(3) Roof	Joists: Unsupported Len: Cntr.Sup:			2000 Gal Septic			Totals:			1		241,838		182,927		
	X Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2000 Gal Septic			Totals:			1		241,838		182,927		
	X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2000 Gal Septic			Totals:			1		241,838		182,927		
	Chimney: Block	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2000 Gal Septic			Totals:			1		241,838		182,927		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROWED RITA R & KENNETH T	ROWED RITA R	0	11/15/2018	QC	09-FAMILY	1167:2114	PROPERTY TRANSFER	0.0			
ROWED RITA R	ROWED RITA R [LE]	0	11/15/2018	QC	18-LIFE ESTATE	1167:2115	PROPERTY TRANSFER	0.0			
ROWED RITA R	ROWED RITA R & KENNETH T	0	08/30/2018	QC	18-LIFE ESTATE	UNRECORDED	PROPERTY TRANSFER	0.0			
F/K/A REDMAN RITA R [LE]	ROWED KENNETH T & RITA R	0	08/15/2018	QC	09-FAMILY	1166:2437	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
11742 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		07/06/2020	PB20-0165	COMPLETE			
Owner's Name/Address		P.R.E. 100% 05/02/2005		SA:							
ROWED RITA R [LE] 11742 W SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		140,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value
		Sewer						6.68	1752	85	9,948
		Electric		Total Estimated Land Improvements True Cash Value = 9,948							
		Gas		Work Description for Permit PB20-0165, Issued 07/06/2020: REROOF							
		Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative		
QT 06/09/2022 INSPECTED		2023	70,000	148,900	218,900			126,563C			
DMG 06/16/2011 INSPECTED		2022	60,000	108,000	168,000			120,537C			
DMG 08/18/2010 INSPECTED		2021	55,000	103,100	158,100			116,687C			

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1008 % Good: 78 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								27	WCP (1 Story)					
Building Style: 1 1/2 STORY		(4) Interior			Central Air Wood Furnace														
Yr Built	Remodeled	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	No./Qual. of Fixtures			Ex. X Ord. Min			Class: C +5 Effec. Age: 22 Floor Area: 2,618 Total Base New : 371,048 Total Depr Cost: 289,416 Estimated T.C.V: 310,254								
0	0	Ex	Ord	Min	No. of Elec. Outlets			Many X Ave. Few			E.C.F. X 1.072								
Condition: Good		Size of Closets			Lg Ord Small			(13) Plumbing			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1554 SF Floor Area = 2618 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas		
Room List		Doors:	Solid	H.C.	(12) Electric			0 Amps Service			Stories Exterior Foundation			Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			1.5 Story Siding Crawl Space 1,064 1 Story Siding Crawl Space 360 1 Story Siding Crawl Space 130 0.5 Story Siding Overhang 1064			Total: 303,031 236,362					
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments			Plumbing					
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1554 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			3 Fixture Bath 1 4,711 3,675 Porches WCP (1 Story) 27 2,094 1,633 Deck Treated Wood 349 6,048 4,717 Treated Wood 16 741 578			Garages					
(2) Windows	Many Avg. X Large Avg. X Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1008 34,161 26,646 Water/Sewer Public Sewer 1 1,515 1,182 Water Well, 100 Feet 1 5,890 4,594			Built-Ins					
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Appliance Allow. 1 2,806 2,189 Breezeways Frame Wall 144 10,051 7,840			Totals: 371,048 289,416					
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Appliance Allow. 1 2,806 2,189 Breezeways Frame Wall 144 10,051 7,840			Totals: 371,048 289,416			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KUZATKO MARTIN & PHYLLIS C	KUZATKO MARTIN & PHYLLIS C	0	07/06/2022	WD	15-LADY BIRD	1181:1772	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
11730 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	10/29/2019	PB19-0386	COMPLETE					
Owner's Name/Address		P.R.E. 100% 04/02/2017			Res. Add/Alter/Repair	06/18/2019	PB19-0169	COMPLETE					
KUZATKO MARTIN & PHYLLIS C [LE] 11730 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
234 L-689 P-457 COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E 773.50 FT TH N 1 DEG 18 3/4' W 500.20 FT FOR POB TH E 117.18 FT TH S 01 3/4' W 50 FT TH W 116.01 FT TH N 1 DEG 18 3/4' W 50.02 FT TO POB PART OF LOT 3 SEC 21 T23N R4W. "10".		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
			Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate		Size		% Good	Cash Value		
			Water		D/W/P: 3.5 Concrete	6.68		840		73	4,096		
		X	Sewer		Total Estimated Land Improvements True Cash Value = 4,096								
			Electric		Work Description for Permit PB19-0386, Issued 10/29/2019: ONE STORY RESIDENTIAL ADDITION KITCHEN & LAUNDRY, 12 X 20 = 240 SQ FT; LAKE TOWNSHIP LAND USE PERMIT 004269; ROSCOMMON COUNTY SOIL EROSION PERMIT 3816								
			Gas		Work Description for Permit PB19-0169, Issued 06/18/2019: REROOF								
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
Comments/Influences			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		QT	10/22/2020	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative		
		MH	12/13/2019	INSPECTED	2023	70,000	101,600	171,600			105,968C		
		DMG	08/18/2010	INSPECTED	2022	60,000	78,300	138,300			100,922C		
					2021	55,000	74,900	129,900			97,698C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 320	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 32 Floor Area: 1,952 Total Base New : 282,815 Total Depr Cost: 199,915 Estimated T.C.V: 214,309			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 3/4 STORY		X	Drywall Paneled				Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1280 SF Floor Area = 1952 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68			Cls C Blt 0		
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas						
Condition: Good		Lg	X	Ord		Small	No. of Elec. Outlets			Stories Exterior Foundation						
Room List		Doors:		Solid	X	H.C.	(12) Electric			1.75 Story Siding Crawl Space						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service			1 Story Siding Crawl Space						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			240						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			2 3 Fixture Bath			Total: 234,053			166,758			
(2) Windows		(8) Basement		(13) Plumbing			2 Fixture Bath			Plumbing						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1280 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath			4,711 3,203			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Deck Treated Wood			5,718 3,888			
(3) Roof		(10) Floor Support		Lump Sum Items:			Built-Ins			Garages						
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Appliance Allow.			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			28,122 19,123			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Water/Sewer			Water/Sewer			1,515 1,030			
Chimney:										Public Sewer Water Well, 100 Feet			5,890 4,005			
										Totals: 282,815			199,915			
										Notes: ECF (4004 LAKEVIEW) 1.072 => TCv:			214,309			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
KUZATKO MARTIN & PHYLLIS C	KUZATKO MARTIN & PHYLLIS C	0	07/06/2022	WD	15-LADY BIRD	1181:1772	PROPERTY TRANSFER	0.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status	
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 100% 02/11/2018							
KUZATKO MARTIN & PHYLLIS C [LE] 11730 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:							
Tax Description		2024 Est TCV Tentative							
L-689 P-457 234 COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E 773.50 FT TH N 1 DEG 18 3/4' W 450.18 FT FOR POB TH N 89 DEG 23 3/4' E 116.01 FT TH S 01 3/4' W 50 FT TH S 89 DEG 23 3/4' W 114.89 FT TH N 1 DEG 18 3/4' W 50.02 FT TO POB PART OF LOT 3 SEC 21 T23N R4W. "9".		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
Comments/Influences		Public Improvements		* Factors *					
		<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils. Topography of Site <input checked="" type="checkbox"/> Level <input type="checkbox"/> Rolling <input type="checkbox"/> Low <input type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input type="checkbox"/> Wooded <input type="checkbox"/> Pond <input checked="" type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain		Description Frontage Depth Front Depth Rate %Adj. Reason Value LAKEVIEW 50.00 150.00 1.0000 1.0000 2800 100 140,000 50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000					
		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who When What		2024	Tentative	Tentative	Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/09/2022 INSPECTED		2023	70,000	0	70,000		45,940C
		DMG 08/18/2010 INSPECTED		2022	60,000	0	60,000		43,753C
				2021	55,000	0	55,000		42,356C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MEYER JAMES M & DENISE J	MEYER JAMES M & DENISE J	0	05/19/2017	QC	18-LIFE ESTATE	1163:0098	PROPERTY TRANSFER	0.0				
BARNARD DOUGLAS L & PATRIC	MEYER JAMES M & DENISE J	250,000	11/22/2013	WD	03-ARM'S LENGTH	1135/600	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
11714 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			ROOF		06/06/2018	PB18-0126	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:								
MEYER JAMES M & DENISE J [LE] 5600 W BIRCH RUN ROAD SAINT CHARLES MI 48655		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-854 P-310 (L-494 P-303) 234 COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E 773.50 FT TO E'LY LINE OF CO RD TH N 1 DEG 18 3/4' W 400 FT FOR POB TH N 89 DEG 23 3/4' E TO SHORE OF HOUGHTON LAKE TH S'LY 50 FT TH S 89 DEG 23 3/4' W 113.67 FT TH N 1 DEG 18 3/4' W TO POB PART OF LOT 3 SEC 21 T23N R4W. "8".		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		740		75	3,707		
		Sewer		D/W/P: 5in Ren. Conc.	9.07		78		99	700		
		Electric		Total Estimated Land Improvements True Cash Value = 4,407								
		Gas		Work Description for Permit PB18-0126, Issued 06/06/2018: REROOF								
		Curb										
Comments/Influences		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/09/2022 INSPECTED	DMG 08/18/2010 INSPECTED	2023	70,000	105,500	175,500	109,030C				
				2022	60,000	72,600	132,600	103,839C				
				2021	55,000	69,600	124,600	100,522C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 156 418	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 25 Floor Area: 1,600 Total Base New : 276,606 Total Depr Cost: 207,460 Estimated T.C.V: 222,397			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1600 SF Floor Area = 1600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas							
Condition: Good		Size of Closets		Lg			Ord	Small	(13) Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,600	Cost New	Depr. Cost	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Siding			Brick Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) Deck Treated Wood Garages		240 1 156 418		4,183 4,711 4,282 6,809	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall			624 1		23,912 -2,251		17,934 -1,688	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1600 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Water/Sewer			Public Sewer Water Well, 100 Feet		1 1		1,515 5,890	
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1		2,806	
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Fireplaces			Direct-Vented Gas		1		3,064	
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			Totals:		276,606		207,460	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Gable Hip Flat			Gambrel Mansard Shed			Water/Sewer			Public Sewer Water Well, 100 Feet		1 1		1,515 5,890	
X	Asphalt Shingle	(3) Roof		Gable Hip Flat			Gambrel Mansard Shed			Built-Ins			Appliance Allow.		1		2,806	
Chimney:		(3) Roof		Gable Hip Flat			Gambrel Mansard Shed			Fireplaces			Direct-Vented Gas		1		3,064	
		(3) Roof		Gable Hip Flat			Gambrel Mansard Shed			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:		222,397			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CHIVAS KIRK J & JENNIFER M	TINSLEY MARY & CALVIN	185,000	10/25/2013	WD	03-ARM'S LENGTH	1134/748	OTHER	100.0			
		261,500	07/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
11712 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		06/26/2020	PB20-0155	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
TINSLEY MARY & LOSHINSKIE CALVIN 1215 HOLIDAY DR ENGLEWOOD FL 34223		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	45.00	150.00	1.0000	1.0000	2800	100	126,000
				45 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 126,000							
				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
				D/W/P: 3.5 Concrete	6.68		206 75		1,032		
				Total Estimated Land Improvements True Cash Value =						1,032	
Comments/Influences		X Street Lights		Work Description for Permit PB20-0155, Issued 06/26/2020: REROOF							
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative		
		QT	06/09/2022	INSPECTED	2023	63,000	69,300	132,300	91,319C		
		DMG	08/18/2010	INSPECTED	2022	54,000	52,000	106,000	86,971C		
					2021	49,500	49,900	99,400	84,193C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 260	Type CGEP (1 Story) 4in Concrete	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 25 Floor Area: 1,208 Total Base New : 184,147 Total Depr Cost: 138,100 Estimated T.C.V: 148,043			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1208 SF Floor Area = 1208 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas					Cls C -5 Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Stories Exterior Foundation 1 Story Siding Slab			Size 1,208	Cost New 147,400	Depr. Cost 110,542			
Condition: Good		Size of Closets		Lg Ord Small			(13) Plumbing			Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 308 14,846 11,134 Water/Sewer Public Sewer 1 1,515 1,136 Water Well, 100 Feet 1 5,890 4,417 Built-Ins Appliance Allow. 1 2,806 2,104 Fireplaces Exterior 1 Story 1 6,605 4,954 Porches CGEP (1 Story) 24 2,930 2,197 4in Concrete 260 2,155 1,616 Totals: 184,147 138,100						
Room List		Doors:	Solid	H.C.	(5) Floors			(14) Water/Sewer			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 148,043					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(12) Electric			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation		0 Amps Service			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X	Insulation	(8) Basement		No./Qual. of Fixtures			Lump Sum Items:									
(2) Windows	Many X Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1208 S.F. Height to Joists: 0.0			Lg Ord Small									
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:									
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
AVRAM STEVEN J & LISA A	THELEN RICHARD M JR & JESS	225,000	03/31/2023	WD	03-ARM'S LENGTH	1183:2534	PROPERTY TRANSFER	100.0					
KLEINER, RICK & ROBIN	AVRAM, STEVEN & LISA	114,000	01/21/2012	WD	03-ARM'S LENGTH	1111/1911	OTHER	100.0					
DREW DARYL C & TERESA D	KLEINER, RICK & ROBIN	0	05/31/2007	WD	21-NOT USED/OTHER	1060/589	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
11698 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
THELEN RICHARD M JR & JESSICA 4541 S WRIGHT RD WESTPHALIA MI 48894		SA:		2024 Est TCV Tentative									
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-759 P-3 234 COM AT CEN OF SEC 21 TH N 89 DEG 23' 45"E 773.5 FT TH N 1 DEG 18' 45" W 270.04 FT FOR POB TH N 1 DEG 18' 45" W 35.02 FTTH N 89 DEG 34' 45" E 113.67 FT TH S 4 DEG 53' E 35.5 FT TH S 89 DEG 23' 45" W 113.67FT TO POB PART OF GOVT LOT 3 SEC 21 T23N R4W. "6B".		X		Public Improvements		* Factors *							
		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW		35.00	150.00	1.0000	1.0000	2800	100		98,000
		Paved Road		35 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						98,000	
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate		Size		% Good		Cash Value	
		Water		D/W/P: 5in Ren. Conc.		9.07		772		99		6,932	
		X Sewer		D/W/P: Patio Blocks		15.83		124		50		981	
		Electric		Wood Frame		29.95		96		54		1,552	
		Gas		Total Estimated Land Improvements True Cash Value =								9,465	
		Curb											
Comments/Influences		X Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative					
QT	06/09/2022	INSPECTED	2023	49,000	28,600	77,600		50,181C					
DMG	08/18/2010	INSPECTED	2022	42,000	14,800	56,800		47,792C					
			2021	38,500	14,400	52,900		46,266C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 180	Type 4in Concrete	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																															
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																															
Condition: Good		Lg	Ord	Small																																																																
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																																															
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																																															
		No./Qual. of Fixtures			Ex. X Ord. Min																																																															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																																															
X	Insulation				Many X Ave. Few																																																															
(2) Windows		(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 540 S.F. Height to Joists: 0.0																																																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																															
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																														
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																															
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																		
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 540 SF Floor Area = 540 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>540</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td>Total:</td> <td>74,918</td> <td>48,696</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Public Sewer</td> <td></td> <td>1</td> <td>1,515</td> <td>985</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,890</td> <td>3,828</td> </tr> <tr> <td colspan="3">Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>4in Concrete</td> <td></td> <td>180</td> <td>1,492</td> <td>970</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>83,815</td> <td>54,479</td> </tr> </tbody> </table> Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 58,401															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	540			Other Additions/Adjustments			Total:	74,918	48,696	Water/Sewer							Public Sewer		1	1,515	985		Water Well, 100 Feet		1	5,890	3,828	Porches							4in Concrete		180	1,492	970	Totals:				83,815	54,479
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																															
1 Story	Siding	Slab	540																																																																	
Other Additions/Adjustments			Total:	74,918	48,696																																																															
Water/Sewer																																																																				
	Public Sewer		1	1,515	985																																																															
	Water Well, 100 Feet		1	5,890	3,828																																																															
Porches																																																																				
	4in Concrete		180	1,492	970																																																															
Totals:				83,815	54,479																																																															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		120,000	11/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV Zoning: R-1		Building Permit(s)		Date	Number	Status		
11696 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		06/03/2022	PB22-0173	COMPLETE		
Owner's Name/Address		P.R.E. 0%		SA:						
EARLS CHRIS 9526 MUELLER TAYLOR MI 48180		2024 Est TCV Tentative								
Tax Description		X Improved Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-909P-164 (L-700P-658) 234 11696 W SHORE DR COM AT CEN OF SEC 21 TH N 89 DEG 23' 45"E 773.5 FT TH N 1 DEG 18' 45" W 235.2 FT FOR POB TH N 1 DEG 18' 45" W 35.02 FT THN 89 DEG 23'45" E 136.94 FT TH S 4 DEG 53' E 35.3 FT TH S 89 DEG 23' 45" W 126.2 FT TO POB PART OF GOVT LOT 3 SEC 21 T23N R4W. "6".		X		Public Improvements Description Frontage Depth Front Depth Rate %Adj. Reason Value LAKEVIEW 35.00 150.00 1.0000 1.0000 2800 100 98,000 35 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 98,000						
Comments/Influences		X Street Lights X Standard Utilities Underground Utils.		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.25 200 75 937 Hot Tub 11,046.75 1 25 2,762 Total Estimated Land Improvements True Cash Value = 3,699						
		X Topography of Site		Work Description for Permit PB22-0173, Issued 06/03/2022: REROOF GARAGE						
		X Level Rolling Low High Landscaped Swamp Wooded Pond								
		X Waterfront Ravine Wetland Flood Plain								
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT 06/08/2022 INSPECTED		2024	Tentative	Tentative	Tentative			Tentative
		DMG 08/18/2010 INSPECTED		2023	49,000	32,400	81,400			52,752C
				2022	42,000	18,700	60,700			50,240C
				2021	38,500	18,100	56,600			48,636C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 180	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace													
Yr Built 0	Remodeled 0	Ex	Ord	Min	(12) Electric												
Condition: Good		Trim & Decoration		0 Amps Service													
Room List		Doors:	Solid	H.C.	No./Qual. of Fixtures												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Ex. X Ord. Min													
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets													
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few													
X	Log			(13) Plumbing													
X	Insulation			Average Fixture(s)													
(2) Windows		(7) Excavation		1 3 Fixture Bath													
X	Many Avg. Few	X	Large Avg. Small	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof		(9) Basement Finish		Lump Sum Items:													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Notes:													
										Class: CD Effec. Age: 40 Floor Area: 558 Total Base New : 101,831 Total Depr Cost: 61,596 Estimated T.C.V: 66,031		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 558 SF Floor Area = 558 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 0			
										Building Areas		Size		Cost New		Depr. Cost	
										Stories		432					
										1 Story		126					
										1 Story		Total: 75,209		45,126			
										Other Additions/Adjustments							
										Deck		180		3,829		2,795 *7	
										Treated Wood							
										Garages							
										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
										Base Cost		320		13,549		8,129	
										Water/Sewer							
										Public Sewer		1		1,345		807	
										Water Well, 100 Feet		1		5,720		3,432	
										Fireplaces							
										Wood Stove		1		2,179		1,307	
										Totals:		101,831		61,596			
										ECF (4004 LAKEVIEW) 1.072 =>		TCV:		66,031			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCKAY BEVERLY L & HERBERT	ZERILLI DOMINIC & MARIE	125,000	06/23/2017	WD	03-ARM'S LENGTH	1162:2307	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
11694 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ZERILLI DOMINIC & MARIE 71216 HERITAGE LANE ARMADA MI 48005		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-468 P-521 234 PART OF GOVT LOT 3 SEC 21 T23N R4W COM AT CEN OF SEC 21 TH N 89 DEG 23' 45" E 773.5 FT TH N 1 DEG 18' 45" W 200 FT FOR POB TH N 1 DEG 18' 45" W 35.02 FT THN 89 DEG 23' 45" E 126.2 FT TH S 4 DEG 53' E ON SH OF LAKE 35.3 FT TH S 89 DEG 23' 45" W 130 FT TO POB. "5". UPDATED 5/2017		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	35.00	150.00	1.0000	1.0000	2800	100		98,000
		Paved Road		35 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 98,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		94		50	294		
		Sewer		Wood Frame	22.54		192		75	3,246		
		Electric		Total Estimated Land Improvements True Cash Value = 3,540								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 06/08/2022 INSPECTED				2023	49,000	32,500	81,500	55,137C				
DMG 08/18/2010 INSPECTED				2022	42,000	17,300	59,300	52,512C				
				2021	38,500	16,800	55,300	50,835C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration															
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets														
0	0				Lg	Ord	Small												
Condition: Good		Doors:		Solid	H.C.		Central Air Wood Furnace												
Room List		(5) Floors		(12) Electric															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service															
(1) Exterior		No./Qual. of Fixtures																	
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets															
X	Log Insulation			Many			X	Ave.	Few										
(2) Windows		(7) Excavation		(13) Plumbing															
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement																	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
X	Storms & Screens	(9) Basement Finish		(14) Water/Sewer															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																	
Chimney: Block																			
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 0							
(11) Heating System: Forced Air w/ Ducts																			
Ground Area = 738 SF Floor Area = 738 SF.																			
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																			
Building Areas																			
Stories										Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story										Pine Logs		Crawl Space		432					
1 Story										Siding		Slab		306					
												Total:		94,264		56,558			
Other Additions/Adjustments																			
Water/Sewer																			
Public Sewer												1		1,345		807			
Water Well, 100 Feet												1		5,720		3,432			
Built-Ins																			
Appliance Allow.												1		1,961		1,177			
												Totals:		103,290		61,974			
Notes:																			
														ECF (4004 LAKEVIEW) 1.072 =>		TCV: 66,436			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HEBEKA FOUAD K & ROSE A TR	HOPPERT RANDY L & SHARON E	255,000	09/15/2017	WD	20-MULTI PARCEL SALE REF	1163:1920	PROPERTY TRANSFER	100.0			
		175,000	09/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HOPPERT RANDY L & SHARON E REV TRUS 608 STUMPMIER RD MONROE MI 48162		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-899 P-570 (L-734 P-552) 234 11672 W SHORE DR COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E 773.50 FT TO E'LY LINE OF CO RD TH N 1 DEG 18 3/4 ' W 200.8 FT FOR POB TH N 89 DEG 23 3/4' E 136.94 FT TH S'LY ALONG SHORE OF HOUGHTON LAKE 51.71 FT TH S 89 DEG 23 3/4' W 149.16 FT TH N 1 DEG 18 3/4' W 50.02 FT TH POB PART OF LOT 3 SEC 21 T23N R4W. "4".		Improved	X	Vacant	* Factors *						
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Dirt Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Gravel Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		QT	06/08/2022	INSPECTED	2023	70,000	0	70,000			56,035C
		DMG	08/18/2010	INSPECTED	2022	60,000	0	60,000			53,367C
					2021	55,000	0	55,000			51,663C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HEBEKA FOUAD K & ROSE A TR	HOPPERT RANDY L & SHARON E	255,000	09/15/2017	WD	19-MULTI PARCEL ARM'S LEN	1163:1920	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status		
11672 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
HOPPERT RANDY L & SHARON E REV TRUS 608 STUMPMIER RD MONROE MI 48162		SA:								
Tax Description		2024 Est TCV Tentative								
L-899 P-570 (L-734 P-552) 234 11672 W SHORE DR COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E 773.50 FT TH N 1 DEG 18 3/4' W 150.06 FT FOR POB TH N 89 DEG 23 3/4' E 149.16FT TH S 14 DEG 58 1/4' E 51.71 FT TH S 89 DEG 23 3/4' W 161.38 FT TH N 1 DEG 183/4' W 50.02 FT TO POB PART OF GOV'T LOT 3 SEC 21 T23N R4W. "3".		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW				
Comments/Influences		X Street Lights		X Standard Utilities		X Underground Utils.				
		Topography of Site		X Level		Rolling				
				X Low		High				
				X Landscaped		Swamp				
				X Wooded		Pond				
				X Waterfront		Ravine				
				X Wetland		Flood Plain				
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/06/2023	INSPECTED	2023	70,000	85,600	155,600		115,909C
		CW	07/29/2019	INSPECTED	2022	60,000	66,300	126,300		110,390C
		DMG	08/18/2010	INSPECTED	2021	55,000	63,400	118,400		106,864C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								92 Treated Wood 16 Treated Wood 64 Treated Wood 120 Roof Cover Onl 56 Wood Balcony					
Building Style: 1 3/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built	Remodeled	Ex	X	Ord		Min												
0	0																	
Condition: Good		Size of Closets		Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric														
		Kitchen: Other: Other:		0 Amps Service														
(1) Exterior		No./Qual. of Fixtures		X	Ex.		Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets														
(2) Windows		(7) Excavation		(13) Plumbing														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1096 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer														
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
	Chimney: Vinyl	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:														
										Class: C Effec. Age: 30 Floor Area: 1,408 Total Base New : 229,849 Total Depr Cost: 160,893 Estimated T.C.V: 172,477		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
										Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY		Cls C		Blt 0				
										(11) Heating System: Forced Heat & Cool								
										Ground Area = 1096 SF Floor Area = 1408 SF.								
										Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
										Building Areas								
										Stories Exterior Foundation		Size		Cost New Depr. Cost				
										1 Story Siding Crawl Space		680						
										1.75 Story Siding Crawl Space		416						
										Total:		179,887		125,920				
										Other Additions/Adjustments								
										Plumbing								
										3 Fixture Bath		1		4,711 3,298				
										Deck								
										Treated Wood		92		2,486 1,740				
										Treated Wood		64		2,055 1,438				
										Treated Wood		16		741 519				
										w/Roof (Roof portion)		120		2,184 1,529				
										Balcony								
										Wood Balcony		56		2,314 1,620				
										Garages								
										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
										Base Cost		672		25,260 17,682				
										Water/Sewer								
										Public Sewer		1		1,515 1,060				
										Water Well, 100 Feet		1		5,890 4,123				
										Built-Ins								
										Appliance Allow.		1		2,806 1,964				
										Totals:		229,849		160,893				
										Notes:								
										ECF (4004 LAKEVIEW) 1.072 => TCv:				172,477				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
WALWORTH MARILYN S	WALWORTH MARILYN S TRUST	0	10/21/2021	WD	14-INTO/OUT OF TRUST	1178:1823	DEED	0.0									
WALWORTH GORDON L & MARILYN	WALWORTH MARILYN S	0	10/20/2021	WD	14-INTO/OUT OF TRUST	1178:1822	DEED	0.0									
WALWORTH GORDON L & MARILYN	WALWORTH GORDON L & MARILYN	0	09/29/2015	QC	09-FAMILY	1154-113	PROPERTY TRANSFER	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status									
11654 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		08/12/2013	157	COMPLETE									
Owner's Name/Address		P.R.E. 100% 05/02/1994		SA:													
WALWORTH MARILYN S TRUST 11654 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative															
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW											
WALWORTH MARILYN S TRUST 7555 W JENNINGS RD LAKE CITY MI 49651		Public Improvements		* Factors *													
Tax Description		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value			
L-612 P-114 234 11654 W SHORE DR 48629COM AT CEN OF SEC 21 TH N 89 DEG 23 3/4'E 773.50 FT TH N 1 DEG 18 3/4' W 100.04 FT FOR POB TH N 89 DEG 23 3/4' E 161.38 FT TH S 14 DEG 58 1/2' E 51.71 FT TH S 89 DEG 23 3/4' W 173.60 FT TH N 1 DEG 183/4' W 50.02 FT TO POB PART OF LOT 3 SEC 21 T23N R4W. "2".		Gravel Road		LAKEVIEW		50.00		150.00	1.0000	1.0000	2800	100		140,000			
Comments/Influences		Paved Road		50 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value =		140,000									
		Storm Sewer		Land Improvement Cost Estimates													
		Sidewalk		Description		Rate		Size		% Good	Cash Value						
		Water		D/W/P: 3.5 Concrete		6.68		884		86	5,078						
		Sewer		Total Estimated Land Improvements True Cash Value =					5,078								
		Electric		Work Description for Permit 157, Issued 08/12/2013: 9*20 3 SEASONS ROOM													
		Gas															
		Curb															
		Street Lights															
		Standard Utilities															
		Underground Utils.															
		Topography of Site															
		Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Rolling		2024		Tentative		Tentative		Tentative						Tentative	
		Low		2023		70,000		73,700		143,700						93,036C	
		High		2022		60,000		56,100		116,100						88,606C	
		Landscaped		2021		55,000		54,000		109,000						85,776C	
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Who		When		What											
		QT		04/06/2023		INSPECTED											
		DMG		12/06/2013		INSPECTED											
		DMG		08/18/2010		INSPECTED											
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 180 128	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 1 Storage Area: 768 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration															
Yr Built 0	Remodeled 0	Ex	X	Ord		Min													
Condition: Good		Size of Closets			Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric														
		Kitchen: Other: Other:			0 Amps Service														
(1) Exterior		No./Qual. of Fixtures			X	Ex.		Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets														
							Many	X	Ave.		Few								
(2) Windows		(7) Excavation			(13) Plumbing														
		Basement: 0 S.F. Crawl: 576 S.F. Slab: 520 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
(3) Roof		(9) Basement Finish			Lump Sum Items:														
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:														
Chimney: Vinyl																			
Cost Est. for Res. Bldg: 1 Single Family RANCH										Cls		C	Blt		0				
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1096 SF		Floor Area = 1096 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82					
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
1 Story										Siding	Slab	520							
1 Story										Siding	Crawl Space	576							
										Total:		144,779	116,583						
Other Additions/Adjustments										Porches		WGEP (1 Story)	180	14,339	13,192				
										Deck		Treated Wood	128	3,132	2,130				
										Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
										Base Cost		768	27,740	277					
										Storage Over Garage		768	10,698	107					
										Water/Sewer		Public Sewer	1	1,515	1,288				
										Water Well, 100 Feet		1	5,890	5,006					
										Built-Ins		Appliance Allow.	1	2,806	2,385				
										Fireplaces		Wood Stove	1	2,588	2,200				
										Totals:		213,487	143,168						
Notes:										ECF (4004 LAKEVIEW) 1.072 =>		TCV:		153,476					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF ROSCOMMON	BZANY LLC	350	11/30/2017	QC	13-GOVERNMENT	1164:0851	PROPERTY TRANSFER	100.0
PIERCE TONYA LANE	ROSCOMMON COUNTY TREASURER	0	02/02/2016	OTH	10-FORECLOSURE	1158-2176	PROPERTY TRANSFER	0.0
COUNTY OF ROSCOMMON	PIERCE TONYA LANE	100	10/24/2013	QC	21-NOT USED/OTHER		OTHER	100.0
EVON-RAPPA PAMELA J & RAPP	ROSCOMMON COUNTY TREASURER	0	06/19/2013	OTH	21-NOT USED/OTHER	1129/648	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: C-2	Building Permit(s)	Date	Number	Status			
OLD US 27	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
BZANY LLC PO BOX 474 KEEGO HARBOR MI 48320		2024 Est TCV Tentative							
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
		RESIDENTIAL ACREAGE			0.65 Acres	9,000 100 5,850			
					0.65 Total Acres	Total Est. Land Value = 5,850			
Tax Description									
234 L-990 P-1622 COM AT SW COR OF GOV LOT 3 SEC 21 T23N R4W TH N 89 DEG 24' E 606.4 FT TO WLINE OF PLAT OF HAZELWOOD TH N 1 DEG 17' W ON PLAT BDY 1120.5 FT FOR POB TH S 89 DEG 24' W 112.8 FT TO E'LY R/W LINEUF US 27 TH N'LY ALONG ARC OF 0 DEG 30' 30" CURVE 194.5 FT TO N LINE OF GOV LOT 3 TH 89 DEG 26' E 157.5 FT TH S'LY ALONG ARC OF 7 DEG 10' CURVE 200 FT TO POB PART OF GOV LOT 3 SEC 21 T23N R4W. .20 A. "J".	X	Dirt Road							
	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							
Comments/Influences		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	06/27/2022	INSPECTED	2023	2,900	0	2,900		2,520C
	DMG	08/18/2010	INSPECTED	2022	2,400	0	2,400		2,400S
				2021	7,000	0	7,000		4,336C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ZOLIN TOMMA MARIA	WATKINS DALLAS J JR	155,000	12/20/2019	WD	20-MULTI PARCEL SALE REF	1171:1067	PROPERTY TRANSFER	100.0				
SCOTT JOHN H & KATHLEEN M	ZOLIN TOMMA MARIA	87,000	10/27/2014	WD	03-ARM'S LENGTH	1144-1341	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-2	Building Permit(s)	Date	Number	Status				
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%								
Owner's Name/Address		SA:		2024 Est TCV Tentative								
WATKINS DALLAS J JR 349 QUINCY AVE COTTAGE GROVE OR 97424		X Improved		Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Tax Description		Public Improvements		* Factors *								
L-862 P-369-370 (L-438 P-159) 234 COM AT NW COR OF LOT 22 OF HAZEL- WOOD TH W'LY 112.8 FT TO E LINE OF HWY US-27 TH S ALONG HWY 100 FT TH E'LY TO SW COR OF LOT 21 OF HAZELWOOD TH N'LY ALONG W LINE OF SAID PLAT APPROX 100 FT TO POB PART OF GOV'T LOT 3 SEC 21 T23N R4W. "I".		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		OFF LAKE G3	100.00	150.00	0.8706	1.0000	150	100		13,058
		X Paved Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 13,058								
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		D/W/P: Asphalt Paving	2.93	2576	50	3,774				
		X Sewer		Total Estimated Land Improvements True Cash Value = 3,774								
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X Low		2023	6,500	12,100	18,600			8,586C		
		X High		2022	4,400	0	4,400			2,272C		
		X Landscaped		2021	2,200	0	2,200			2,200S		
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What								
		QT	06/01/2022	INSPECTED								
		DMG	08/18/2010	INSPECTED								
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1990 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 612 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X									
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small	Central Air Wood Furnace											
Room List		Doors:	Solid	H.C.	(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			0 Amps Service			Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 40,457 Total Depr Cost: 30,342 Estimated T.C.V: 22,271			E.C.F. X 0.734		Bsmnt Garage:
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C Blt 0					
	Wood/Shingle Aluminum/Vinyl Brick X Metal Insulation	Ex. X Ord. Min			Many X Ave. Few			(11) Heating System: Forced Heat & Cool			Ground Area = 0 SF Floor Area = 0 SF.					
(2) Windows		(6) Ceilings			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas					
	Many Avg. Few Large Avg. Small	(7) Excavation			Average Fixture(s)			Stories Exterior Foundation			Size Cost New Depr. Cost					
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: CD Exterior: Pole (Unfinished) Base Cost 612 15,710 11,782					
(3) Roof		(8) Basement			(14) Water/Sewer			Other Additions/Adjustments			Class: D Exterior: Pole (Unfinished) Base Cost 1200 23,232 17,424					
	X Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer			Totals: 1 1,515 1,136 40,457 30,342				
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCv: 22,271					
Chimney:		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
STEEL GEORGE	ZOLIN TOMMA MARIA E	105,000	03/21/2017	WD	19-MULTI PARCEL ARM'S LEN	1162:2698	PROPERTY TRANSFER	100.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-2	Building Permit(s)		Date	Number	Status			
11777 OLD 27 HWY		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ZOLIN TOMMA MARIA E 4300 BELAIR LN HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1025 P-223 (L-903P-290&L-584 P-447) 234 COM AT SW COR OF GOVT LOT 3 TH N 89 DEG 24' E ON 1/4 LINE 606.4 FT TO W LINE OF HAZELWOOD TH N10 DEG 17' W ON PLAT BDY 904 FT FOR POB TH S 89 DEG 24' W 103 FT TO E R/W LINE OF US 27 TH N'LY ALONG R/W116.7 FT TH N 89 DEG 24' E 106.6 FT TH S 1 DEG 17' E 116 FT TO POB PART OF GOV'T LOT 3 SEC 21 T23N R4W. .30 A. "H".		X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		COMM FF RATE	116.00	106.00	1.0000	0.8406	150	100		14,627
		Paved Road		116 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 14,627								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.77		32		75	163		
		Sewer		D/W/P: 3.5 Concrete	6.77		325		75	1,650		
		Electric		D/W/P: Asphalt Paving	3.19		1430		25	1,140		
		Gas		Total Estimated Land Improvements True Cash Value = 2,953								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	7,300	51,100	58,400			46,248C		
		High		2022	7,300	37,600	44,900			44,046C		
		Landscaped		2021	8,300	35,000	43,300			42,639C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	06/08/2022	INSPECTED								

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 3,060 Gross Bldg Area: 3,060 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Construction Cost		Class: D,Pole    Quality: Low Cost Stories: 1    Story Height: 12    Perimeter: 248 Overall Building Height: 18			
				High	Above Ave.	X Ave.	Low	Base Rate for Upper Floors = 32.96	
Depr. Table : 3% Effective Age : 20 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** **		(10) Heating system: Complete H.V.A.C.    Cost/SqFt: 48.51    100% Adjusted Square Foot Cost for Upper Floors = 81.47			
				Heat#1: Complete H.V.A.C.    100% Heat#2: No Heating or Cooling    0%		Total Floor Area: 3,060    Base Cost New of Upper Floors = 249,299			
Year Built Remodeled				*** Basement Info ***		Total Depreciated Cost = 134,621			
				Area: Perimeter: Type: Good Basement		Reproduction/Replacement Cost = 249,299			
18 Overall Bldg Height				* Mezzanine Info *		Eff.Age:20    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 134,621			
				Area #1: Type #1: Office    (No Rates)		<<<<< Segregated Cost Computations >>>>>			
Comments:				* Sprinkler Info *		Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
				Area: Type: Low		Item Description    Col.    Rate    SqFt    Adj.    Adj.    Cost			
(1) Excavation/Site Prep:				(7) Interior:		(39) Miscellaneous			
						(11) Electric and Lighting:			
(2) Foundation:    Footings				(8) Plumbing:		32 Wood Frame			
						Outlets:    Fixtures:			
X Poured Conc.    Brick/Stone    Block				Many Above Ave.    Average Typical    Few None		X Few Average Many Unfinished Typical    X Few Average Many Unfinished Typical			
						(3) Frame:			
(4) Floor Structure:				Total Fixtures 3-Piece Baths    Urinals 2-Piece Baths    Wash Bowls Shower Stalls    Water Heaters Toilets    Wash Fountains Water Softeners		Flex Conduit    Incandescent Rigid Conduit    Fluorescent Armored Cable    Mercury Non-Metallic    Sodium Vapor Bus Duct    Transformer			
						(40) Exterior Wall:			
(5) Floor Cover:				(9) Sprinklers:		Thickness    Bsmnt Insul.			
						(13) Roof Structure:    Slope=0			
(6) Ceiling:				(10) Heating and Cooling:		(14) Roof Cover:			
						X Gas Oil    Coal Stoker    Hand Fired Boiler			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-2	Building Permit(s)		Date	Number	Status			
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
VERIZON NORTH PO BOX 152206 IRVING TX 75015		SA:										
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
		Improved	X	Vacant								
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					0.00 Total Acres Total Est. Land Value =							0
234 COM AT SW COR OF GOVT LOT 3 TH N 89 DEG 24' E 606.4 FT TO W LINE OF HAZELWOOD TH N 1 DEG 17' W ON PLAT BDY 804 FT FOR POB TH S 89 DEG 24' W 99.5 FT TO E R/W LINE OF US 27 TH N'LY ON R/W 100 FT TH N 89 DEG 24' E 103 FT TO NW COR OF LOT 19 TH S 1 DEG 17' E 100 FT TO POB PART OF GOVT LOT 3 SEC 21 T23N R4W. .21A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
Comments/Influences		Topography of Site										
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		QT	06/27/2022	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
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					2021	0	0	0			0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
ROSE JOHN E & EDITH H	J&E ROSE INVESTMENTS LLC	0	11/17/2015	PTA	21-NOT USED/OTHER	1156-1065	PROPERTY TRANSFER	0.0											
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2		Building Permit(s)		Date	Number	Status									
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%															
Owner's Name/Address		SA:		2024 Est TCV Tentative															
J&E ROSE INVESTMENTS LLC 3272 MCCOMB ANN ARBOR MI 48108		Improved X Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3															
Tax Description		Public Improvements		* Factors *															
L-1034 P-1923 (L-279P-24&L-370P-306) 234 COM AT INT OF 1/4 LINE & W LINE OF HAZELWOOD TH N 1 DEG 17' W 704 FT FOR POB TH S 89 DEG 24' W 93.7 FT TO HWY R/WTH N'LY ON R/W 100 FT TH N 89 DEG 24' E 99.5 FT TH S 1 DEG 17' E 100 FT TO POB PART OF GOVT LOT 3 SEC 21 T23N R4W.		X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
Comments/Influences		Topography of Site		OFF LAKE G3		100.00		150.00		0.8706		1.0000		150		100		13,058	
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		100 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =												13,058	
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who When What		2024		Tentative		Tentative		Tentative						Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/27/2022 INSPECTED		2023		6,500		0		6,500						3,482C			
		DMG 08/18/2010 INSPECTED		2022		4,400		0		4,400						3,317C			
				2021		4,400		0		4,400						3,212C			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KLEVEN ROBERT R JR & KLEVE	KLEVEN ROBERT R JR	0	07/08/2021	QC	21-NOT USED/OTHER	1177:1292	DEED	0.0			
KLEVEN ROBERT R SR	KLEVEN ROBERT R JR & KLEVE	0	06/22/2018	QC	09-FAMILY	1166:738	PROPERTY TRANSFER	0.0			
KLEVEN ROBERT R SR		0	06/16/2018	OTH	07-DEATH CERTIFICATE	1166:736	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-2	Building Permit(s)	Date	Number	Status			
2618 OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
KLEVEN ROBERT R JR 117 BROKEN ARROW TRL HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-867 P-366 (L-470 P-394) 234 COM AT SW COR OF GOV'T LOT 3 SEC 21 TH N89DEG24'E ON 1/4 LN 606.4FT TO W LN OF PLAT OF HAZELWOOD TH N1DEG17'W ON PLAT BDY 554FT FOR POB TH S89DEG24'W 81.3FT TO E'LY R/W LN OF US-27 TH N'LY ALG ARC OF 0DEG30'3" CURVE 150.8FT TH 89DEG24'E 93.7FT TH S1DEG17'E 150FT TO POB PART OFGOVT LOT 3 SEC 21 T23N R4W. "G".		X Improved		Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	150.00	93.00	1.0000	0.7874	150	100	17,717
		X Paved Road		150 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 17,717							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.68	469	50	1,566			
		X Sewer		Wood Frame	24.71	228	50	2,817			
		X Electric		Metal Prefab	18.70	100	15	280			
		Gas		Total Estimated Land Improvements True Cash Value = 4,663							
		Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	8,900	52,000	60,900			26,573C	
		High		2022	8,900	46,100	55,000			25,308C	
		Landscaped		2021	9,500	42,900	52,400			24,500C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		QT	06/27/2022	INSPECTED							
		DMG	08/18/2010	INSPECTED							
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80 160	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																									
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 45 Floor Area: 2,032 Total Base New : 233,734 Total Depr Cost: 127,881 Estimated T.C.V: 107,292			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:																																																																										
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																					
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																																				
Condition: Good		Lg	Ord	Small																																																																																					
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																																																				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																																																					
(1) Exterior		Kitchen: Other: Other:		200 Amps Service																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																																																					
X	Insulation			No. of Elec. Outlets																																																																																					
(2) Windows		(7) Excavation		(13) Plumbing																																																																																					
Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 2032 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																					
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																					
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																					
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																							
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 2032 SF Floor Area = 2032 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>2,032</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>212,431</td> <td>116,837</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,915</td> <td>2,153</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>80</td> <td>2,244</td> <td>561</td> </tr> <tr> <td>Treated Wood w/Roof (Deck Portion)</td> <td>160</td> <td>3,547</td> <td>1,951</td> </tr> <tr> <td>Treated Wood w/Roof (Roof portion)</td> <td>160</td> <td>2,571</td> <td>1,414</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> <td>740</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>3,146</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,079</td> </tr> <tr> <td colspan="2">Totals:</td> <td></td> <td>233,734</td> <td>127,881</td> </tr> </tbody> </table> <p>Notes: ECF (2001 COMMERCIAL ) 0.839 =&gt; TCV: 107,292</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	2,032				Total:					212,431	116,837	Item	Quantity	Cost	Depr. Cost	Plumbing				3 Fixture Bath	1	3,915	2,153	Deck				Treated Wood	80	2,244	561	Treated Wood w/Roof (Deck Portion)	160	3,547	1,951	Treated Wood w/Roof (Roof portion)	160	2,571	1,414	Water/Sewer				Public Sewer	1	1,345	740	Water Well, 100 Feet	1	5,720	3,146	Built-Ins				Appliance Allow.	1	1,961	1,079	Totals:			233,734	127,881
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MEYER DENISE J & JAMES M	MEYER JAMES M & DENISE J	0	05/19/2017	QC	18-LIFE ESTATE	1163:0097	PROPERTY TRANSFER	0.0					
WRIGHT JERRY A & MARGARET	MEYER DENISE J & JAMES M	40,000	11/22/2013	WD	03-ARM'S LENGTH		OTHER	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)	Date	Number	Status					
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MEYER JAMES M & DENISE J [LE] 5600 W BIRCH ROAD SAINT CHARLES MI 48655		SA:											
		2024 Est TCV Tentative											
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
Tax Description		Public Improvements		* Factors *				Value					
L-854 P-45&309 (L-546 P-86) 234 COM AT SW COR OF GOV'T LOT 3 SEC 21 TH N 89 DEG 24' E ON 1/4 LINE 606.4 FT TO W LINE OF PLAT OF HAZELWOOD TH N 1 DEG 17' W 504 FT FOR POB TH S 89 DEG 24'W 76.5 FT TO E'LY R/W LINE OF US - 27 THN'LY ALONG ARC OF 0 DEG 30' 30" CURVE 50.3 FT TH N 89 DEG 24' E 81.3 FT TH S 1DEG 12' E 50 FT TO POB PART OF GOV'T LOT3 SEC 21 T23N R4W. "F".		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road	OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100		7,500
		X		Paved Road	50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	7,500
		X		Storm Sewer									
		X		Sidewalk									
		X		Water									
		X		Sewer									
		X		Electric									
		X		Gas									
		X		Curb									
		X		Street Lights									
		X		Standard Utilities									
		X		Underground Utils.									
		X		Topography of Site									
		X		Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X		Rolling	2024	Tentative	Tentative	Tentative			Tentative		
		X		Low	2023	3,800	0	3,800			505C		
		X		High	2022	2,500	0	2,500			481C		
		X		Landscaped	2021	2,500	0	2,500			466C		
		X		Swamp									
		X		Wooded									
		X		Pond									
		X		Waterfront									
		X		Ravine									
		X		Wetland									
		X		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/27/2022 INSPECTED											
		DMG 08/18/2010 INSPECTED											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MYERS WILLIAM D & DIMOND S	MYERS WILLIAM & DIMOND	0	07/27/2009	OTH	21-NOT USED/OTHER	1085/918	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)	Date	Number	Status			
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 05/02/1994									
MYERS WILLIAM D & DIMOND S ETAL 11717 W SHORE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
L-425 P-75 -68 234 COM AT SW COR OF GOV'T LOT 3 SEC 21 TH N 89 DEG 24' E ON 1/4 LINE 606.4 FT TO W LINE OF PLAT OF HAZELWOOD TH N 1 DEG 17' W ON PLAT BNDY 404 FT FOR POB THS 89 DEG 24' W 65.4 FT TO E'LY R/W OF US27 RELOCATED TH N'LY ALONG ARC OF 30' 30" CURVE 100.7 FT TH N 89 DEG 24' E76.5 FT TH S 1 DEG 17' E 100 FT TO POB PART OF GOV'T LOT 3 SEC 21 T23N R4W. .165 A. "E".		Improved	X	Vacant	* Factors *						
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Dirt Road		OFF LAKE G3	100.00	100.00	0.8706	0.9221	150	100	12,041
		Gravel Road		100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 12,041							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling		2023	6,000	0	6,000			2,430C	
		Low		2022	4,000	0	4,000			2,315C	
		High		2021	3,000	0	3,000			2,242C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	06/27/2022	INSPECTED	2023	6,000	0	6,000			2,430C
		DMG	08/18/2010	INSPECTED	2022	4,000	0	4,000			2,315C
					2021	3,000	0	3,000			2,242C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LESLIE CARL L & RUTH L	HENSLEY, CLYDE & BARB	0	02/07/2013	WD	03-ARM'S LENGTH	1124/298	OTHER	100.0				
		55,000	05/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)		Date	Number	Status			
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HENSLEY CLYDE & BARBARA 12510 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-980 P-1300 (L-863P-679&L-456 P-423) 234 COM AT SW COR OF GOV LOT 3 SEC 21 T23N R4W TH N 89 DEG 24' E ON 1/4 LINE 606.4 FT TO W LINE OF PLAT OF HAZELWOOD TH N 1 DEG 17' W 354 FT FOR POB TH S 89 DEG 24' W 59.3 FT TO E R/W OF US 27 TH NALONG ARC OF 30' 30" CURVE 50.5 FT TH N 89 DEG 24' E 65.4 FT TH S 1 DEG 17' E 50FT TO POB PART OF GOV LOT 3 SEC 21 T23N R4W. "D".		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100		7,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 7,500								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	3,800	0	3,800			2,525C		
		High		2022	2,500	0	2,500			2,405C		
		Landscaped		2021	2,500	0	2,500			2,329C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who When What										
		QT 06/27/2022 INSPECTED										
		DMG 08/18/2010 INSPECTED										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-2	Building Permit(s)	Date	Number	Status				
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MYERS WILLIAM D & DIMOND S ETAL 11717 W SHORE DR HOUGHTON LAKE MI 48629		SA:										
		2024 Est TCV Tentative										
		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
				50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		20,000		
Tax Description				Land Improvement Cost Estimates								
L-410 P-151 234 COM AT SW COR OF GOV'T LOT 3 SEC 21 TH N 89 DEG 24' E ON 1/4 LINE 606.4 FT TO W LINE OF PLAT OF HAZELWOOD TH N 1 DEG 17' W 304 FT FOR POB TH S 89 DEG 27'W 52.3 FT TO E'LY R/W LINE OF US-27 TH N'LY ALONG TH ARC OF 0 DEG 30' 30" CURVE 50.5 FT TH N 89 DEG 24' E 59.3 FT TO W BDY OF SAID PLAT TH S 1 DEG 17' E 50 FT TO POB PART OF GOV'T LOT 3 SEC 21 T23N R4W. "C".		X	Dirt Road									
		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
Comments/Influences												
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	06/08/2022	INSPECTED	2023	10,000	11,600	21,600				12,285C
		DMG	08/18/2010	INSPECTED	2022	8,800	12,800	21,600				11,700C
					2021	8,100	12,300	20,400				11,327C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1792 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 39,263 Total Depr Cost: 31,410 Estimated T.C.V: 23,589			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 39,263 Total Depr Cost: 31,410 Estimated T.C.V: 23,589			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls CD Blt 0		
Condition: Good		Lg	Ord	Small	X			Ex. X Ord. Min			Building Areas			Size Cost New Depr. Cost		
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Stories Exterior Foundation			Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Garages			1792 39,263 31,410			
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			No./Qual. of Fixtures			Other Additions/Adjustments			Totals: 39,263 31,410			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 23,589			
X	Metal Insulation				Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KILBURN JERRY W & BEVERLY	EARLS, CHRIS & JENIFER	0	09/10/2011	WD	21-NOT USED/OTHER	1107/1317	OTHER	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)	Date	Number	Status		
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
EARLS CHRIS A & JENIFER L 9526 MUELLER TAYLOR MI 48180		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
L-494 P-416 234 COM AT SW COR OF LOT 3 SEC 21 T23N R4W TH N 89 DEG 24' E ON 1/4 LINE 606.4 FT TO W LINE OF PLAT OF HAZELWOOD TH N 1 DEG 17' W 204 FT FOR POB TH S 89 DEG 24' W 37.6 FT TO E'LY R/W LINE OF US 27 TH N'LY ALONG SAID R/W 101.2 FT TH N 89 DEG 24' E 52.3 FT TH S 1 DEG 17' E 100 FT TO POB BEING PART OF LOT 3 SEC 21 T23N R4W. "B".		Improved	X	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X Dirt Road		OFF LAKE GROUP1	101.00	52.00	1.0000	0.5888 400 100	23,787	
		X Gravel Road		101 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	23,787
		X Paved Road								
		X Storm Sewer								
		X Sidewalk								
		X Water								
		X Sewer								
		X Electric								
		X Gas								
		X Curb								
		X Street Lights								
		X Standard Utilities								
		X Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/08/2022 INSPECTED	2023	11,900	0	11,900		4,092C		
		DMG 08/18/2010 INSPECTED	2022	10,400	0	10,400		3,898C		
			2021	9,700	0	9,700		3,774C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KILBURN JERRY	KILBURN JERRY [LE]	0	11/29/2016	QC	18-LIFE ESTATE	1160-2118	PROPERTY TRANSFER	0.0					
KILBURN JERRY & BEVERLY M	KILBURN JERRY	0	08/15/2012	OTH	07-DEATH CERTIFICATE	1127-1604	PROPERTY TRANSFER	0.0					
KAPCIN IRENE L	KILBURN, JERRY & BEVERLY	0	09/11/2009	OTH	07-DEATH CERTIFICATE	1086/1903	OTHER	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)	Date	Number	Status					
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
		P.R.E. 100% 10/17/2010											
Owner's Name/Address		SA:											
KILBURN JERRY [LE] 11675 W SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Tax Description		Public Improvements		* Factors *				Value					
234 COM AT SW COR OF GOV LOT 3 SEC 21 TH N 89 DEG 24' E ON 1/4 LINE 604 FT TO E'LY R/W LINE OF US 27 TH S 11 DEG 16' E ON R/W LINE 14.5 FT TO W LINE OF PLAT OFHAZELWOOD TH N 1 DEG 17' W 118.2 FT FOR POB TH N 1 DEG 17' W 100 FT TH S 89 DEG 24' W 37.6 FT TO R/W LINE TH S'LY ON R/W LINE TO PT W OF POB TH E TO POB PART OF GOV LOT 3 SEC 21 T23N R4W. "1A".		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road	OFF LAKE GROUP1	100.00	30.00	1.0000	0.4472	400	100		17,889
		X		Paved Road	100 Actual Front Feet, 0.07 Total Acres Total Est. Land Value = 17,889								
		X		Storm Sewer									
		X		Sidewalk									
		X		Water									
		X		Sewer									
		X		Electric									
		X		Gas									
		X		Curb									
		X		Street Lights									
		X		Standard Utilities									
		X		Underground Utils.									
Comments/Influences		Topography of Site											
		X		Level									
				Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
				Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	Tentative	Tentative	Tentative					
		QT	06/08/2022	INSPECTED	2023	8,900	0	8,900				4,303C	
		DMG	07/26/2011	INSPECTED	2022	7,800	6,900	14,700				8,487C	
		DMG	08/18/2010	INSPECTED	2021	6,900	6,600	13,500				8,216C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
ZOLIN TOMMA MARIA	JLH INVESTMENTS LLC	125,000	04/17/2019	LC	03-ARM'S LENGTH	1169:0485	PROPERTY TRANSFER	100.0									
GUSHEN VICKI	ZOLIN TOMMA MARIA	36,000	10/22/2014	WD	21-NOT USED/OTHER	1144-1121	PROPERTY TRANSFER	100.0									
LABJ, LAWRENCE	GUSHEN, VICKI	0	02/28/2012	QC	21-NOT USED/OTHER	1112/759	OTHER	0.0									
YEAGER ARITA J	LABJ, LAWRENCE	50,000	08/10/2009	WD	03-ARM'S LENGTH	1086/1789	OTHER	0.0									
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-2		Building Permit(s)		Date	Number	Status							
2506 OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		05/01/2023		LU23-4568	INSPECT								
Owner's Name/Address		P.R.E. 0%		ADDITION		10/23/2014		3929	COMPLETE								
JLH INVESTMENTS LLC C/O JOHN HIBBARD 13145 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL											
234 L-653 P-237 COM AT SW COR OF GOVT LOT 3 SEC 21 TH N 89 DEG 24' E ON 1/4 LINE 604 FT TO E'LY R/W LINE OF US-27 FOR POB TH S 11 DEG 16' E ON R/W LINE 14.5 FT TO W LINE OF PLAT OF HAZELWOOD TH N 1 DEG 17' W 118.2 FT TH S 89 DEG 24' W 20.9 FT TO R/W LINE TH S 11 DEG 16' E 120.3 FT TO POB PART OF GOV LOTS 2 & 3 SEC 21 T23N R4W. .06 A. "A". 006-230-001-0000 ASSESSED WITH THIS (06)		X Public Improvements		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value COMM FF RATE 118.00 20.00 1.0000 0.3651 150 100 6,463 COMM FF RATE 141.00 100.00 1.0000 0.8165 150 100 17,269 259 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 23,732											
Comments/Influences		X Topography of Site		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Work Description for Permit LU23-4568, Issued 05/01/2023: ENCLOSED STORAGE, EAST SIDE OF BUILDING Work Description for Permit 3929, Issued 10/23/2014: 4*5 ROOM ADDITION 14*26 OPEN CANOPYPATIO											
		X		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Who		When		What		2024		Tentative						Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT		04/13/2023		INSPECTED		2023		11,900		40,900		52,800		46,631C	
		QT		11/05/2018		INSPECTED		2022		11,900		36,700		48,600		44,411C	
		DMG		08/18/2010		INSPECTED		2021		11,400		34,100		45,500		42,993C	

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Desc. of Bldg/Section: PARTY STORE/BAIT AND HUNTING Calculator Occupancy: Markets - Convenience				<<<<< Calculator Cost Computations >>>>>															
Class: D Floor Area: 1,913 Gross Bldg Area: 1,913 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Construction Cost High    Above Ave.    X Ave.    Low				Class: D    Quality: Average Stories: 1    Story Height: 12    Perimeter: 193 Overall Building Height: 8				Base Rate for Upper Floors = 128.80							
Depr. Table : 3% Effective Age : 40 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace    100% Heat#2: Space Heaters, Gas with Fan    0% Ave. SqFt/Story: 1913 Ave. Perimeter: 193 Has Elevators:				(10) Heating system: Forced Air Furnace    Cost/SqFt: 10.43    100% Adjusted Square Foot Cost for Upper Floors = 139.23				Total Floor Area: 1,913    Base Cost New of Upper Floors =    266,347							
Year Built Remodeled				*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling				Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercials				Reproduction/Replacement Cost =    266,347 Eff.Age:40    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost =    93,221							
8 Overall Bldg Height				* Mezzanine Info * Area #1: Type #1: Office    (No Rates) Area #2: Type #2: Office    (No Rates)				Item Description    Col.    Rate    SqFt    Adj.    Adj.    Cost (39) Miscellaneous Canopies & Marquees: Wood Frame    1 Up    32.60    524    1.000    1.000    17,082				Total Cost of Lump-Sum Items =    17,082 Total Cost New =    17,082							
Comments:				* Sprinkler Info * Area: Type: Average				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:							
X Poured Conc.    Brick/Stone    Block				Many Above Ave.    Average Typical    Few None				X Few Average Many Unfinished Typical				X Few Average Many Unfinished Typical							
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct							
(4) Floor Structure:				(9) Sprinklers:				Incandescent Fluorescent Mercury Sodium Vapor Transformer				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:				Slope=0				Thickness    Bsmnt Insul.							
(6) Ceiling:				X Gas Oil    Coal Stoker    Hand Fired Boiler				(13) Roof Structure:				(14) Roof Cover:							

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Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:							
Tax Description		2024 Est TCV Tentative							
234 THAT PART OF GOVT LOT 3 SEC 21 T23N R4W LYING W OF FORMER US 27. 11.52 A.		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Comments/Influences		Public Improvements		* Factors *					
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		11.520	Acres	2,802 100	32,280
		Paved Road		11.52 Total Acres				Total Est. Land Value =	32,280
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
US 27 & YEAGER RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
234 S 1/2 OF SE 1/4 OF NW 1/4 SEC 21 T23N R4W EXC US 27 R/W.		Improved	X	Vacant	* Factors *				
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE			13.100 Acres	2,645 100	34,650
		Gravel Road					13.10 Total Acres	Total Est. Land Value =	34,650
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
			2022	0	0	0		0	
			2021	0	0	0		0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
W SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:									
Tax Description		2024 Est TCV Tentative									
L-348 P-181 234 THAT PART OF GOVT LOT 1 SEC 21 T23N R4W LYING SW'LY OF CO RD.		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *				Value			
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			3.000	Acres	5,000	100	15,000
		Paved Road					3.00	Total Acres		Total Est. Land Value =	15,000
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2022	0	0	0		0	
					2021	0	0	0		0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LEE RICHARD JR & KATHRYN L	WANCHO, KEVIN & AMY	127,000	07/22/2011	WD	03-ARM'S LENGTH	1106/511	OTHER	100.0					
		145,900	07/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
11640 YEAGER RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
WANCHO KEVIN & AMY 17295 W 1000 N ROAD REDDICK IL 60961		SA:											
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
L-960 P-508 (L-770 P-93) 234 PART OF GOVT LOT 2 SEC 21 T23N R4W COM AT INT OF E & W1/4 LN & C/L OF CO RD TH N89DEG23.75'E 98 FT FOR POB TH S1DEG18. 75'E 64.6 FT TO C/L TH N89DEG46.75'E ON C/L TO SH OF LK TH NWLY ON SH 73.1 FT M/L TO E & W1/4 LN OF SEC 21 TH S89DEG23 .75'W 115 FT M/L TO POB		X	Improved	Vacant	* Factors *				Value				
Comments/Influences		X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Dirt Road		LAKEVIEW	33.00	150.00	1.0000	1.0000	2800	100		92,400
		X	Gravel Road		33 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 92,400								
		X	Paved Road										
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/13/2023	46,200	36,900	83,100			59,606C					
Licensed To: Township of Lake, County of Roscommon, Michigan		CW 07/29/2019	39,600	27,900	67,500			56,768C					
		DMG 08/23/2010	36,300	26,800	63,100			54,955C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 180 450	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 42 Floor Area: 800 Total Base New : 127,574 Total Depr Cost: 73,992 Estimated T.C.V: 79,319			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 800 SF Floor Area = 800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58			Size		Cost New	Depr. Cost		
Condition: Good		Lg	X Ord	Small	(13) Plumbing			Building Areas			Total:		101,173	58,680		
Room List		Doors:	Solid	X H.C.	Average Fixture(s)			Stories Exterior Foundation			Total:		101,173	58,680		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric			1 Story Siding Crawl Space			Total:		101,173	58,680		
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments			Total:		101,173	58,680		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			X Ex. Ord. Min			Porches CGEP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			Total:		1,961	1,137		
(2) Windows		No. of Elec. Outlets			Many X Ave. Few			Notes:			Total:		127,574	73,992		
X	Many Avg. Few X Large Avg. Small	(7) Excavation			(14) Water/Sewer			Notes: ECF (4004 LAKEVIEW) 1.072 => TCv:			Total:		127,574	73,992		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (4004 LAKEVIEW) 1.072 => TCv:			Total:		127,574	73,992		
(3) Roof		(8) Basement			Lump Sum Items:						Total:		127,574	73,992		
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Total:		127,574	73,992	
X	Asphalt Shingle	(9) Basement Finish			Notes: ECF (4004 LAKEVIEW) 1.072 => TCv:						Total:		127,574	73,992		
Chimney: Vinyl		(10) Floor Support			Notes: ECF (4004 LAKEVIEW) 1.072 => TCv:						Total:		127,574	73,992		
		Joists: Unsupported Len: Cntr.Sup:									Total:		127,574	73,992		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-COMMON		Zoning: R-1	Building Permit(s)	Date	Number	Status	
11638 WEST SHORE DR & YEAGER RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
WALWORTH GORDON L & MARILYN S 201 BARBARA HARRISON MI 48625		SA:							
		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
		Public Improvements		* Factors *				Value	
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				0.00 Total Acres				Total Est. Land Value =	0
L-633 P-407 L-939 P-32 234 PART OF GOVT LOT 2 SEC 21 - COM AT INTEROF E & W 1/4 LINE SEC 21 & C/L OF CO RD TH N89DEG23'75"E 64.80FT FOR POB TH N89 DEG23'75"E 33.29FT TH S1DEG18'75"E 64.6 FT TH S89DEG46'75"W 98FT TH N1DEG18'75" W 33.29FT TH N89DEG46'25"E 64.80FT TH N01DEG02'E 31.60FT TO POB PP:006-021-003-0290 & 021-014-0030		Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
Comments/Influences		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
CW 07/29/2019 INSPECTED				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
DMG 08/23/2010 INSPECTED				2022	0	0	0	0	
				2021	0	0	0	0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KLOOSTER MARIE G TRUST 8/3	BLANCHARD, MARK & LISA	124,000	02/28/2013	WD	21-NOT USED/OTHER	1125/1120	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
11512 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 06/26/2022								
Owner's Name/Address		SA:		2024 Est TCV Tentative								
BLANCHARD MARK & LISA 11512 WEST SHORE DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Tax Description		Public Improvements		* Factors *				Value				
L-1031 P-2043 (L-513 P-522) 234 PART OF GOVT LOT 2 SEC 21 T23N R4W COM AT CEN OF SEC 21 TH E ON 1/4 LINE 739.4 FT TO CEN OF CO RD TH SE'LY ON CEN OF CO RD 359.5 FT TO PT A TH N 66 DEG 03' E 181.6 FT FOR POB TH N 14 DEG 17' W 77 FT TH N 73 DEG 37' E 127 FT TO SH OF HOUGHTON LAKE TH S 33 DEG 14' 15" E ON SH 60 FT TH S 66 DEG 03' W 148.6 FT TO POB. "PAR A".		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Storm Sewer		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		168,000		
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate		Size		% Good	Cash Value		
		Sewer		Fencing: Wd, Split, 2 Rail	15.75		370		24	1,399		
		Electric		Wood Frame/Conc.	28.29		221		49	3,063		
		Gas		Wood Frame	31.63		64		49	992		
		Curb		Total Estimated Land Improvements True Cash Value =								5,454
		Street Lights		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Standard Utilities		2024	Tentative	Tentative	Tentative			Tentative		
		Underground Utils.		2023	84,000	64,100	148,100			120,715C		
		Topography of Site		2022	72,000	49,400	121,400			114,967C		
		Level		2021	66,000	72,300	138,300			111,295C		
		Rolling		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan								
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		QT	04/29/2021	INSPECTED	2023	84,000	64,100	148,100			120,715C	
		DMG	08/23/2010	INSPECTED	2022	72,000	49,400	121,400			114,967C	
					2021	66,000	72,300	138,300			111,295C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240 20	Type 4in Concrete Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 36 Floor Area: 1,652 Total Base New : 192,814 Total Depr Cost: 123,490 Estimated T.C.V: 132,381			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																						
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																															
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																	
Condition: Good		Lg	Ord	Small																																		
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																														
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																														
(1) Exterior					No./Qual. of Fixtures																																	
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			No. of Elec. Outlets																														
	X Insulation				Many X Ave. Few			(13) Plumbing																														
(2) Windows		(7) Excavation			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 1028 S.F. Slab: 0 S.F. Height to Joists: 0.0																																		
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																	
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																	
	X Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																															
	X Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1028 SF Floor Area = 1652 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>404</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>624</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>177,178</td> <td>113,393</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 3,915 2,506 Water/Sewer Public Sewer 1 1,345 861 Water Well, 100 Feet 1 5,720 3,661 Built-Ins Appliance Allow. 1 1,961 1,255 Porches 4in Concrete 240 1,788 1,234 *6 Deck Treated Wood 20 907 580 Totals: 192,814 123,490															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	404			2 Story	Siding	Crawl Space	624			Total:				177,178	113,393
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Crawl Space	404																																			
2 Story	Siding	Crawl Space	624																																			
Total:				177,178	113,393																																	
Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 132,381																																						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ALLISON KARRY J & ALISON M	SMOLINSKI TOM	611,000	09/15/2021	WD	03-ARM'S LENGTH	1178:0796	DEED	100.0			
SMOLINSKI TOM	SMORE LLC	0	09/15/2021	QC	21-NOT USED/OTHER	1179:0361	PROPERTY TRANSFER	0.0			
MORRIS WESLEY D & MARY A	MORRIS WESLEY D & MARY A	0	05/01/2017	QC	21-NOT USED/OTHER	1162:915	PROPERTY TRANSFER	0.0			
MORRIS WESLEY D & MARY A	ALLISON KARRY J & ALISON M	252,500	05/01/2017	WD	03-ARM'S LENGTH	1162:916	PROPERTY TRANSFER	100.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: R-1	Building Permit(s)		Date	Number	Status		
11544 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		SA:									
SMORE LLC 305 HOOVER BLVD #700 HOLLAND MI 49423		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	75.00	150.00	1.0000	1.0000	2800	100	210,000
				75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 210,000							
Tax Description				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
L-1009 P-1883 & L-993 P-2168-2169 234		X		Dirt Road							
L-684 P-478 11544 W SHORE DRCOM AT NW COR		X		Gravel Road							
OF GOV LOT 2 SEC 21 T23N R4W TH N 89 DEG		X		Paved Road							
24' E ON 1/4 LINE 604 FT TH S 11 DEG 16'		X		Storm Sewer							
E 356.4 FT TH N 76 DEG 14' E 109 FT TH S		X		Sidewalk							
20 DEG 38' E 30.4 FT FOR POB TH S 22 DEG		X		Water	D/W/P: 3.5 Concrete		6.34		208 74 976		
43' E 42.5 FT TH S 26 DEG 16' E 42.5 FT		X		Sewer	D/W/P: 3.5 Concrete		6.34		250 74 1,173		
TH N 62 DEG 35' E 349.5 FT TO SH OF LAKE		X		Electric	D/W/P: 3.5 Concrete		6.34		184 49 572		
TH N 44 DEG 40' WON SH 42 FT TH N 33 DEG		X		Gas	Wood Frame		34.62		48 49 814		
14' 15" W ALONG SH 25 FT TH S 66 DEG 03'		X		Curb	Wood Frame		34.30		50 74 1,269		
W 330.2 FT M/L TO POB PART OF GOVT LOT 2		X		Street Lights							
SEC 21 T23N R4W.		X		Standard Utilities							
Comments/Influences				Underground Utils.							
				Topography of Site							
		X		Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
		X		Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	04/29/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG	08/23/2010	INSPECTED	2023	105,000	111,300	216,300			193,095C
					2022	90,000	93,900	183,900			183,900S
					2021	82,500	82,700	165,200			146,646C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 468	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min											
Condition: Good		Trim & Decoration		Size of Closets													
Room List		Doors:		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior			Kitchen: Laminate Other: Carpeted Other: Laminate		200 Amps Service												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures													
	X Insulation	X	Drywall														
(2) Windows		(7) Excavation		(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,040 Total: 144,250 99,533							
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer													
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing 3 Fixture Bath Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Wood Stove Totals: 1 2,588 1,786										
(3) Roof		(9) Basement Finish		Notes:													
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items:													
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			ECF (4004 LAKEVIEW) 1.072 => TCV: 125,076										

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



Desc. of Bldg/Section: RESORT OFFICE Calculator Occupancy: Shed - Office Structure				<<<<<< Calculator Cost Computations >>>>>>			
Class: D Floor Area: 576 Gross Bldg Area: 3,212 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 96			
Depr. Table : 4% Effective Age : 21 Physical %Good: 42 Func. %Good : 100 Economic %Good: 100				Base Rate for Upper Floors = 86.48 Adjusted Square Foot Cost for Upper Floors = 86.48 Total Floor Area: 576 Base Cost New of Upper Floors = 49,812 Reproduction/Replacement Cost = 49,812 Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 42 /100/100/100/42.0 Total Depreciated Cost = 20,921			
Year Built Remodeled Overall Bldg Height				ECF (4004 LAKEVIEW) 0.772 => TCV of Bldg: 1 = 16,151 Replacement Cost/Floor Area= 86.48 Est. TCV/Floor Area= 28.04			
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Radiant 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 576 Ave. Perimeter: 96 Has Elevators:				*** Basement Info *** Area: Perimeter: Type: Heat:			
Comments:				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:			
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Average Average	
		2-Piece Baths		Water Heaters		Many Unfinished	
		Shower Stalls		Wash Fountains		Typical Typical	
		Toilets		Water Softeners			
(4) Floor Structure:				Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil		Coal Stoker		Hand Fired Boiler	

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

Desc. of Bldg/Section: "FISH" Calculator Occupancy: Lodges - Inns and Cottages Guest Cottages		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 355 Gross Bldg Area: 3,212 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D Quality: Low Cost Total Floor Area: 355 # of Units: 82  Base Rate for Upper Floors = 104.40	
Depr. Table : 4% Effective Age : 21 Physical %Good: 42 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.19 100% Adjusted Square Foot Cost for Upper Floors = 108.59	
Year Built Remodeled Overall Bldg Height		Total Floor Area: 355 Base Cost New of Upper Floors = 38,549  Reproduction/Replacement Cost = 38,549 Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 42 /100/100/100/42.0 Total Depreciated Cost = 16,191	
Comments:		ECF (4004 LAKEVIEW) 0.772 => TCV of Bldg: 2 = 12,499 Replacement Cost/Floor Area= 108.59 Est. TCV/Floor Area= 35.21	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 355 Total # Units: 82 Has Elevators:  *** Basement Info *** Area: Perimeter: Type: Heat:  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Low			
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation: Footings		(8) Plumbing:	
X Poured Conc.	Brick/Stone	Block	
(3) Frame:		Many Above Ave. Average Typical Few None	Outlets: Fixtures: Few Average Many Many Unfinished Unfinished Typical Typical
(4) Floor Structure:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners
(5) Floor Cover:		(9) Sprinklers:	
(6) Ceiling:		(10) Heating and Cooling:	
		Gas Oil	Coal Stoker
		Hand Fired Boiler	
		(11) Electric and Lighting:	
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness	Bsmnt Insul.

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

Desc. of Bldg/Section: "BEAVER" Calculator Occupancy: Lodges - Inns and Cottages Guest Cottages		<<<<<< Calculator Cost Computations >>>>>> Class: D Quality: Low Cost Total Floor Area: 355 # of Units: 82	
Class: D Floor Area: 355 Gross Bldg Area: 3,212 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 104.40  (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.19 100% Adjusted Square Foot Cost for Upper Floors = 108.59
	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 355 Total # Units: 82 Has Elevators:		
Depr. Table : 4% Effective Age : 21 Physical %Good: 42 Func. %Good : 100 Economic %Good: 100	*** Basement Info *** Area: Perimeter: Type: Heat:		Total Floor Area: 355 Base Cost New of Upper Floors = 38,549  Reproduction/Replacement Cost = 38,549 Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 42 /100/100/100/42.0 Total Depreciated Cost = 16,191
Year Built Remodeled	Area: Perimeter: Type: Heat:		ECF (4004 LAKEVIEW) 0.772 => TCV of Bldg: 3 = 12,499 Replacement Cost/Floor Area= 108.59 Est. TCV/Floor Area= 35.21
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		
Comments:	* Sprinkler Info * Area: Type: Low		

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

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Desc. of Bldg/Section: "WOLF" Calculator Occupancy: Lodges - Inns and Cottages Guest Cottages				<<<<< Calculator Cost Computations >>>>>			
Class: D				Class: D Quality: Low Cost			
Floor Area: 355 Gross Bldg Area: 3,212 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Total Floor Area: 355 # of Units: 82			
Construction Cost				Base Rate for Upper Floors = 104.40			
High		Above Ave.		Ave. X Low			
** ** Calculator Cost Data ** **				(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.19 100%			
Quality: Low Cost				Adjusted Square Foot Cost for Upper Floors = 108.59			
Heat#1: Space Heaters, Gas with Fan 100%				Total Floor Area: 355 Base Cost New of Upper Floors = 38,549			
Heat#2: Electric, Cable or Baseboard 0%				Reproduction/Replacement Cost = 38,549			
Ave. SqFt/Story: 355				Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 42 /100/100/100/42.0			
Total # Units: 82				Total Depreciated Cost = 16,191			
Has Elevators:				ECF (4004 LAKEVIEW) 0.772 => TCV of Bldg: 4 = 12,499			
*** Basement Info ***				Replacement Cost/Floor Area= 108.59 Est. TCV/Floor Area= 35.21			
Area:		Perimeter:		Type:			
Heat:		* Mezzanine Info *					
Area #1:		Type #1:		Area #2:			
Area #2:		Type #2:		* Sprinkler Info *			
Area:		Type: Low					
Year Built		Remodeled					
Overall Bldg Height		Comments:					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:			
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:			
Footings		Many Above Ave.		Outlets:			
X Poured Conc.		Average Typical		Fixtures:			
Brick/Stone		Few None		Few Average			
Block		Total Fixtures		Many Average			
(3) Frame:		Urinals		Many Unfinished			
(4) Floor Structure:		3-Piece Baths		Typical			
(5) Floor Cover:		2-Piece Baths		Flex Conduit			
(6) Ceiling:		Shower Stalls		Rigid Conduit			
(7) Interior:		Toilets		Armored Cable			
(8) Plumbing:		Wash Bowls		Non-Metalic			
(9) Sprinklers:		Water Heaters		Bus Duct			
(10) Heating and Cooling:		Wash Fountains		Incandescent			
Gas		Water Softeners		Fluorescent			
Oil		Hand Fired Boiler		Mercury			
Coal Stoker		(13) Roof Structure: Slope=0		Sodium Vapor			
(14) Roof Cover:		(40) Exterior Wall:		Transformer			
Thickness		Bsmnt Insul.		(13) Roof Structure: Slope=0			

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Desc. of Bldg/Section: "MOOSE" Calculator Occupancy: Lodges - Inns and Cottages Guest Cottages				<<<<< Calculator Cost Computations >>>>>			
Class: D Floor Area: 579 Gross Bldg Area: 3,212 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: D Quality: Low Cost Total Floor Area: 579 # of Units: 110  Base Rate for Upper Floors = 100.70			
Depr. Table : 4% Effective Age : 21 Physical %Good: 42 Func. %Good : 100 Economic %Good: 100				(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.04 100% Adjusted Square Foot Cost for Upper Floors = 104.74			
Year Built Remodeled				Total Floor Area: 579 Base Cost New of Upper Floors = 60,645			
Overall Bldg Height				Reproduction/Replacement Cost = 60,645 Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 42 /100/100/100/42.0 Total Depreciated Cost = 25,471			
Comments:				ECF (4004 LAKEVIEW) 0.772 => TCV of Bldg: 5 = 19,664 Replacement Cost/Floor Area= 104.74 Est. TCV/Floor Area= 33.96			
				*** Basement Info *** Area: Perimeter: Type: Heat:			
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				* Sprinkler Info * Area: Type: Low			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Average Average	
		2-Piece Baths		Water Heaters		Many Unfinished	
		Shower Stalls		Wash Fountains		Typical Typical	
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0			
		Gas		Coal		Hand Fired	
		Oil		Stoker		Boiler	
(6) Ceiling:				(14) Roof Cover:			

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Desc. of Bldg/Section: "DEER" Calculator Occupancy: Lodges - Inns and Cottages Guest Cottages				<<<<< Calculator Cost Computations >>>>>									
Class: D Floor Area: 576 Gross Bldg Area: 3,212 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: D Quality: Low Cost Total Floor Area: 576 # of Units: 104  Base Rate for Upper Floors = 99.31									
Depr. Table : 4% Effective Age : 21 Physical %Good: 42 Func. %Good : 100 Economic %Good: 100				Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 576 Total # Units: 104 Has Elevators:				High	Above Ave.	Ave.	X	Low	
High	Above Ave.	Ave.	X	Low									
Year Built Remodeled				Area: Perimeter: Type: Heat:									
Overall Bldg Height				*** Basement Info *** Area: Perimeter: Type: Heat:									
Comments:				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Low									
(1) Excavation/Site Prep:				(7) Interior:									
(2) Foundation:				(8) Plumbing:									
X Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None			
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					
(4) Floor Structure:				(9) Sprinklers:				Outlets:					
(5) Floor Cover:				(10) Heating and Cooling:				Fixtures:					
(6) Ceiling:				Gas Oil		Coal Stoker		Hand Fired Boiler		Few Average Unfinished Typical Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Few Average Unfinished Typical Incandescent Fluorescent Mercury Sodium Vapor Transformer	
								(13) Roof Structure: Slope=0					
								(14) Roof Cover:					
								(39) Miscellaneous:					
								(40) Exterior Wall:					
										Thickness Bsmnt Insul.			

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

Desc. of Bldg/Section: "BEAR" Calculator Occupancy: Lodges - Inns and Cottages Guest Cottages		<<<<<< Calculator Cost Computations >>>>>>	
Class: D Floor Area: 416 Gross Bldg Area: 3,212 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D Quality: Low Cost Total Floor Area: 416 # of Units: 84 Base Rate for Upper Floors = 102.23	
Depr. Table : 4% Effective Age : 21 Physical %Good: 42 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.11 100% Adjusted Square Foot Cost for Upper Floors = 106.34	
Year Built Remodeled		Total Floor Area: 416 Base Cost New of Upper Floors = 44,238	
Overall Bldg Height		Reproduction/Replacement Cost = 44,238	
Comments:		Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 42 /100/100/100/42.0 Total Depreciated Cost = 18,580	
(1) Excavation/Site Prep:		ECF (4004 LAKEVIEW) 0.772 => TCV of Bldg: 7 = 14,344 Replacement Cost/Floor Area= 106.34 Est. TCV/Floor Area= 34.48	
(2) Foundation:		* Mezzanine Info *	
(3) Frame:		* Sprinkler Info *	
(4) Floor Structure:		Area #1: Type #1: Area #2: Type #2:	
(5) Floor Cover:		Area: Type: Low	
(6) Ceiling:		Area: Perimeter: Type: Heat:	
(7) Interior:		(11) Electric and Lighting:	
(8) Plumbing:		(13) Roof Structure: Slope=0	
(9) Sprinklers:		(14) Roof Cover:	
(10) Heating and Cooling:		(39) Miscellaneous:	
(11) Electric and Lighting:		(40) Exterior Wall:	
(12) Foundation:		Thickness Bsmnt Insul.	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ACKELS RICHARDS H	RYKULSKI STANLEY JR & BROW	135,000	04/09/2021	WD	16-LC PAYOFF	1176:1240	DEED	0.0
ACKELS RICHARD HENRY	RYKULSKI STANLEY JR & BROW	135,000	04/09/2018	MLC	03-ARM'S LENGTH	1165:2307	PROPERTY TRANSFER	100.0
ACKELS RICHARD H & BRENDA	ACKELS RICHARD HENRY	0	04/25/2014	QC	09-FAMILY	1139/971	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
11542 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
RYKULSKI STANLEY JR & BROWN JULIE A 15380 JENNINGS RD FENTON MI 48430	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Rate %Adj. Reason Value			
			LAKEVIEW	48.00	150.00	1.0000 1.0000 2800 100 134,400			
			48 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 134,400						
	Topography of Site		Land Improvement Cost Estimates						
			Description	Rate	Size % Good	Cash Value			
			D/W/P: 3.5 Concrete	6.25	180 49	551			
			Fencing: Wire Mesh, #11	3.26	2160 49	3,451			
			Fencing: Gates, Mesh, 3'	388.14	1 49	190			
			Fencing: Gates, Mesh, 10'	864.81	1 49	424			
			Wood Frame	22.54	192 74	3,203			
			Metal Prefab	16.25	95 24	371			
			Total Estimated Land Improvements True Cash Value = 8,190						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	04/27/2021	INSPECTED	2023	67,200	45,300	112,500		73,631C
	DMG	08/23/2010	INSPECTED	2022	57,600	34,800	92,400		70,125C
				2021	52,800	20,900	73,700		67,885C

  

Tax Description	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
L-987 P-2693 (L-369 P-172) 234 COM AT NW COR LOT 2 TH N 89 DEG 23'45"E 604 FT TH S 11 DEG 16'E ON ELY R/W OF US 27 570 FT TH N 59 DEG 47'E 158.4 FT TO CEN OF CO RD FOR POB TH N 59 DEG 47'E 379 FT TO SH OF LK TH N 61 DEG 12'W ALG SH 43 FT TH S 63 DEG 2'W 356 FT TO CO RD TH S 28 DEG 28'E 56.7 FT TO POB PART OF GOVT LOT 2 SEC 21 T23N R4W EXC WLY 78 FT THEREOF & EXC COM AT NW COR OF LOT 2 TH N 89 DEG 23'45"E 604 FT TH S 11 DEG 16'E ON ELY R/W OF RD 570 FT TH N 59 DEG 47'E 475.6 FT FOR POB TH N 28 DEG 28' W 5 FT TH N 59 DEG 47'E 62 FT M/L TO SH OF HGT LK TH S 61 DEG 12'E ON SH 5 FT TH S 59 DEG 47'W 62.3 FT M/L TO POB	X								X			

  

Comments/Influences

  

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 116	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																										
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric																																																																			
Yr Built 0	Remodeled 2021	Ex	Ord	Min	No./Qual. of Fixtures																																																																					
Condition: Good		Trim & Decoration		0 Amps Service																																																																						
Room List		Doors:	Solid	H.C.	Ex. X Ord. Min																																																																					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets																																																																						
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing																																																																						
X	Insulation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																						
(2) Windows		(7) Excavation																																																																								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 987 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																						
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																						
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																								
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 987 SF Floor Area = 987 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>987</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>118,256</td> <td>75,682</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>116</td> <td>2,844</td> <td>1,820</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> <td>861</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>3,661</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,255</td> </tr> <tr> <td colspan="4">Totals:</td> <td>130,126</td> <td>83,279</td> </tr> </tbody> </table> <p>Notes: ECF (4004 LAKEVIEW) 1.072 =&gt; TCV: 89,275</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	987				Total:					118,256	75,682	Item	Area	Cost	Depr. Cost	Deck				Treated Wood	116	2,844	1,820	Water/Sewer				Public Sewer	1	1,345	861	Water Well, 100 Feet	1	5,720	3,661	Built-Ins				Appliance Allow.	1	1,961	1,255	Totals:				130,126	83,279
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																				
1 Story	Siding	Crawl Space	987																																																																							
Total:					118,256	75,682																																																																				
Item	Area	Cost	Depr. Cost																																																																							
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Treated Wood	116	2,844	1,820																																																																							
Water/Sewer																																																																										
Public Sewer	1	1,345	861																																																																							
Water Well, 100 Feet	1	5,720	3,661																																																																							
Built-Ins																																																																										
Appliance Allow.	1	1,961	1,255																																																																							
Totals:				130,126	83,279																																																																					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FLACK M GERALDINE-TRST 9/2	FLACK, JAMES & VICTORIA	0	12/03/2010	WD	09-FAMILY	1099/1406	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
FLACK JAMES A & VICTORIA M 4998 COUNTRY MANOR JACKSON MI 49201-9737		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2								
234 L-709 P-195 COM AT NW COR OF GOV LOT 2 TH N 89 DEG 23' 45" E 604 FT TH S 11 DEG 16' E ON E'LY R/W OF US 27 570 FT TH N 59 DEG 47' E 158.4 FT TO CEN OF CO RD FOR POB TH N 28 DEG 28' W ON CEN LINE 56.7 FT TH N 63DEG 02' E 78 FT TH S 28 DEG 28' E 52.2 FT TH S 59 DEG 47' W 78 FT TO POB PART OF GOV LOT 2 SEC 21 T23N R4W. Comments/Influences		X	Public Improvements		* Factors *								
		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE GROUP2	57.00	600.00	1.0000	1.0000	150	100		8,550
		X	Paved Road		57 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 8,550								
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	4,300	6,600	10,900			9,677C		
		X	High		2022	4,300	5,400	9,700			9,217C		
		X	Landscaped		2021	4,300	5,300	9,600			8,923C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/27/2021	INSPECTED									
		DMG	08/23/2010	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																															
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																										
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																											
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																										
Condition: Good		Lg	Ord	Small																																																											
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																											
(1) Exterior		Kitchen: Other: Other:		100 Amps Service																																																											
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																																																											
X Insulation				No. of Elec. Outlets																																																											
(2) Windows		(7) Excavation		Many X Ave. Few																																																											
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																																											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																											
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer																																																											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																																																													
<p>Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 0 SF Floor Area = 0 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>520</td> <td>21,055</td> <td>18,107</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td></td> <td>Public Sewer</td> <td></td> <td>1</td> <td>1,515</td> <td>1,303</td> </tr> <tr> <td colspan="4">Totals:</td> <td>22,570</td> <td>19,410</td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (4005 OFF LAKE 2) 0.734 =&gt; TCV: 14,247</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Other Additions/Adjustments						Garages						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							Base Cost		520	21,055	18,107	Water/Sewer							Public Sewer		1	1,515	1,303	Totals:				22,570	19,410
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																										
Other Additions/Adjustments																																																															
Garages																																																															
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																																																															
	Base Cost		520	21,055	18,107																																																										
Water/Sewer																																																															
	Public Sewer		1	1,515	1,303																																																										
Totals:				22,570	19,410																																																										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BEHRENS RAYMOND L & MARJOR	SKRIBA, SCOTT	0	10/14/2010	LC	03-ARM'S LENGTH	1097/1969	OTHER	100.0		
		50,000	01/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status		
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
SKRIBA SCOTT D 3243 W BARNES ROAD MASON MI 48854		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4005.4005 OFF LAKE 2						
		Improved	X	Vacant	* Factors *					
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Dirt Road		OFF LAKE GROUP2	10.00	100.00	1.0000	1.0000	150 100	1,500
		Gravel Road		10 Actual Front Feet, 0.02 Total Acres Total Est. Land Value =						1,500
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2024	Tentative	Tentative	Tentative			Tentative		
		QT 04/27/2021 INSPECTED	800	0	800			355C		
		DMG 08/23/2010 INSPECTED	800	0	800			339C		
			800	0	800			329C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
11540 WEST SHORE DR F		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KRUKOWSKI PAUL J & JEANETTE M 3737 N RIVER RD FREELAND MI 48623		SA:										
Tax Description		2024 Est TCV Tentative										
L-620 P-656 234 COM AT SE COR OF GOVT LOT 2 SEC 21 TH N 477.66 FT TH N 64 DEG 36'40"W 55.47 FT TH N 351.65 FT TH N 11 DEG 20'E 124.3 FT TH N 75 DEG 30'W 125 FT FOR POB TH N 5 FT TH SWLY 62 FT TH S 12 FT TH W 12 FTTH SELY 57.1 FT TH E 75 FT M/L TH N TO POB BEING PART OF GOVT LOT 2 SEC 21 T23N R4W PAR 1 2 &3 AND EASEMENT RECORDED IN L-256 P-115		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements		* Factors *								
		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	LAKEVIEW	35.00	150.00	1.0000	1.0000	2800	100		98,000
		X	Paved Road	35 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 98,000								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	%	Good	Cash	Value		
		X	Water	D/W/P: Asphalt Paving	2.93	600	49		861			
		X	Sewer	Wood Frame	35.39	24	49		416			
		X	Electric	Wood Frame	35.39	40	74		1,048			
		X	Gas	Total Estimated Land Improvements True Cash Value = 2,325								
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2024	Tentative	Tentative	Tentative			Tentative		
		X	Low	2023	49,000	40,800	89,800			56,302C		
		X	High	2022	42,000	31,100	73,100			53,621C		
		X	Landscaped	2021	38,500	26,800	65,300			51,909C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What								
		QT	04/27/2021	INSPECTED								
		DMG	08/23/2010	INSPECTED								
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								302	Treated Wood 55 Treated Wood 30 Roof Cover Onl			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace													
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures												
0	0				Ex.	X	Ord.	Min									
Condition: Good		Size of Closets			No. of Elec. Outlets												
		Lg	Ord	Small	Many	X	Ave.	Few									
Room List		Doors:	Solid	H.C.	(13) Plumbing												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)												
(1) Exterior		Kitchen: Other: Other:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(12) Electric												
X	Insulation				0 Amps Service												
(2) Windows		(7) Excavation			No./Qual. of Fixtures												
Many	Large	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex.			X	Ord.	Min							
X	Avg.	X	Avg.	Small	Average Fixture(s)												
	Few				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			No. of Elec. Outlets												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Many			X	Ave.	Few						
(3) Roof		(9) Basement Finish			(13) Plumbing												
X	Gable Hip Flat	Gambrel Mansard Shed				Average Fixture(s)											
X	Asphalt Shingle	(10) Floor Support			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		86,000	06/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
11540 WEST SHORE DR E		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KROSKE ALAN M & RICHARD P 39303 LAKESHORE DR HARRISON TOWNSHIP MI 48045		SA:										
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-969 P-2640 (L-377 P-158) 234 LOT "B" COM AT SE COR OF GOV'T LOT 2 SEC 21 TH N 16' 40" W 477.66 FT TH N 64 DEG37'40"W 55.47 FT TH N0DEG16'40" W PARALLEL WITH 1/8 LINE 351.65 FT TH N 11DEG 20' E 124.3 FT TH N 75 DEG 30' W 125FT TH S 60 DEG W 74.3 FT TH S 52 DEG E 17.3 FT FOR POB TH S 52 DEG E 47.1 FT TH S 38 DEG W 40 FT TH N 52 DEG W 63.1 FT TH N 60 DEG E 43.1 FT TO POB PART OF GOV'T LOT 2 SEC 21 T23N R4W. .05 A M/L.		X	Improved	Vacant	* Factors *							
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Dirt Road	CANAL/RIVER	40.00	150.00	1.0000	1.0000	850	100		34,000
		X	Gravel Road	40 Actual Front Feet, 0.14 Total Acres	Total Est. Land Value =							34,000
		X	Paved Road	Land Improvement Cost Estimates								
		X	Storm Sewer	Description	Rate	Size	%	Good	Cash	Value		
		X	Sidewalk	D/W/P: 3.5 Concrete	5.86	24	69		97			
		X	Water	D/W/P: 3.5 Concrete	5.86	12	49		34			
		X	Sewer	Wood Frame	31.55	21	49		325			
		X	Gas	Total Estimated Land Improvements True Cash Value =								456
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2024	Tentative	Tentative	Tentative			Tentative		
		X	Rolling	2023	17,000	28,900	45,900			38,302C		
		X	Low	2022	17,000	23,700	40,700			36,479C		
		X	High	2021	15,000	24,400	39,400			35,314C		
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		QT	04/27/2021	INSPECTED								
		DMG	08/23/2010	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							176 12 12	WGEP (1 Story) CPP Treated Wood			
Building Style: 1 STORY		(4) Interior														
Yr Built 0		Remodeled 0		Drywall Paneled		Plaster Wood T&G										
Condition: Good		Trim & Decoration		Ex		Ord		Min								
Room List		Size of Closets		Lg		Ord		Small								
Basement 1st Floor 2nd Floor Bedrooms		Doors:		Solid		H.C.		Central Air Wood Furnace								
(1) Exterior		(5) Floors		(12) Electric			0 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls D		Blt 0	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex.		X		Ord.		Min		(11) Heating System: Forced Air w/ Ducts				
X Insulation				No. of Elec. Outlets		Many		X		Ave.		Ground Area = 656 SF Floor Area = 656 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58		
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s)		1		3 Fixture Bath		Building Areas				
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 656 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Public Water Public Sewer Water Well		1 Story Siding Crawl Space		656 Total: 78,049 45,269		
(3) Roof		(9) Basement Finish		(14) Water/Sewer		1		Public Sewer		1		Water/Sewer		Public Sewer		
X Gable X Hip X Flat		X Gambrel X Mansard X Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Sewer		1		Water Well		1,192 691		
X Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		Water Well		1		1000 Gal Septic 2000 Gal Septic		5,584 3,239		
Chimney:						Lump Sum Items:						Built-Ins		Appliance Allow. 1 1,662 964		
												Deck		Treated Wood 12 534 310		
												Totals:		99,126 57,494		
												Notes:		ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 61,749		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
FLACK M GERALDINE-TRST 9/2	FLACK, JAMES & VICTORIA	110,000	12/03/2010	WD	21-NOT USED/OTHER	1099/1407	OTHER	100.0													
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status												
11540 WEST SHORE DR D		School: HOUGHTON LAKE COMM SCHOOLS																			
Owner's Name/Address		P.R.E. 0%																			
FLACK JAMES A & VICTORIA M 4998 COUNTRY MANOR JACKSON MI 49201-9737		SA:																			
Tax Description		2024 Est TCV Tentative																			
234 L-709 P-195 LOT "C" COM AT SE COR OF GOVT LOT 2 SEC 21 TH N 16 DEG 40' W 477.66 FT TH N 64 DEG 36' 40" W 55.47 FT TH N 75 DEG 30' 40" W 351.65 FT TH N 11 DEG 20' E 124.3 FT TH N 75 DEG 30' W 125 FT TH S 60 DEG W 117.4 FT TH S 52 DEG E 17.3 FT FOR POB TH S 52 DEG E 63.1 FT TH S 38 DEG W 40 FT TH N 52 DEG W 79.1 FT TH N 60 DEG E 43.1 FT TO POB PART OF GOVT LOT 2 SEC 21 T23N R4W. .07 A M/L.		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT															
Comments/Influences		Public Improvements				* Factors *															
		Dirt Road				Description		Frontage Depth Front Depth Rate %Adj. Reason Value													
		X Gravel Road				CANAL/RIVER		40.00 150.00 1.0000 1.0000 850 100 34,000													
		X Paved Road				40 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value = 34,000													
		X Storm Sewer				Land Improvement Cost Estimates															
		X Sidewalk				Description		Rate Size % Good Cash Value													
		X Water				D/W/P: Brick on Sand		16.77 174 74 2,159													
		X Sewer				Total Estimated Land Improvements True Cash Value =		2,159													
		X Electric																			
		X Gas																			
		X Curb																			
		X Street Lights																			
		X Standard Utilities																			
		X Underground Utils.																			
		Topography of Site																			
		X Level																			
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		QT		04/27/2021		INSPECTED		2024		Tentative		Tentative		Tentative						Tentative	
		DMG		08/23/2010		INSPECTED		2023		17,000		37,200		54,200						35,110C	
								2022		17,000		30,600		47,600						33,439C	
								2021		15,000		21,500		36,500						32,371C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																	
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Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0 (11) Heating System: Forced Heat & Cool Ground Area = 704 SF Floor Area = 704 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>704</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>90,411</td> <td>57,863</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td>176</td> <td>12,887</td> <td>8,248</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> <td>861</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>3,661</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,255</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>16</td> <td>726</td> <td>465</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>8</td> <td>168</td> <td>108</td> </tr> <tr> <td><b>Totals:</b></td> <td></td> <td><b>113,218</b></td> <td><b>72,461</b></td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 77,823																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	704			Total:				90,411	57,863	Item	Area	Cost	Depr. Cost	Porches				WGEP (1 Story)	176	12,887	8,248	Water/Sewer				Public Sewer	1	1,345	861	Water Well, 100 Feet	1	5,720	3,661	Built-Ins				Appliance Allow.	1	1,961	1,255	Deck				Treated Wood	16	726	465	w/Roof (Roof portion)	8	168	108	<b>Totals:</b>		<b>113,218</b>	<b>72,461</b>
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		85,000	08/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status		
11540 WEST SHORE DR C		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
BARNHART GARY & CAROL 2163 COLLEGE RD HOLT MI 48842		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
		X Improved	Vacant	* Factors *						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		X	Dirt Road	CANAL/RIVER	40.00	150.00	1.0000	1.0000	850 100	34,000
		X	Gravel Road	40 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =						34,000
		X	Paved Road	Land Improvement Cost Estimates						
		X	Storm Sewer	Description	Rate	Size	% Good	Cash Value		
		X	Sidewalk	Wood Frame	26.00	100	49	1,274		
		X	Water	Total Estimated Land Improvements True Cash Value =						1,274
		X	Sewer							
		X	Electric							
		X	Gas							
		X	Curb							
		X	Street Lights							
		X	Standard Utilities							
		X	Underground Utils.							
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Level	2024	Tentative	Tentative	Tentative			Tentative
		X	Rolling	2023	17,000	40,200	57,200			35,819C
		X	Low	2022	17,000	33,100	50,100			34,114C
		X	High	2021	15,000	23,000	38,000			33,025C
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/27/2021 INSPECTED							
		DMG	08/23/2010 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 36 Floor Area: 880 Total Base New : 123,824 Total Depr Cost: 79,248 Estimated T.C.V: 85,112																																																																																											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		E.C.F. X 1.074		Bsmnt Garage:		Carport Area: Roof:																																																																																						
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls CD		Blt 0																																																																																					
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Condition: Good		Condition: Good			Condition: Good			Condition: Good		Condition: Good		Condition: Good		Condition: Good																																																																																					
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Total Base New : 123,824		Total Depr Cost: 79,248																																																																																						
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			Estimated T.C.V: 85,112		E.C.F. X 1.074																																																																																						
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Total: 107,031		68,500																																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick				Many			X	Ave.	Few	Total: 107,031		68,500																																																																																						
X	Insulation	(7) Excavation			(8) Basement			(14) Water/Sewer			Total: 123,824		79,248																																																																																						
(2) Windows		Basement: 0 S.F. Crawl: 880 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 123,824		79,248																																																																																						
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:			Total: 123,824		79,248		Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 85,112																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total: 123,824		79,248		Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 85,112																																																																																				
(3) Roof		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total: 123,824		79,248		Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 85,112																																																																																				
X	Gable Hip Flat	Gambrel Mansard Shed										Total: 123,824		79,248		Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 85,112																																																																																			
X	Asphalt Shingle										Total: 123,824		79,248		Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 85,112																																																																																				
Chimney:											Total: 123,824		79,248		Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 85,112																																																																																				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MACSUGA JASON M & BARBARA	DOMINOSWSKI ROGER & KAREN	289,000	05/22/2023	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0				
CHEMA CARL	MACSUGA JASON M & BARBARA	255,000	06/25/2021	WD	03-ARM'S LENGTH	1177:774	PROPERTY TRANSFER	100.0				
MILLER MICHAEL D & CASSEL	CHEMA CARL	150,000	06/24/2020	WD	03-ARM'S LENGTH	1172:2536	PROPERTY TRANSFER	100.0				
MILLER MICKEY & CHERYL L	MILLER MICHAEL & CASSEL TH	0	09/19/2016	QC	21-NOT USED/OTHER	1160-0539	PROPERTY TRANSFER	33.3				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
11540 WEST SHORE DR B		School: HOUGHTON LAKE COMM SCHOOLS			REMODEL		06/01/2012	85	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:								
DOMINOSWSKI ROGER & KAREN 11540 W SHORE DR, B HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
(L-1025P-497&L-865P-658&L-571 P-436) 234 L-1028 P-2423 LOT "E" COM AT PT ON E LN OF GOVT LOT 2 SEC 21 T23N R4W 329.98 FT S OF NE COR TH W 25 FT TH N75DEG30'W 125 FT TH S60DEGW 203.6 FT TH S25DEGE 16 FT FOR POB TH S52DEGE 112.4 FT TO CHANNEL TH S38DEGW 45 FT TH N52DEGW 113.2 FT TH N60DEGE 48.4 TO POB 11540-B W HOUGHTON LK DR		Public Improvements		* Factors *								
		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100		42,500
		X Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500								
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description				Rate	Size	% Good	Cash Value	
		X Water		Wood Frame				27.13	150	49	1,994	
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,994								
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
Comments/Influences		Topography of Site										
		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	04/27/2021	INSPECTED	2023	21,300	69,700	91,000				83,580C
		DMG	08/23/2010	INSPECTED	2022	21,300	58,300	79,600				79,600S
					2021	18,800	44,400	63,200				63,200S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 16 24 18 1174	Type CPP WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 37 Floor Area: 1,408 Total Base New : 218,527 Total Depr Cost: 137,879 Estimated T.C.V: 148,082			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:							
Building Style: 2 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls C			Blt 0									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Ex. X Ord. Min			Ground Area = 1056 SF Floor Area = 1408 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63											
Condition: Good		Size of Closets		No. of Elec. Outlets			Building Areas			Stories			Size		Cost New		Depr. Cost					
Room List		Doors:	Solid	H.C.	(12) Electric			1 Story Siding			2 Story Siding			704		352		Total: 181,887 114,590				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments			Plumbing			3 Fixture Bath			Water/Sewer			
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Public Sewer			Water Well, 100 Feet			Built-Ins			Fireplaces			
X	Insulation			Many X Ave. Few			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.			Wood Stove			Porches			CPP			
(2) Windows	Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Water/Sewer			Deck			Treated Wood			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 148,082		
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(7) Excavation		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 148,082									
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 148,082											
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 148,082												
Chimney: Metal		(10) Floor Support		Lump Sum Items:			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 148,082												
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 148,082												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BEHRENS RAYMOND L & MARJOR	SKRIBA, SCOTT	0	10/14/2010	LC	03-ARM'S LENGTH	1097/1970	OTHER	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status	
11540 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
SKRIBA SCOTT D 3243 W BARNES ROAD MASON MI 48854		SA:		2024 Est TCV Tentative						
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT					
		Public Improvements		* Factors *						
		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		CANAL/RIVER	35.00	150.00	1.0000	1.0000	850	100		29,750
		35 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 29,750								
L-1020 P-1419 (L-1005P-2185&L-459P-315) 234 COM AT W 1/4 COR GOV'T LOT 2 SEC 21 T23N R4W TH E 604 FT TH S 11 DEG 23' 50" E 570 FT TH N 59 DEG 38' 10" E 158.4 FT TO POB TH S 33 DEG 27' 06" E 96.77 FT THN 45 DEG 24' 13" E 135.01 FT TH N 47 DEG 03' 41" W 35.18 FT TH N 50 DEG 15' 53" E 17.18 FT TH N 47 DEG 03' 41" W 29 FT TH S 59 DEG 39' 10" W 132.59 FT TO POB. PARCEL A.		X	Dirt Road							
Comments/Influences		X	Gravel Road							
		X	Paved Road							
		X	Storm Sewer							
		X	Sidewalk							
		X	Water							
		X	Sewer							
		X	Electric							
		X	Gas							
		X	Curb							
		X	Street Lights							
		X	Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
		X	Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		
		QT	04/27/2021	INSPECTED	2023	14,900	3,200	18,100	12,504C	
		DMG	08/23/2010	INSPECTED	2022	14,900	1,500	16,400	11,909C	
					2021	13,100	2,300	15,400	11,529C	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 14 Floor Area: 0 Total Base New : 7,405 Total Depr Cost: 6,368 Estimated T.C.V: 6,839			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:			
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls		C	Blt	0	
Condition: Good		Size of Closets		200 Amps Service			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86								
Room List		Doors:		Solid	X	H.C.	Ex. X Ord. Min			Building Areas			Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Laminate Other: Carpeted Other: Laminate			Many X Ave. Few			Water/Sewer			1		1,515		1,303	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Public Sewer			1		5,890		5,065	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Average Fixture(s)			Water Well, 100 Feet			Notes:			Totals:		7,405		6,368	
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:							6,839	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water								
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Chimney: Brick								
(3) Roof		Joists: Unsupported Len: Cntr.Sup:																
X	Gable Hip Flat		Gambrel Mansard Shed															
X	Asphalt Shingle																	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FRANKE JUDITH	WAGNER THOMAS & MICHELLE	195,000	06/20/2022	WD	03-ARM'S LENGTH	1181:1484	PROPERTY TRANSFER	100.0				
FRANKE MELVIN D		0	01/28/2021	OTH	07-DEATH CERTIFICATE	1181:1482	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
11516 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
WAGNER THOMAS & MICHELLE 5119 HEATHWOOD DR INDIANAPOLIS IN 46237		SA:										
Tax Description		2024 Est TCV Tentative										
L-332 P-41 234 COM AT W 1/4 COR SEC 21 T23N R4W TH E 604 FT TH S 11 DEG 23' 50" E 570 FT TH N 59 DEG 39' 10" E 158.4 FT TH S 33 DEG 27' 06" E 69.32 FT TH SE'LY 27.45 FT FORPOB TH ALG SAME 70.19 FT TH N 44 DEG 24'13" W 145.47 FT TH N 47 DEG 03' 41" W 67.57 FT TH S 45 DEG 24' 13" W 135.01 FTTO POB PARCEL B CABINS 1 & 2.		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	67.00	150.00	1.0000	1.0000	850	100		56,950
		Paved Road		67 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 56,950								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		864		49	2,646		
		Sewer		D/W/P: 3.5 Concrete	6.25		12		49	37		
		Electric		Wood Frame	24.94		128		49	1,564		
		Gas		Total Estimated Land Improvements True Cash Value = 4,247								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who		When	What							
		QT		04/27/2021	INSPECTED					88,100S		
		DMG		08/22/2011	INSPECTED					46,717C		
		DMG		08/23/2010	INSPECTED					45,225C		
				2021	25,100	37,900	63,000					
				2022	28,500	49,900	78,400					
				2023	28,500	59,600	88,100					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 300 54	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																														
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																									
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																									
Condition: Average		Lg	Ord	Small																																																										
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																										
X	Insulation	Ex.	X	Ord.	Min	No. of Elec. Outlets																																																								
(2) Windows		(7) Excavation		(13) Plumbing																																																										
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1012 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer																																																										
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																										
Chimney:		(9) Basement Finish		Lump Sum Items:																																																										
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																																										
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 1012 SF Floor Area = 1012 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,012</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>117,082</td> <td>74,931</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Deck</td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>300</td> <td>5,352</td> </tr> <tr> <td>Treated Wood</td> <td>54</td> <td>1,823</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> </tr> <tr> <td colspan="2">Totals:</td> <td>133,283</td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 91,612															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,012			Total:				117,082	74,931	Item	Quantity	Cost	Deck			Treated Wood	300	5,352	Treated Wood	54	1,823	Water/Sewer			Public Sewer	1	1,345	Water Well, 100 Feet	1	5,720	Built-Ins			Appliance Allow.	1	1,961	Totals:		133,283
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																									
1 Story	Siding	Slab	1,012																																																											
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Totals:		133,283																																																												

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 77 6	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 51 Floor Area: 450 Total Base New : 61,449 Total Depr Cost: 30,110 Estimated T.C.V: 32,338			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Trim & Decoration		X			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 450 SF Floor Area = 450 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49			Building Areas			Cls D Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Stories			Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets		Ex. X Ord. Min			Exterior			450		54,276		26,595		
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Foundation			6		267		131	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Many X Ave. Few			Siding			Totals:		61,449		30,110		
(1) Exterior		Kitchen: Other: Other:		(13) Plumbing			Slab			Totals:		61,449		30,110		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Average Fixture(s)			Other Additions/Adjustments			77		6,906		3,384		
X	Insulation	(7) Excavation		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			6		267		131		
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 450 S.F. Height to Joists: 0.0			Deck			6		267		131		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Treated Wood			6		267		131		
X	Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Notes:			61,449		30,110				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			61,449		30,110		32,338		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
11506 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
BEHRENS RAYMOND L & MARJORIE A 6870 RHODES ROAD HOUGHTON LAKE MI 48629		SA:										
		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				CANAL/RIVER	78.00	150.00	1.0000	1.0000	850	100		66,300
				78 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 66,300								
				Land Improvement Cost Estimates								
				Description				Rate	Size % Good		Cash Value	
				D/W/P: 3.5 Concrete				5.86	36	49	103	
				D/W/P: 3.5 Concrete				5.86	418	49	1,200	
				D/W/P: 3.5 Concrete				5.86	151	49	434	
				Total Estimated Land Improvements True Cash Value = 1,737								
Comments/Influences		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	04/27/2021	INSPECTED	2023	33,200	59,900	93,100				70,677C
		DMG	08/22/2011	INSPECTED	2022	33,200	50,500	83,700				67,312C
		DMG	08/23/2010	INSPECTED	2021	29,300	45,000	74,300				65,162C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144 144 144 56 108	Type CPP CPP CPP Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 560 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 46 Floor Area: 1,788 Total Base New : 219,149 Total Depr Cost: 118,339 Estimated T.C.V: 127,096			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G																			
Yr Built 0	Remodeled 0	Ex	Ord	Min																			
Condition: Good		Trim & Decoration																					
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric																			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																			
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																			
X Insulation				No. of Elec. Outlets																			
(2) Windows		(7) Excavation		(13) Plumbing																			
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 780 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
X Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(8) Basement		(14) Water/Sewer																			
X Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																			
Chimney: Block		(9) Basement Finish		Lump Sum Items:																			
		(10) Floor Support																					
		Joists: Unsupported Len: Cntr.Sup:																					
Notes:										ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			127,096										
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls D		Blt 0											
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1788 SF		Floor Area = 1788 SF.											
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54										Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1+ Story										Siding		Crawl Space		1,008									
1 Story										Siding		Slab		780									
Total:										179,341		96,844											
Other Additions/Adjustments										Porches		CPP		144		2,269		1,225					
										CPP		144		2,269		1,225							
										CPP		144		2,269		1,225							
Deck										Treated Wood		56		1,826		986							
										w/Roof (Roof portion)		108		1,650		891							
Garages										Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)											
										Base Cost		560		16,979		9,169							
										Common Wall: 1/2 Wall		1		-931		-503							
Water/Sewer										Public Sewer		1		1,192		644							
										Water Well, 100 Feet		1		5,584		3,015							
Built-Ins										Appliance Allow.		1		1,662		897							
Fireplaces										Exterior 1 Story		1		5,039		2,721							
Totals:										219,149		118,339											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
HINKLE SAIDE	ROXEY JOSEPH & LYNN & ROXE	104,000	06/28/2021	WD	21-NOT USED/OTHER	1177:876	PROPERTY TRANSFER	14.3									
DAVIS MICHAEL R & MARY E	CHEROKEE RUN #6 LLC	70,500	05/29/2020	WD	21-NOT USED/OTHER	1172:1837	PROPERTY TRANSFER	14.3									
BENDER LINDA B	HICKS KYLE L	50,000	05/17/2018	WD	21-NOT USED/OTHER	1166:00149	PROPERTY TRANSFER	14.3									
ELBERS ROGER J & JULIE M	HINKLE SAIDE 1/7TH INT ONI	53,600	05/27/2016	WD	21-NOT USED/OTHER	1159-248	PROPERTY TRANSFER	14.3									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status								
11496 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS															
Owner's Name/Address		P.R.E. 0%															
CHEROKEE RUN RESORT ASSOC C/O ERIC FLEGEL 2615 GALPIN AVE ROYAL OAK MI 48073		SA:															
Tax Description		2024 Est TCV Tentative															
L332/P20-46 L713/P679-684 234 COM AT W 1/4 COR SEC 21 T23N R4W TH N89DEG15'55"E 604.0 FT TH S11DEG23'50"E 570.0 FT TH N59DEG39'10" E 158.4 FT TH S33DEG27'06"E ALG CL OF CO RD 69.32 FT TH SE'LY 181.61 FT ALG THE ARC OF A 719.625 FT RAD CURVE TO THE LEFT THE CENTER ANG OF WHICH IS 14DEG27'34" FOR POB TH ALG SAME 177.56 FT TH S62DEG02'53"E 125.58 FT TH N0DEG16'40"W 126.55 FT TH N47DEG03'41"W 211.14 FT TH S42DEG31'49"W 149.06 FT TO POB PART OF GOVT LOT 2 PARCEL D CABINS 3 THRU 9 INC		X Improved Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT													
Comments/Influences		Public Improvements		* Factors *													
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description		Frontage		Depth		Front		Depth		Rate %Adj. Reason		Value	
				CANAL/RIVER		200.00		100.00		1.0000		0.8165		850 100		138,804	
				200 Actual Front Feet, 0.46 Total Acres										Total Est. Land Value =		138,804	
				Land Improvement Cost Estimates													
				Description		Rate		Size % Good		Cash Value							
				D/W/P: 3.5 Concrete		5.86		270 47		744							
				D/W/P: 3.5 Concrete		5.86		16 47		44							
				Wood Frame		19.62		224 87		3,824							
				Wood Frame		20.36		184 87		3,259							
				Total Estimated Land Improvements True Cash Value =						7,871							
		Topography of Site		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
				2024		Tentative		Tentative		Tentative						Tentative	
		QT 11/05/2018 INSPECTED		2023		69,400		123,200		192,600						136,895C	
		DMG 08/22/2011 INSPECTED		2022		69,400		105,200		174,600						130,377C	
		DMG 08/23/2010 INSPECTED		2021		61,200		93,200		154,400						119,076C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80	Type CSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																											
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G																													
Yr Built	Remodeled	Ex	X Ord	Min																												
Condition: Good		Size of Closets		Lg	X Ord	Small																										
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																												
(1) Exterior		Kitchen: Laminate Other: Carpeted Other: Laminate		100 Amps Service																												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																												
X	Log	X	Drywall	No. of Elec. Outlets																												
X	Insulation			Many	X Ave.	Few	(13) Plumbing																									
(2) Windows		(7) Excavation		Average Fixture(s)																												
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 490 S.F. Height to Joists: 0.0			1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																								
X	Few		Small	(8) Basement																												
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer																									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:																											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0 (11) Heating System: Space Heater Ground Area = 490 SF Floor Area = 490 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>490</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>58,246</td> <td>27,375</td> </tr> </tbody> </table> Other Additions/Adjustments Porches CSEP (1 Story) 80 3,343 1,571 Water/Sewer Public Sewer 1 1,192 560 Water Well, 100 Feet 1 5,584 2,624 Totals: 68,365 32,130 Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 34,507															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	490			Total:				58,246	27,375
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Slab	490																													
Total:				58,246	27,375																											

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80	Type CSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G												
Yr Built	Remodeled	Ex	X	Ord		Min											
Condition: Good		Size of Closets		Lg	X	Ord		Small									
Room List		Doors:		Solid	X	H.C.			Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior			Kitchen: Laminate Other: Carpeted Other: Laminate		200 Amps Service												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures													
	X Insulation	X	Drywall														
(2) Windows		(7) Excavation		No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small														
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing													
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 476 S.F. Height to Joists: 0.0														
(3) Roof		(9) Basement Finish		Average Fixture(s)													
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer													
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
				Lump Sum Items:													
				Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 476 SF Floor Area = 476 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 476 Total: 56,865 26,726 Other Additions/Adjustments Porches CSEP (1 Story) 80 3,343 1,571 Water/Sewer Public Sewer 1 1,192 560 Totals: 61,400 28,857 Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 30,993													

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80	Type CSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 53 Floor Area: 426 Total Base New : 57,535 Total Depr Cost: 27,041 Estimated T.C.V: 29,042			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 3 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 426 SF Floor Area = 426 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47			Cls D		Blt 0			
Yr Built 0 BLUE	Remodeled 0	Ex	X Ord		Min	200 Amps Service			No./Qual. of Fixtures			Total: 53,000 24,910						
Condition: Good		Size of Closets		No. of Elec. Outlets			No. of Elec. Outlets			Building Areas			Size		Cost New		Depr. Cost	
Room List		Doors:	Solid	X	H.C.	(13) Plumbing			Stories			Total: 1		1,192		560		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			426		57,535		27,041	
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Totals: 57,535		27,041		29,042	
	Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation		Lump Sum Items:			Notes:			Porches			80		3,343		1,571	
	X Insulation	(8) Basement		Public Water			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			Water/Sewer			1		1,192		560	
(2) Windows		(9) Basement Finish		Public Sewer						Public Sewer			1		1,192		560	
	Many X Avg. Few		Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 426 S.F. Height to Joists: 0.0						Public Sewer			1		1,192		560	
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						Public Sewer			1		1,192		560	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Public Sewer			1		1,192		560	
X	Gable Hip Flat		Gambrel Mansard Shed							Public Sewer			1		1,192		560	
X	Asphalt Shingle									Public Sewer			1		1,192		560	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 88	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 43 Floor Area: 532 Total Base New : 70,596 Total Depr Cost: 40,242 Estimated T.C.V: 43,220			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 4 Single Family 1 STORY			Cls D		Blt 0			
Yr Built	Remodeled	Ex	X Ord	Min	No./Qual. of Fixtures			200 Amps Service			Ground Area = 532 SF Floor Area = 532 SF.							
0 YELLOW	0				Ex.	X Ord.	Min	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57							
Condition: Good		Size of Closets		Lg			X Ord	Small	(13) Plumbing			Building Areas						
Room List		Doors:	Solid	X	H.C.	Average Fixture(s)			1 Story			Stories			Size			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Exterior			Foundation			Cost New		
		Kitchen: Laminate Other: Carpeted Other: Laminate		200 Amps Service			No./Qual. of Fixtures			Siding			Slab			Depr. Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X Ave.	Few	Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			Many			X Ave.	Few	Porches			88			
X	Insulation	(7) Excavation		No. of Elec. Outlets			Many			X Ave.	Few	CGEP (1 Story)			5,621			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 532 S.F. Height to Joists: 0.0		Average Fixture(s)			1			Water/Sewer			Public Sewer			1,192		
X	Many Avg. Few	X	Large Avg. Small	1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			Public Sewer			679		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Average Fixture(s)			1			Other Additions/Adjustments			Public Sewer			40,242		
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s)			1			Notes:			Public Sewer			40,242		
(3) Roof		(9) Basement Finish		Average Fixture(s)			1			Notes:			Public Sewer			40,242		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)			1			Notes:			Public Sewer			40,242	
X	Asphalt Shingle	(10) Floor Support		Average Fixture(s)			1			Notes:			Public Sewer			40,242		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)			1			Notes:			Public Sewer			40,242		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: D Effec. Age: 53 Floor Area: 584 Total Base New : 74,631 Total Depr Cost: 35,075 Estimated T.C.V: 37,671					E.C.F. X 1.074	Bsmnt Garage:
Yr Built	Remodeled	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 5 Single Family 1 STORY						Cls D Blt 0
0	LIGHT G	0					Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts						
Condition: Good		Size of Closets		200 Amps Service			No. of Elec. Outlets			Ground Area = 584 SF Floor Area = 584 SF.						
		Lg	X	Ord		Small	Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47						
Room List		Doors:		Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Average Fixture(s)			1 Story			Stories Exterior Foundation Size Cost New Depr. Cost						
		Kitchen: Laminate Other: Carpeted Other: Laminate		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			1 Story Siding Slab 584						
(1)	Exterior	(6) Ceilings		(14) Water/Sewer			Notes:			Totals: 68,896 32,380						
	Wood/Shingle X Aluminum/Vinyl Brick	X Drywall		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Stone Veneer Water/Sewer Public Sewer Built-Ins Appliance Allow.			92 2,881 1,354 1 1,192 560 1 1,662 781 Totals: 74,631 35,075						
X	Insulation	(7) Excavation		Lump Sum Items:						ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 37,671						
(2)	Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 584 S.F. Height to Joists: 0.0														
X	Many Avg. Few X Large Avg. Small	(8) Basement														
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3)	Roof	(9) Basement Finish														
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 162	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 53 Floor Area: 544 Total Base New : 79,803 Total Depr Cost: 37,507 Estimated T.C.V: 40,283			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 6 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 544 SF Floor Area = 544 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47			Cls D		Blt 0		
Yr Built	Remodeled	Ex	X Ord		Min	No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost	
0 LIGHT B	0					Ex. X Ord. Min			Stories Exterior Foundation			544		64,978		30,540	
Condition: Good		Size of Closets		200 Amps Service			No. of Elec. Outlets			1 Story Siding Slab			Total:				
		Lg	X Ord		Small	(13) Plumbing			Other Additions/Adjustments								
Room List		Doors:	Solid	X	H.C.	Average Fixture(s)			Porches								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			CGEP (1 Story)			162		8,594		4,039
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Plumbing			Water/Sewer			Water/Sewer			1		1,192		560
X	Insulation	X	Drywall	(7) Excavation			(14) Water/Sewer			Fireplaces			1		5,039		2,368
(2) Windows	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 544 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior 1 Story			Totals:		79,803		37,507
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Lump Sum Items:			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:					40,283		
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish													
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								70 20	CCP (1 Story) CCP (1 Story)		
Building Style: 1 STORY		(4) Interior														
Yr Built Remodeled 0 DARK BR 0		X	Drywall Paneled				Plaster Wood T&G									
Condition: Good		Trim & Decoration														
Room List		Ex	X	Ord			Min									
Basement 1st Floor 2nd Floor Bedrooms		Size of Closets														
(1) Exterior		Lg	X	Ord			Small									
Wood/Shingle Aluminum/Vinyl Brick		Doors: Solid X H.C.														
X Log X Insulation		(5) Floors														
(2) Windows		Kitchen: Laminate Other: Carpeted Other: Laminate														
Many Avg. Few		X		Avg. Small												
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(6) Ceilings														
(3) Roof		X Drywall														
X Gable Hip Flat		Gambrel Mansard Shed														
Asphalt Shingle X Metal		(7) Excavation														
Chimney: Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 664 S.F. Height to Joists: 0.0														
		(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
		(9) Basement Finish														
		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		Cost Est. for Res. Bldg: 7 Single Family 1 STORY														
		(11) Heating System: Forced Air w/ Ducts														
		Ground Area = 664 SF Floor Area = 664 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47														
		Building Areas														
		Stories Exterior Foundation														
		1 Story Siding Slab														
		Total: 76,599 36,002														
		Other Additions/Adjustments														
		Porches														
		CCP (1 Story) 70 1,747 821														
		CCP (1 Story) 20 895 421														
		Water/Sewer														
		Public Sewer 1 1,192 560														
		Built-Ins														
		Appliance Allow. 1 1,662 781														
		Totals: 82,095 38,585														
		Notes:														
		ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 41,440														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ANDERSEN HERBERT & HARPER	ANDERSEN HERBERT & HARPER	0	04/20/2023	OTH	06-COURT JUDGEMENT	1184:555	OTHER	0.0				
ANDERSEN HERBERT R & HARPER	ANDERSEN HERBERT & HARPER	0	05/22/2020	QC	18-LIFE ESTATE	1172:1846	DEED	0.0				
ANDERSEN HERBERT R	ANDERSEN HERBERT R & HARPER	0	11/01/2017	QC	21-NOT USED/OTHER	1164:0318	PROPERTY TRANSFER	0.0				
ANDERSEN BILL L & EILEEN K	ANDERSEN HERBERT R	0	12/14/1991	QC	09-FAMILY	0610:549	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
103 HOLT DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ANDERSEN HERBERT & HARPER KATHLEEN 13243 LAKE POINT BLVD VAN BUREN TWP MI 48111		SA:										
Tax Description		2024 Est TCV Tentative										
L-1025P-1008(L-982P-2419&L-610 P-549-51)234 COM AT CEN OF SE1/4 SEC 21 T23N R4W TH NALG 1/8 LN 477.66 FT FOR POB TH N 199.61 FT TH W 51.5 FT TH S 175.2 FT TH S64DEG 36'40"E 55.15 FT TO POB PART OF GOVT LOT2 PARCEL 1		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	55.00	150.00	1.0000	1.0000	400	100		22,000
		Paved Road		55 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 22,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.68	1038	69	4,784				
		Electric		Total Estimated Land Improvements True Cash Value = 4,784								
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		QT	05/05/2021	INSPECTED	2023	11,000	60,500	71,500		41,078C		
		DMG	08/22/2011	INSPECTED	2022	9,600	50,100	59,700		39,122C		
		DMG	08/23/2010	INSPECTED	2021	8,900	44,200	53,100		37,873C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32 144	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 288 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 31 Floor Area: 1,164 Total Base New : 233,490 Total Depr Cost: 166,979 Estimated T.C.V: 125,401		E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 1/4 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 984 SF Floor Area = 1164 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69			Cls C		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas						
Condition: Good		Size of Closets		0 Amps Service			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69							
Room List		Doors:	Solid	H.C.	Many X Ave. Few			(13) Plumbing			Stories Exterior Foundation			Size		Cost New Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1.25 Story Siding Crawl Space			720				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 3 Fixture Bath			Other Additions/Adjustments			Total:		149,129 102,898		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 984 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood 32 1,424 983		Treated Wood 144 3,385 2,336		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 576 22,596 15,591		
(2) Windows		(9) Basement Finish		Lump Sum Items:			Public Water Public Sewer Water Well, 100 Feet			Storage Over Garage 288 4,012 2,768			Common Wall: 1/2 Wall 1 -1,122 -774		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		
X	Many Avg. Few X Large Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,806 1,936		Totals: 233,490 166,979		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCv:			125,401		*8		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ANDERSEN HERBERT & HARPER	ANDERSEN HERBERT & HARPER	0	04/20/2023	OTH	06-COURT JUDGEMENT	1184:555	OTHER	0.0			
ANDERSEN HERBERT R& HARPER	ANDERSEN HERBERT & HARPER	0	05/22/2020	QC	18-LIFE ESTATE	1172:1846	DEED	0.0			
ANDERSEN HERBERT R	ANDERSEN HERBERT R& HARPER	0	11/01/2017	QC	21-NOT USED/OTHER	1164:0318	PROPERTY TRANSFER	0.0			
ANDERSEN BILL L & EILEEN K	ANDERSEN HERBERT R	0	12/14/1991	QC	09-FAMILY	0610:549	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
105 HOLT DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		SA:									
ANDERSEN HERBERT & HARPER KATHLEEN 13243 LAKE POINT BLVD VAN BUREN TWP MI 48111		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-1025 P-1008 (L-610 P-549) 234 COM AT CEN OF SE 1/4 SEC 21 T23N R4W TH N ALG 1/8 LN 677.27 FT FOR POB TH N 260. 85 FT TO SH OF LK TH N39DEG51'50"W ALG SH 49.5 FT TH S10DEG44'40"W 111.5 FT TH S 190.2 FT TH E 51.5 FT TO POB PART OF GOVT LOT 2 PARCEL 2		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	49.00	200.00	1.0000	1.0592	2800	100	145,326
		Paved Road		49 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 145,326							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	05/05/2021	INSPECTED	2023	72,700	46,700	119,400			56,849C
		DMG	08/22/2011	INSPECTED	2022	62,300	35,100	97,400			54,142C
		DMG	08/23/2010	INSPECTED	2021	57,100	32,600	89,700			52,413C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 339	Type Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 32 Floor Area: 900 Total Base New : 137,945 Total Depr Cost: 93,802 Estimated T.C.V: 100,556						Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.072						
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Depr Cost: 93,802					
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			Plumbing			Total Base New : 137,945					
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Total Depr Cost: 93,802					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(13) Plumbing			Average Fixture(s)			Total: 117,084			Blt 0			
(1) Exterior		(7) Excavation		No. of Elec. Outlets			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Many			X	Ave.	Few	Plumbing						
	Insulation	(9) Basement Finish		Many			X	Ave.	Few	Deck						
(2) Windows		(10) Floor Support		Many			X	Ave.	Few	Treated Wood						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Water/Sewer						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Water Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.						
(3) Roof		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas						
X	Gable Hip Flat	Gambrel Mansard Shed	(16) Porches/Decks			1			Area 339							
X	Asphalt Shingle	(17) Garage		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total: 137,945						
Chimney:		Notes:		ECF (4004 LAKEVIEW) 1.072 => TCV:			100,556									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NOWAKOWSKI JOHN & GERALDIN	WEYANT BRANDON	99,900	08/31/2022	WD	03-ARM'S LENGTH	1182:639	PROPERTY TRANSFER	100.0
NOWAKOWSKI JOHN	NOWAKOWSKI JOHN & GERALDIN	0	03/07/2017	QC	21-NOT USED/OTHER	1161:1634	PROPERTY TRANSFER	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status
11468 WEST SHORE DR A		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 100% 08/31/2022						
WEYANT BRANDON 11468 WEST SHORE DR A HOUGHTON LAKE MI 48629		SA:						
Tax Description		2024 Est TCV Tentative						
L-335 P-130 234 COM AT SE COR OF GOVT LOT 2 SEC 21 T23N R4W TH N ON 1/8 LINE 427.66 FT TO C/L OF CO RD TH NW'LY ON C/L 55.47 FT TH N 0 DEG 16' 40" W 151.82 FT FOR POB TH N 0 DEG 16' 40" W 130 FT TH S 67 DEG 46' W 96 FT TO E'LY BK OF CANAL TH S 43 DEG 36' E ON SH 129.5 FT TO POB. "A".		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT		
Comments/Influences		X Street Lights		X Standard Utilities		X Underground Utils.		
		Topography of Site		X Level		Rolling		
				X Low		High		
				X Landscaped		Swamp		
				X Wooded		Pond		
				X Waterfront		Ravine		
				X Wetland		Flood Plain		
				Year	Land Value	Building Value	Assessed Value	Board of Review
				2024	Tentative	Tentative	Tentative	Tribunal/ Other
				2023	31,900	10,700	42,600	Taxable Value
				2022	31,900	8,500	40,400	42,600S
				2021	28,100	5,600	33,700	29,751C
								28,801C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																	
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																												
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																												
Condition: Good		Lg	Ord	Small																																																																													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																																												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																																													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																													
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																																													
X	Metal			Ex. X Ord. Min																																																																													
X	Insulation			No. of Elec. Outlets																																																																													
(2) Windows		(7) Excavation		Many X Ave. Few																																																																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																																																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																													
X	Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																													
(3) Roof		(14) Water/Sewer																																																																															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																												
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:																																																																													
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:																																																																															
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0 (11) Heating System: Wall Furnace Ground Area = 520 SF Floor Area = 520 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>520</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>31,466</td> <td>14,474</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Skirting, Metal or Vinyl, Vertical</td> <td>124</td> <td>1,357</td> <td>624</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="3">WGEP (1 Story)</td> <td>80</td> <td>5,872</td> <td>2,701</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="3">Public Sewer</td> <td>1</td> <td>1,192</td> <td>548</td> </tr> <tr> <td colspan="3">Water Well, 100 Feet</td> <td>1</td> <td>5,584</td> <td>2,569</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>45,471</td> <td>20,916</td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 22,464																Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	520			Total:				31,466	14,474	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			124	1,357	624	Porches						WGEP (1 Story)			80	5,872	2,701	Water/Sewer						Public Sewer			1	1,192	548	Water Well, 100 Feet			1	5,584	2,569	Totals:				45,471	20,916
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																												
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS EDWARD R JR	DAVIS THAD M	0	10/18/2017	WD	09-FAMILY	1163:2570	PROPERTY TRANSFER	100.0
DAVIS EDWARD R JR TRUST 8/	DAVIS EDWARD R JR	0	10/17/2017	QC	21-NOT USED/OTHER	1163:2569	PROPERTY TRANSFER	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status
11482 WEST SHORE DR B		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
DAVIS THAD M PO BOX 1531 HOUGHTON LAKE MI 48629		SA:						
Tax Description		2024 Est TCV Tentative						
L-1019 P-2598 (L-848P-18&L-349P-521) 234 COM AT SE COR OF GOVT LOT 2 SEC 21 T23N R4W TH N 16' 40" W ON 1/8 LINE 427.66 FT TH NW'LY ON C/L OF CO RD 55.47 FT TH N 16' 40" W 281.82 FT FOR POB TH S 67 DEG 46' W 96 FT TH N 43 DEG 36' W 75 FT TH N 89 DEG 14' E 140.5 FT TH S 16 DEG 40' E 20 FT TO POB. "B".		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT		
Comments/Influences		X Street Lights		X Standard Utilities		X Underground Utils.		
		X Topography of Site		X Level		X Rolling		
		X Waterfront		X Low		X High		
				X Landscaped		X Swamp		
				X Wooded		X Pond		
				X Ravine		X Wetland		
				X Flood Plain		X Year		
		Who		When		What		Year
		QT 05/05/2021 INSPECTED		DMG 08/22/2011 INSPECTED		DMG 08/23/2010 INSPECTED		2024
								2023
								2022
								2021
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan								2024
								2023
								2022
								2021

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family X Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood		Oil Coal		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 535	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump										
Building Style: MOBILE HOME		Yr Built 0	Remodeled 0	Ex	Ord	Min								
Condition: Good		Size of Closets Lg Ord Small		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME		Class: Low Effec. Age: 40 Floor Area: Total Base New : 53,495		E.C.F. X 1.074		Bsmnt Garage:	
Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Ground Area = 624 SF Floor Area = 624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		Total Depr Cost: 20,936				Carport Area: Roof:	
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick X Metal X Insulation		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 624 Total: 33,619 11,766							
(2) Windows Many Avg. Few Large Avg. Small		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 128 1,400 490 Plumbing 3 Fixture Bath 1 2,404 841 Deck Treated Wood 535 7,634 4,886 *6 Water/Sewer Public Sewer 1 1,192 417 Water Well, 100 Feet 1 5,584 1,954 Built-Ins Appliance Allow. 1 1,662 582		Totals: 53,495					
X Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 22,485							
(3) Roof Gable Hip Flat X Comp. Roll		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:										
Chimney: Vinyl		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CHRYSON MICHAEL J ESTATE	KLEFF DENISE & CHRYSON MICHAEL	0	02/24/2023	OTH	08-ESTATE	1183:2566	PROPERTY TRANSFER	0.0				
		76,000	05/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
11482 WEST SHORE DR C		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KLEFF DENISE & CHRYSON MICHAEL 8200 DEER RIDGE ADA MI 49301		SA:										
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-724 P-355 234 COM AT SE COR OF GOVT LOT 2 SEC 21 TH N 427.66 FT TO C/L OF CO RD TH NWLY ON C/L 55.47 FT TH N 301.82 FT FOR POB TH S89 DEG14'W 140.5 FT TH N7DEG30'W 50 FT TH N36DEG30'E 18 FT TH S76DEG24'E 140.2 FT TH S 29 FT TO POB PART OF GOVT LOT 2 SEC 21 T23N R4W PARCEL C		X Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		CANAL/RIVER	68.00	150.00	1.0000	1.0000	850	100		57,800
		Gravel Road		68 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 57,800								
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 05/05/2021 INSPECTED	2023	28,900	49,000	77,900		58,362C				
		DMG 08/23/2010 INSPECTED	2022	28,900	40,600	69,500		55,583C				
			2021	25,500	33,500	59,000		53,808C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 60 351	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 32 Floor Area: 1,138 Total Base New : 144,328 Total Depr Cost: 98,144 Estimated T.C.V: 105,407			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
		No./Qual. of Fixtures															
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets													
X	Insulation			Many			X	Ave.	Few								
(2) Windows		(7) Excavation		(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 910 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 910 SF Floor Area = 1138 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 910 Total: 127,427 86,651							
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 105,407																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VILLEGAS SHARON	VILLEGAS SHARON & PERKINS	0	08/04/2021	QC	09-FAMILY	1177:2026	PROPERTY TRANSFER	50.0
SOMMERVILLE, MARY	VILLEGAS, SHARON	1	11/17/2008	QC	21-NOT USED/OTHER	1078/1018	OTHER	100.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status
11472 WEST SHORE DR D		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
VILLEGAS SHARON & PERKINS MICHELLE 3037 HAWLEY ROAD LESLIE MI 49251		SA:		2024 Est TCV Tentative				
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT		
L-1006 P-292 (L-512P-634&L-618P-182) 234 11472C W HOUGHTON LK DR COM AT SE COR OF GOV'T LOT 2 SEC 21 TH N 427.66 FT TO C/L OF CO RD TH NW'LY ON C/L 55.47 FT TH N 330.82 FT FOR POB TH N 76 DEG 24' W 140.2 FT TH N 36 DEG 30' E 30 FT TH S 79 DEG 30' E 120.3 FT TH S 35 FT TO POB SEC 21 T23N R4W. PARCEL D.		X		Public Improvements		* Factors *		
Comments/Influences		X Street Lights		X Standard Utilities		X Underground Utils.		
		Topography of Site		X Level		Description Frontage Depth Front Depth Rate %Adj. Reason Value		
		X Rolling		Low		CANAL/RIVER 30.00 150.00 1.0000 1.0000 850 100 25,500		
		X High		Landscaped		30 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 25,500		
		X Swamp		Wooded		Land Improvement Cost Estimates		
		X Pond		Pond		Description Rate Size % Good Cash Value		
		X Waterfront		Ravine		D/W/P: Brick on Sand 16.77 162 74 2,011		
		X Wetland		Wetland		Wood Frame 34.14 48 49 803		
		X Flood Plain		Flood Plain		Wood Frame 25.25 120 74 2,242		
						Total Estimated Land Improvements True Cash Value = 5,056		
						Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value		
		Who When What		2024		Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 05/05/2021 INSPECTED		2023		12,800		29,400
		DMG 08/23/2010 INSPECTED		2022		12,800		24,000
				2021		11,300		16,200
						36,800		27,500
								31,854C
								26,049C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 36 Floor Area: 594 Total Base New : 84,779 Total Depr Cost: 54,259 Estimated T.C.V: 58,274			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:																	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																												
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets																											
Condition: Good		Lg	Ord	Small																												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																											
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																											
		No./Qual. of Fixtures			Ex. X Ord. Min																											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																											
X	Insulation				Many X Ave. Few																											
(2) Windows		(13) Plumbing																														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 594 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																														
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																														
		(9) Basement Finish																														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																													
X	Asphalt Shingle	(10) Floor Support																														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																											
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 594 SF Floor Area = 594 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>594</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>73,574</td> <td>47,087</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer Public Sewer 1 1,345 861 Water Well, 100 Feet 1 5,720 3,661 Built-Ins Appliance Allow. 1 1,961 1,255 Fireplaces Wood Stove 1 2,179 1,395 Totals: 84,779 54,259 Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 58,274															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	594			Total:				73,574	47,087
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Slab	594																													
Total:				73,574	47,087																											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GREWE SCOTT A & JULIE M &	KING ALLEN & ROSEMARIE	0	05/10/2013	WD	21-NOT USED/OTHER	1128/209	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
11472 E W SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KING ALLEN & ROSEMARIE 639 PEARL ST DUNDEE MI 48131		SA:										
Tax Description		2024 Est TCV Tentative										
L-961 P-881 (L-794 P-199) 234 11472 WEST SHORE DRIVE 48629COM AT SE COR OF GOVT LOT 2 SEC 21 TH N 427.66 FT TO C/L OF CO RD TH NWLY ON C/L 55.47 FT TH N 365.82 FT FOR POB TH N79 DEG38'W 120.3 FT TH N36DEG30'E 36.5 FT TH S78DEG59'W 98.3 FT TH S 32 FT TO POB PART OF GOVT LOT 2 SEC 21 T23N R4W PAR E		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	36.00	150.00	1.0000	1.0000	850	100		30,600
		Paved Road		36 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 30,600								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		Wood Frame	35.39		32		49	555		
		Electric		Wood Frame	34.14		48		49	803		
		Gas		Total Estimated Land Improvements True Cash Value = 1,358								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	15,300	27,400	42,700			34,284C		
		High		2022	15,300	22,200	37,500			32,652C		
		Landscaped		2021	13,500	20,900	34,400			31,609C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What								
		QT	05/05/2021	INSPECTED								
		DMG	08/23/2010	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric											
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY										
Condition: Good		Trim & Decoration		0 Amps Service			Ground Area = 618 SF Floor Area = 618 SF.											
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Building Areas											
(1) Exterior		(6) Ceilings		(13) Plumbing			Stories Exterior Foundation											
X	Wood/Shingle Aluminum/Vinyl Brick			Average Fixture(s)			1 Story Siding Slab											
X	Insulation			1 3 Fixture Bath			Other Additions/Adjustments											
(2) Windows		(7) Excavation		2 Fixture Bath			Water/Sewer											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 618 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Built-Ins											
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Appliance Allow.											
X	Gable Hip Flat	Gambrel Mansard Shed			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Totals:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
11472 WEST SHORE DR F		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
DAVIS THAD M PO BOX 1531 HOUGHTON LAKE MI 48629-1531		SA:										
Tax Description		2024 Est TCV Tentative										
L-977 P-2291 (L-598 P-44) 234 COM AT SE COR OF GOVT LOT 2 SEC 21 T23N R4W TH N ON 1/8 LN 427.66 FT TO C/L OF CO RD TH NWLY ON C/L 55.47 FT TH N0DEG16'40"W 398.32 FT FOR POB TH N78DEG59'W 98.3 FT TO E BK OF CANAL TH N36DEG30'E ON SH 36.5 FT TH S78DEG29'E 82 FT TH S11DEG 20'W 29 FT TH S0DEG16'40"E 3.5 FT TO POBF.		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements			* Factors *							
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road			CANAL/RIVER	36.00	150.00	1.0000	1.0000	850	100	30,600
		Paved Road			36 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 30,600							
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 05/05/2021 INSPECTED	2023	15,300	21,000	36,300		28,023C				
		DMG 08/23/2010 INSPECTED	2022	15,300	17,300	32,600		26,689C				
			2021	13,500	15,100	28,600		25,837C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								98	WGEP (1 Story)		
Building Style: 1 STORY		(4) Interior		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 41 Floor Area: 432 Total Base New : 71,257 Total Depr Cost: 42,042 Estimated T.C.V: 45,153			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0			
0	0				Ex.	X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts							
Condition: Good		Size of Closets		No. of Elec. Outlets			Ground Area = 432 SF Floor Area = 432 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59						
Room List		Doors:	Solid	H.C.	Many	X	Ave.	Few	Building Areas							
	Basement 1st Floor 2nd Floor Bedrooms				(13) Plumbing			Stories Exterior Foundation 1 Story Siding Slab			Size	Cost New	Depr. Cost			
(1) Exterior		(5) Floors		Average Fixture(s)			Other Additions/Adjustments			Total:		55,347	32,654			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches WGEP (1 Story) Water/Sewer Public Sewer Water Well, 100 Feet			98	8,845	5,219				
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 432 S.F. Height to Joists: 0.0			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 45,153									
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSEN BRADLEY R	VOUGIOUKLAKIS JOHN	160,000	08/03/2018	WD	03-ARM'S LENGTH	1166:2061	PROPERTY TRANSFER	100.0
GATTNER LARRY P & MARY L	OLSEN BRADLEY R	110,000	01/21/2015	WD	03-ARM'S LENGTH	1146-2271	PROPERTY TRANSFER	100.0
		87,500	09/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
11472 FOX & SIEBERT G	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
VOUGIOUKLAKIS JOHN 15905 KINGSLEY SOUTHGATE MI 48195	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	47.00	109.92	1.0000	0.9397	2800 100	123,667
			47 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =		123,667		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			Wood Frame	35.39	28	74	733		
			Total Estimated Land Improvements		True Cash Value =		733		
Tax Description									
L-650 P-232 234 11472 W SHORE DR 48629 COM AT SE COR OF GOVT LOT 2 SEC 21 TH N0DEG16'40"W ON 1/8 LINE 427.66FT TO C/L OF CO RD TH NWLY ALG C/L 55.47FT TH N0DEG16'40"W 401.82FT TH N11DEG20'E 29FTFOR POB TH N78DEG29'W 82FT TO ELY BK OF CANAL TH N36DEG30'E ALG SH OF CANAL 85FT TH N 87DEG47'E ALG SH OF LK 47FT TH S11 DEG20'W 88FT TO POB PART OF GOV'T LOT 2 SEC 21 T23N R4W	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water							
	X	Sewer Electric Gas Curb							
	X	Street Lights							
	X	Standard Utilities Underground Utils.							
Comments/Influences									
		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond							
	X	Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who When What	2024	Tentative	Tentative	Tentative			Tentative
	QT	05/05/2021 INSPECTED	2023	61,800	42,100	103,900			76,881C
	DMG	08/23/2010 INSPECTED	2022	53,000	31,600	84,600			73,220C
			2021	48,600	29,100	77,700			70,881C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						1	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	80 232 22	WCP (1 Story) Treated Wood Treated Wood			
Building Style: 1 STORY		(4) Interior															
Yr Built 0		Remodeled 0		Drywall Paneled		Plaster Wood T&G											
Condition: Good		Trim & Decoration		Ex			Ord			Min			Size of Closets				
Room List		Doors:		Solid		H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			0 Amps Service										
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0		
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts							
X Insulation										Ground Area = 754 SF Floor Area = 754 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72							
(2) Windows		(7) Excavation		(13) Plumbing						Building Areas							
Many Avg. Few		Large Avg. Small		Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Slab 1 Story Siding Crawl Space			Size 432 322		Cost New Depr. Cost		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 322 S.F. Slab: 432 S.F. Height to Joists: 0.0								Other Additions/Adjustments			Total:		91,914 66,178		
(3) Roof		(8) Basement								Porches			80		3,883 2,796		
X Gable Hip Flat		X Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Deck			232 22		4,529 998 3,261 719		
X Asphalt Shingle		(9) Basement Finish								Water/Sewer			1 1		1,345 968 5,720 4,118		
Chimney: Vinyl		(10) Floor Support								Built-Ins			1		1,961 1,412		
		Joists: Unsupported Len: Cntr.Sup:								Fireplaces			1		5,788 4,167		
										Exterior 1 Story			Totals:		116,138 83,619		
										Notes:							
										Lump Sum Items:							
										ECF (4004 LAKEVIEW) 1.072 => TCV:					89,640		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
OLD US 27 & W SHORE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
L-848 P-544-549 (L-737 P-339) 234 PART OF GOVT LOT 2 SEC 21 T23N R4W COM AT NW COR TH N 89 DEG 23' 45" E ON 1/4 LINE 604 FT TO E R/W LINE OF HWY TH S 11 DEG 16' E ON R/W LINE 109.1 FT FOR POB TH S 11 DEG 16' E ON R/W 247.3 FT THN 76 DEG 14' E 76 FT TO W'LY R/W OF CO RD TH NW'LY ON R/W 151.8 FT TH S 89 DEG 23' 45" W 50 FT TH NW'LY 70 FT SW'LY 35 FT TO POB.		Improved	X	Vacant	* Factors *						
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE			0.587 Acres		9,000	100	5,283
		Gravel Road					0.59 Total Acres			Total Est. Land Value =	5,283
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
QT 04/13/2023 INSPECTED				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
				2022	0	0	0	0			
				2021	0	0	0	0			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status
500 YEAGER RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
COUNTY OF ROSCOMMON		SA:							
LIFT STATION NO 10		2024 Est TCV Tentative							
500 LAKE ST #1		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
ROSCOMMON MI 48653-7664		Public Improvements		* Factors *					Value
Tax Description		Dirt Road		0.00		Total Acres	Total Est. Land Value =		0
234 COM AT NW COR GOV'T LOT 2 SEC 21 T23N		Gravel Road							
R4W TH E 604 FT TH S 11 DEG 16' E 109 .1		Paved Road							
FT TH N 76 DEG 14' E 35 FT FOR POB TH N		Storm Sewer							
76 DEG 14' E 50 FT TH SE'LY 70 FT TH S 76		Sidewalk							
DEG 14' W 50 FT TH NW'LY 70 FT TO POB.		Water							
Comments/Influences		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
QT		04/13/2023	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ALLISON RYAN G & ALLISON S	SMOLINSKI TOM	89,000	09/15/2021	WD	03-ARM'S LENGTH	1178:0797	DEED	100.0					
SMOLINSKI TOM	SMORE LLC	0	09/15/2021	QC	21-NOT USED/OTHER	1179:0361	PROPERTY TRANSFER	0.0					
MORRIS WESLEY D & MARY A	ALLISON RYAN G & ALLISON S	47,000	07/01/2020	WD	03-ARM'S LENGTH	1172:2667	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
11549 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SMORE LLC 305 HOOVER BLVD #700 HOLLAND MI 49423		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-684 P-478 234 11544 W SHORE DR COM AT NW COR OF GOV'T LOT 2 SEC 21 TH N 89 DEG 24' E ON 1/4 LINE 604 FT TO E R/W LINE OF US 27 TH S 11 DEG 16' E ONR/W LINE 356.4 FT FOR POB TH S 11 DEG 16' E 213.6 FT TH N 59 DEG 47' E 158.4 FT TO CO RD TH NW'LY ON CEN OF CO RD 172.1 FT TH S 76 DEG 14' W 109 FT TO POBPART OF GOVT LOT 2 SEC 21 T23N R4W.		X	Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					OFF LAKE GROUP1	180.00	100.00	1.0000	0.8165	400	100		58,788
					180 Actual Front Feet, 0.41 Total Acres				Total Est. Land Value =		58,788		
		X	Land Improvement Cost Estimates										
		X	Description		Rate	Size	% Good	Cash Value					
		X	D/W/P: 3.5 Concrete		6.68	169	74	835					
		X	D/W/P: 3.5 Concrete		6.68	54	74	267					
		X	D/W/P: 3.5 Concrete		6.68	12	49	39					
		X	Wood Frame		28.40	120	74	2,522					
		X	Total Estimated Land Improvements		True Cash Value =		3,663						
Comments/Influences		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative					
QT 04/27/2021 INSPECTED		2023	29,400	7,600	37,000			33,810C					
DMG 08/23/2010 INSPECTED		2022	25,700	6,500	32,200			32,200S					
		2021	23,900	4,100	28,000			28,000S					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C Effec. Age: 9 Floor Area: 0 Total Base New : 18,467 Total Depr Cost: 16,805 Estimated T.C.V: 12,621			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:			
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	X			Central Air Wood Furnace											
Yr Built Remodeled 0 0		Ex	Ord	Min	Size of Closets			Lg			Ord	Small						
Condition: Good		Doors:		Solid	H.C.	(5) Floors			(12) Electric									
Room List		Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			200 Amps Service			No./Qual. of Fixtures								
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			Many			X	Ave.	Few			
X	Metal Insulation						(13) Plumbing			Average Fixture(s)			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Pole (Unfinished) Base Cost 576 16,952 15,426 Water/Sewer Public Sewer 1 1,515 1,379 Totals: 18,467 16,805		
(2) Windows		Many Avg. Few Large Avg. Small		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 12,621					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:												
Asphalt Shingle X Metal																		
Chimney: Metal																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
OLD US 27 & W SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:								
		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				RESIDENTIAL ACREAGE		8.400 Acres	3,222 100		27,067	
				8.40 Total Acres Total Est. Land Value =					27,067	
Tax Description		Dirt Road								
L-348 P-181 234 COM AT NW COR OF G L 2		Gravel Road								
SEC 21 T23N R4W TH N 89 DEG 24' E ON 1/4		Paved Road								
LINE 604 FT TO E R/W LINE OF OLD 27 TH S		Storm Sewer								
11 DEG 16' E 570 FT FOR POB TH N 59 DEG		Sidewalk								
47' E 158.4 FT TO W'LY LINE OF CO RD TH		Water								
SE'LY ON R/W OF CO RD TH E 1/8 LINE TH		Sewer								
S'LY ON 1/8 LINE TO S LINE OF G L 2 TH W		Electric								
ON S LINE TO E R/W OF OLD 27 TH N'LY ON		Gas								
R/W LINE TO POB PART OF G L 2 SEC 21 T23N		Curb								
R4W.		Street Lights								
Comments/Influences		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
OLD US 27 & YEAGER RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
234 COM AT NW COR OF GOV'T LOT 2 SEC 21 TH E ON N LINE OF LOT 2 630.8 FT M/L TO W LINE OF PLAT OF HAZELWOOD TH S'LY ALONG PLAT 63.8 FT TO CEN OF RD INT TH W'LY ALONG CO RD 731.2 FT TO W LINE OF GOV'T LOT 2 TH N 59.6 FT TO POB PART OF GOV'T LOT 2 SEC 21 T23N R4W. .46 A.		Improved	X	Vacant	* Factors *				
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE		0.460 Acres	9,000	100	4,140
		Gravel Road		0.46 Total Acres Total Est. Land Value =					4,140
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
THOMAS JAMES W JR & SHARON	STATE OF MICHIGAN	6,000	02/05/2020	WD	21-NOT USED/OTHER	1171:2021	PROPERTY TRANSFER	100.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: C-2		Building Permit(s)		Date	Number	Status	
OLD US 27 & YEAGER RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 02/05/2020 Qual. Ag.							
Owner's Name/Address		SA:		2024 Est TCV Tentative							
MICHIGAN DEPT OF NAT RESOURCES PAYMENT-IN-LIEU OF TAXES PROGRAM PO BOX 30722 LANSING MI 48909		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Tax Description		Public Improvements		* Factors *							
234 L-993 P-2209 THAT PART OF GOVT LOT 2 SEC 21 T23N R4W LYING S OF CO RD 300 & W OF HIGHWAY OLD 27. DNR PILT PARCEL 2047357. SPLIT/COMBINED ON 01/21/2021 FROM 006-021-014-0420;		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Split/Comb. on 01/21/2021 completed 01/21/2021 MIKE OWNER REQUEST ; Parent Parcel(s): 006-021-014-0420; Child Parcel(s): 006-021-014-1420;		17.00 Acres		0 100		Total Est. Land Value =		0	
-----		Topography of Site		17.00 Total Acres		Total Est. Land Value =		0		0	
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan					2023	0	0	0		13,828S	
					2022	0	0	0		13,170S	
					2021	12,800	0	12,800		12,750S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ASH CHARLES R III	ASH, LINDA & CHARLES III	0	03/05/2010	QC	21-NOT USED/OTHER	1102/2113	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
11240 SWICK DR J		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ASH LINDA K & CHARLES R 8959 QUAIL CIR PLYMOUTH MI 48170		SA:										
Tax Description		2024 Est TCV Tentative										
L-1022 P-312 (L-433 P-256) 234 COM 1202.8FT E OF NW COR OF SE 1/4 OF SE 1/4 SEC 21 FOR POB THE E 96.9FT TH S0DEG25'E 162FT TH W 115.5FT TH N0DEG 25'W 161FT TO POB - PAR J & K PP: 006-021-016-0020 & 021-016-0030 (03)		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	110.00	150.00	1.0000	1.0000	2800	100		308,000
		X	Paved Road	LAKEVIEW	0.00	150.00	1.0000	1.0000	2800	100		0
		Storm Sewer		110 Actual Front Feet, 0.38 Total Acres					Total Est. Land Value =		308,000	
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		X	Sewer	D/W/P: 3.5 Concrete	6.68	16	74	79				
		Electric		D/W/P: 3.5 Concrete	6.68	45	74	223				
		Gas		D/W/P: 3.5 Concrete	6.68	120	74	593				
		Curb		D/W/P: Asphalt Paving	3.15	1239	74	2,888				
		X	Street Lights	Total Estimated Land Improvements True Cash Value = 3,783								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	154,000	306,200	460,200			270,268C		
		High		2022	132,000	238,600	370,600			257,399C		
		Landscaped		2021	121,000	209,600	330,600			249,177C		
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/29/2021	INSPECTED	2023	154,000	306,200	460,200			270,268C	
		DMG	07/26/2011	INSPECTED	2022	132,000	238,600	370,600			257,399C	
		DMG	09/08/2010	INSPECTED	2021	121,000	209,600	330,600			249,177C	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type		Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 400								
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								24	CCP (1 Story)											
Building Style: 2 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: BC Effec. Age: 30 Floor Area: 5,886 Total Base New : 870,732 Total Depr Cost: 610,470 Estimated T.C.V: 654,424			E.C.F. X 1.072			Bsmnt Garage: Carport Area: Roof:								
Yr Built	Remodeled	Ex	Ord	Min	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls BC			Blt 0								
0	0				Size of Closets			Ex. X Ord. Min			Ground Area = 2814 SF Floor Area = 5886 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70														
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			Many X Ave. Few			Building Areas														
Room List		Doors:	Solid	H.C.	(5) Floors			(13) Plumbing			Stories Exterior Foundation			Size			Cost New			Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Crawl Space 1 Story Siding Crawl Space 1 Story Siding Overhang			2,588 162 64 484			Total:			769,731 538,811					
(1) Exterior		(6) Ceilings			(7) Excavation			(8) Basement			Other Additions/Adjustments														
X	Wood/Shingle Aluminum/Vinyl Brick				Basement: 0 S.F. Crawl: 2814 S.F. Slab: 0 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Exterior Veneer Stone Veneer Plumbing Porches Deck Balcony Garages			Brick Veneer Stone Veneer 3 Fixture Bath CCP (1 Story) WCP (1 Story) CCP (1 Story)			144 592 2 44 144 24			2,992 28,002 13,857 1,743 8,317 1,469			2,094 19,601 9,700 1,220 5,822 1,028		
X	Insulation	(9) Basement Finish			(14) Water/Sewer						Deck Treated Wood Wood Balcony			126 144			3,282 7,265			2,297 5,085					
(2) Windows		X	Large Avg. Small		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 2 Wall No Concrete Floor			484 1 400			26,407 -5,370 -3,268			18,485 -3,759 -2,288					
X	Many Avg. Few	X	Large Avg. Small		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																								
X	Asphalt Shingle																								
Chimney:																									

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SIMON ROY W & PHYLLIS M &	BATZER TIMOTHY T & PAULA	145,000	10/20/2017	WD	21-NOT USED/OTHER	1164:151	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
11240 SWICK DR I		School: HOUGHTON LAKE COMM SCHOOLS		MISC		02/12/2018	PB18-0006	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
BATZER TIMOTHY T & PAULA 16266 BIG FOUR RD BEAR LAKE MI 49614		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
234 L-520 P-560 PART OF SE 1/4 OF SE 1/4 SEC 21 T23N R4WCOM AT NW COR TH N 89 DEG E ON N LINE 1148.8 FT FOR POB TH N 89 DEG E 54 FT TH S 25' E 161 FT TH S 89 DEG W 54 FT TH N 25' W 161 FT TO POB. "I".		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	54.00	150.00	1.0000	1.0000	850	100		45,900
		Paved Road		54 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =		45,900	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size		% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete		6.25		16		47	47	
		Sewer		D/W/P: 3.5 Concrete		6.25		24		47	70	
		Electric		Wood Frame		35.39		28		47	466	
		Gas		Total Estimated Land Improvements True Cash Value = 583								
		Curb		Work Description for Permit PB18-0006, Issued 02/12/2018: CHANGE OF USE FROM DUPLEX TO SINGLE FAMILY								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 11/05/2018 INSPECTED		2023	23,000	72,400	95,400			72,298C				
DMG 09/08/2010 INSPECTED		2022	23,000	60,900	83,900			68,856C				
		2021	20,300	53,000	73,300			66,657C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 276	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 38 Floor Area: 2,024 Total Base New : 233,242 Total Depr Cost: 144,609 Estimated T.C.V: 155,310			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1672 SF Floor Area = 2024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord		Min	150 Amps Service			Building Areas			Cost New		Depr. Cost		
Condition: Good		Size of Closets		Lg	X Ord		Small	(13) Plumbing			Total:		210,458	130,483		
Room List		Doors:	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation			Size				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			1.25 Story Siding Crawl Space			1,408			
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			2 3 Fixture Bath			264			
						Many X Ave. Few			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1,408 264				
(2) Windows	Many X Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1672 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments			Total:		210,458	130,483
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation		(8) Basement			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			3 Fixture Bath			1		3,915	2,427
(3) Roof	Gable Hip Flat		Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Deck			276		5,076	3,147
	X Asphalt Shingle	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1		1,345	834
Chimney: Stone		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Sewer 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			1		5,720	3,546
										Appliance Allow.			1		1,961	1,216
										Fireplaces			1		4,767	2,956
										Interior 1 Story			1		4,767	2,956
										Notes:			Totals:		233,242	144,609
										ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:						155,310

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
11240 SWICK DR H		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
RANSOM DONALD D & JANICE L 1133 YEOMANS ST LOT 248 IONIA MI 48846		SA:										
Tax Description		2024 Est TCV Tentative										
L-1017P-1360-63(L-1001P-1792&L-573P-337)2 34 PART OF SW 1/4 OF SE 1/4 SEC 21 T23N R4W COM ST NW COR THEREOF TH N 89 DEG E ON N LINE 1106.8 FT FOR POB TH N 89 DEG E 42 FT TH S 25' E 161 FT TH S 89 DEG W 42 FTTH N 25' W 161 FT TO POB. "H".		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	42.00	150.00	1.0000	1.0000	850	100		35,700
		Paved Road		42 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 35,700								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
		Sewer		D/W/P: Asphalt Paving				6.68	384	74	1,898	
		Electric		Total Estimated Land Improvements				3.15	200	74	466	
		Gas		True Cash Value = 2,364								
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 03/29/2021 INSPECTED				2023	17,900	29,200	47,100	33,323C				
DMG 09/08/2010 INSPECTED				2022	17,900	23,900	41,800	31,737C				
				2021	15,800	19,100	34,900	30,724C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G															
Yr Built	Remodeled	Ex	Ord	Min														
Condition: Good		Size of Closets																
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric													
(1) Exterior		Kitchen: Other: Other:			0 Amps Service													
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures													
(2) Windows		No. of Elec. Outlets			Ex. X Ord. Min													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 800 S.F. Height to Joists: 0.0			(13) Plumbing											
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer												
X	Asphalt Shingle	(10) Floor Support			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls	D	Blt	0					
(11) Heating System: Space Heater																		
Ground Area = 800 SF Floor Area = 800 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59																		
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
1 Story										Siding	Slab	800						
Other Additions/Adjustments										Total:			87,081	51,378				
Water/Sewer										Public Sewer		1	1,192	703				
Water Well, 100 Feet											1	5,584	3,295					
Built-Ins										Appliance Allow.		1	1,662	981				
Notes:										Totals:			95,519	56,357				
										ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>		TCV:	60,528					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MURPHY HEATHER R	YAGER RICHARD D & DAWN B	289,500	08/31/2020	WD	03-ARM'S LENGTH	1173:1944	PROPERTY TRANSFER	100.0			
WAGNER RYAN M & KATRINA	MURPHY HEATHER R	247,000	06/07/2019	WD	03-ARM'S LENGTH	1169:1655	PROPERTY TRANSFER	100.0			
DIETZ BRAD C & FONDA L	WAGNER RYAN M & KATRINA	203,500	08/23/2016	WD	03-ARM'S LENGTH	1159-2341	PROPERTY TRANSFER	100.0			
MANN JEFF R & DEBORAH A	FANNIE MAE	0	02/03/2012	OTH	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
11240 G SWICK DR G		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
YAGER RICHARD D & DAWN B 376 LAKE FOREST DR WATERFORD MI 48327		SA:									
Tax Description		2024 Est TCV Tentative									
L-999 P-782 (L-990P-1647&L-439 P-225) 234 11240-G W SHORE DR COM AT NW COR OF SE 1/4 OF SE 1/4 SEC 21T23N R4W TH N 89 DEG E ON N LINE 1067.8 FT FOR POB TH N 89 DEG E 39 FT TH S 0 DEG 25' W 161 FT TH S 89 DEG 80' W 39 FT TH N 0 DEG 25' E 161 FT TO POB. "G".		X Improved Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	39.00	161.00	1.0000	1.0360	850	100	34,344
		Paved Road		39 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 34,344							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 4in Concrete	8.27	270	94	2,099			
		Sewer		D/W/P: 4in Concrete	8.27	270	94	2,099			
		Electric		D/W/P: 4in Concrete	8.27	108	94	839			
		Gas		Total Estimated Land Improvements True Cash Value = 5,037							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	11/05/2018	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG	09/08/2010	INSPECTED	2023	17,200	134,400	151,600			105,535C
					2022	17,200	112,000	129,200			100,510C
					2021	15,200	82,100	97,300			97,300S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 270	Type Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 1/2 STORY		X	Drywall Paneled	Plaster Wood T&G													
Yr Built 2006	Remodeled 0	Ex	X	Ord	Min												
Condition: Good		Trim & Decoration															
Room List		Doors:	Solid	X	H.C.												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors															
(1) Exterior		Kitchen: Other: Other:															
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings															
(2) Windows		No./Qual. of Fixtures															
Many X Avg. Few		X	Ord.	Min													
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement Double Glass X Patio Doors Storms & Screens		(7) Excavation															
Basement: 972 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets															
(3) Roof		Many		X	Ave.	Few											
X Gable Hip Flat		(8) Basement															
Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X Asphalt Shingle		(9) Basement Finish															
Chimney:		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
(10) Floor Support		(14) Water/Sewer															
Joists: Unsupported Len: Cntr.Sup:		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic															
Lump Sum Items:		Notes:  ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:															
		Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 972 SF Floor Area = 1458 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 972 Total: 240,627 226,189  Other Additions/Adjustments Plumbing 3 Fixture Bath 1 6,929 6,513 Balcony Wood Balcony 270 13,622 12,805 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Basement Garage: 2 Car 1 4,152 3,903 Water/Sewer Public Sewer 1 1,941 1,825 Water Well, 100 Feet 1 6,333 5,953 Built-Ins Appliance Allow. 1 4,031 3,789 Fireplaces Prefab 1 Story 1 3,718 3,495 Totals: 281,353 264,472		E.C.F. X 1.074 Total Base New : 281,353 Total Depr Cost: 264,472 Estimated T.C.V: 284,043		Bsmnt Garage: 2 Car Carport Area: Roof:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CONNELL ROSEMARIE & FREDER	RAY RICHARD J & CATHERINE	63,000	06/03/2015	WD	16-LC PAYOFF	1150-1355	PROPERTY TRANSFER	0.0
CONNELL ROSEMARIE &	RAY RICHARD J & CATHERINE	63,000	07/19/2014	LC	03-ARM'S LENGTH	1141-1350	OTHER	100.0
CONNELL ROSE M.	CONNELL, ROSEMARIE & FREDER	0	07/09/2010	QC	21-NOT USED/OTHER	1094/2394	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
11240 SWICK DR E	School: HOUGHTON LAKE COMM SCHOOLS		DEMO	09/20/2013	3860	COMPLETE
	P.R.E. 0%					

  

Owner's Name/Address	SA:
RAY RICHARD J & CATHERINE A 631 PEARL ST DUNDEE MI 48131	

  

Tax Description	2024 Est TCV Tentative
L-399 P-386 234 PART OF THE SE 1/4 OF THE SE 1/4 COM AT NW COR OF SAME TH N89DEGE 967.8FT FOR POB TH N89DEGE 100FT TH S0DEG25'E 161FT TH S89DEGW 100FT TH N0DEG25'W 161 FT TO POB PART OF SE 1/4 SEC 21 T23N R4W PAR E & F .37AC	

  

Comments/Influences	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT																																																																
	<table border="1"> <thead> <tr> <th colspan="2">X Improved</th> <th>Vacant</th> <th colspan="4">* Factors *</th> <th>Value</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>CANAL/RIVER</td> <td>100.00</td> <td>150.00</td> <td>1.0000</td> <td>1.0000</td> <td>850</td> <td>100</td> <td></td> <td>85,000</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =</td> <td>85,000</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Land Improvement Cost Estimates</th> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.25</td> <td>202</td> <td>49</td> <td>619</td> </tr> <tr> <td>D/W/P: Asphalt Paving</td> <td>2.93</td> <td>126</td> <td>74</td> <td>273</td> </tr> <tr> <td>Wood Frame/Conc.</td> <td>40.39</td> <td>48</td> <td>49</td> <td>950</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>1,842</td> </tr> </tbody> </table>	X Improved		Vacant	* Factors *				Value	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	CANAL/RIVER	100.00	150.00	1.0000	1.0000	850	100		85,000	100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								85,000	Land Improvement Cost Estimates				Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.25	202	49	619	D/W/P: Asphalt Paving	2.93	126	74	273	Wood Frame/Conc.	40.39	48	49	950	Total Estimated Land Improvements True Cash Value =				1,842
X Improved		Vacant	* Factors *				Value																																																										
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																																									
CANAL/RIVER	100.00	150.00	1.0000	1.0000	850	100		85,000																																																									
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D/W/P: 3.5 Concrete	6.25	202	49	619																																																													
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Total Estimated Land Improvements True Cash Value =				1,842																																																													

  

Work Description for Permit 3860, Issued 09/20/2013: DEMO

  

Topography of Site

  

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	42,500	35,000	77,500			74,678C
2022	42,500	28,700	71,200			71,122C
2021	37,500	32,500	70,000			68,850C

  

Who	When	What
QT	03/29/2021	INSPECTED
DMG	09/08/2010	INSPECTED

  

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																									
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 36 Floor Area: 654 Total Base New : 106,893 Total Depr Cost: 68,411 Estimated T.C.V: 73,473			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:																																									
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																		
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets																																																				
0	0				Lg	Ord	Small																																																		
Condition: Good																																																									
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																																																	
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																																																	
(1) Exterior					No./Qual. of Fixtures																																																				
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																																				
X	Insulation				Many	X	Ave.	Few	(13) Plumbing																																																
(2) Windows		(7) Excavation			Average Fixture(s)																																																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 654 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																				
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																			
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																				
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																							
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 654 SF Floor Area = 654 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>654</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>80,085</td> <td>51,254</td> </tr> </tbody> </table> Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>484</td> <td>17,782</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> </tr> <tr> <td colspan="2">Totals:</td> <td>106,893</td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 73,473																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	654			Total:				80,085	51,254	Item	Quantity	Cost	Base Cost	484	17,782	Water/Sewer			Public Sewer	1	1,345	Water Well, 100 Feet	1	5,720	Built-Ins			Appliance Allow.	1	1,961	Totals:		106,893
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BLIESENER JEFFERY L & DIAN	BLIESENER JEFFREY L & DIAN	0	05/05/2021	QC	14-INTO/OUT OF TRUST	1177:0220	DEED	0.0				
		148,000	06/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
11240 SWICK DR D		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
BLIESENER JEFFREY L & DIANE K TRUST 2940 E SAGINAW GRAND LEDGE MI 48837		SA:										
Tax Description		2024 Est TCV Tentative										
L-1044 P-1325 (L-847P-303&L-755P-257) 234 COM AT NW COR OF SE 1/4 OF SE 1/4 SEC 21TH E 882.8 FT FOR POB TH E 85 FT TH S 161 FT TH S 80 DEG 39' W 85 FT TH N 161 FT TO POB. PARCEL D.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	85.00	150.00	1.0000	1.0000	850	100		72,250
		Paved Road		85 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 72,250								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		Water		D/W/P: 3.5 Concrete	6.68	15	74		74			74
		Electric		Wood Frame	29.95	96	74		2,127			
		Gas		Wood Frame	38.21	49	89		1,666			
		Curb		Total Estimated Land Improvements True Cash Value = 3,867								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	2023	36,100	42,600	78,700		44,365C		
		QT	03/29/2021	INSPECTED	2022	36,100	35,100	71,200		42,253C		
		DMG	09/08/2010	INSPECTED	2021	31,900	29,400	61,300		40,904C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 162 152	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																													
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																								
Condition: Good		Lg	Ord	Small																																																									
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures																																																									
		Ex.	X	Ord.	Min	No. of Elec. Outlets																																																							
		Many	X	Ave.	Few	(13) Plumbing																																																							
(2) Windows		(7) Excavation		Average Fixture(s)																																																									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 862 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																						
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X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																									
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																											
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 862 SF Floor Area = 862 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>862</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>101,923</td> <td>69,307</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Porches CCP (1 Story)</td> <td>162</td> <td>4,048</td> <td>3,603</td> </tr> <tr> <td>Deck Treated Wood</td> <td>152</td> <td>3,428</td> <td>2,537</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,345</td> <td>915</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>3,890</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,333</td> </tr> <tr> <td>Totals:</td> <td></td> <td>118,425</td> <td>81,585</td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 87,622																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	862			Total:				101,923	69,307	Item	Area	Cost	Depr. Cost	Porches CCP (1 Story)	162	4,048	3,603	Deck Treated Wood	152	3,428	2,537	Water/Sewer Public Sewer	1	1,345	915	Water Well, 100 Feet	1	5,720	3,890	Built-Ins Appliance Allow.	1	1,961	1,333	Totals:		118,425	81,585
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Totals:		118,425	81,585																																																										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BALLARD MADELINE ESTATE	BALLARD MICHAEL W & KIMBERLY S	0	08/12/2015	QC	21-NOT USED/OTHER	1152-1418	PROPERTY TRANSFER	66.6			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
11240 SWICK DR C		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BALLARD MICHAEL W & KIMBERLY S 10187 VAN VLEET RD GAINES MI 48436		SA:									
Tax Description		2024 Est TCV Tentative									
L-1031 P-427 (L-493 P-481) 234 COM AT NW COR OF SE 1/4 OF SE 1/4 SEC 21TH E 827.7 FT FOR POB TH E 55 FT TH S 161 FT TH W 55.1 FT TH N 161 FT TO POB SEC 21 T23N R4W. PARCEL C.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	55.00	150.00	1.0000	1.0000	850	100	46,750
		Paved Road		55 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 46,750							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		Fencing: Wd, Split, 2 Rail	16.72		20 24		80		
		Electric		D/W/P: 3.5 Concrete	6.68		814 74		4,024		
		Gas		Total Estimated Land Improvements True Cash Value = 4,104							
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	23,400	60,400	83,800			57,365C	
		High		2022	23,400	50,400	73,800			54,634C	
		Landscaped		2021	20,600	44,100	64,700			52,889C	
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/29/2021 INSPECTED								
		DMG	09/08/2010 INSPECTED								

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 292	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																													
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 37 Floor Area: 1,104 Total Base New : 186,074 Total Depr Cost: 117,227 Estimated T.C.V: 125,902			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:																																																													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																																						
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(2) Windows		(7) Excavation			Average Fixture(s)																																																																								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1104 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																						
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Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																											
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 1104 SF Floor Area = 1104 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63                  Building Areas  <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,104</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>147,885</td> <td>93,168</td> </tr> </tbody> </table>                 Other Additions/Adjustments                  Deck  <table border="1"> <thead> <tr> <th>Material</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>292</td> <td>5,382</td> <td>3,391</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>22,596</td> <td>14,235</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,515</td> <td>954</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,890</td> <td>3,711</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,806</td> <td>1,768</td> </tr> <tr> <td colspan="2">Totals:</td> <td>186,074</td> <td>117,227</td> </tr> </tbody> </table>                 Notes:                  ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =&gt; TCV: 125,902</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,104			Total:				147,885	93,168	Material	Area	Cost	Depr. Cost	Treated Wood	292	5,382	3,391	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	576	22,596	14,235	Water/Sewer				Public Sewer	1	1,515	954	Water Well, 100 Feet	1	5,890	3,711	Built-Ins				Appliance Allow.	1	2,806	1,768	Totals:		186,074	117,227
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WINDORF PAUL W REV FAMILY	HIBBARDS OUTDOOR SERVICES	0	08/27/2020	WD	16-LC PAYOFF	1173:1807	DEED	0.0						
WINDORF PAUL W REV FAMILY	HIBBARDS OUTDOOR SERVICES	39,000	09/22/2017	LC	03-ARM'S LENGTH	1163:1929	PROPERTY TRANSFER	100.0						
WINDORF PAUL W	WINDORF PAUL W REV FAMILY	0	09/18/2017	QC	21-NOT USED/OTHER	1163:1927	PROPERTY TRANSFER	0.0						
WINDORF PAUL W & KAREN	WINDORF PAUL W	0	09/17/2017	QC	06-COURT JUDGEMENT	1163:1926	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
11240 SWICK DR B		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
HIBBARDS OUTDOOR SERVICES INC 13145 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
L-1001 P-2116 (L-531 P-243) 234 COM AT NW COR OF SE 1/4 OF SE 1/4 SEC 21TH E 777.2 FT FOR POB TH E 50.5 FT TH S 171 FT TH W 44 FT TH N 44 DEG 25' W110.5 FT TH N 45 DEG 35' E 95 FT TH N 32.6 FT TO POB SEC 21 T23N R4W. PAR B.		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100		42,500
		Paved Road				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500								
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description		Rate		Size		% Good		Cash Value
		Water				D/W/P: 3.5 Concrete		6.68		69		74		341
		Sewer				D/W/P: Asphalt Paving		3.15		803		49		1,239
		Electric				Total Estimated Land Improvements True Cash Value = 1,580								
		Gas												
		Curb												
		Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative						
QT 03/29/2021 INSPECTED		2023	21,300	11,900	33,200			29,144C						
DMG 09/08/2010 INSPECTED		2022	21,300	9,400	30,700			27,757C						
		2021	18,800	8,900	27,700			26,871C						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C Effec. Age: 36 Floor Area: 0 Total Base New : 35,145 Total Depr Cost: 22,494 Estimated T.C.V: 24,159		E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			X								
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			100 Amps Service								
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 0			
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			(11) Heating System: Heat Pump			Ground Area = 0 SF		Floor Area = 0 SF.			
					Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(2) Windows		(7) Excavation			(13) Plumbing			Average Fixture(s)			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost 768 27,740 17,754			Water/Sewer Public Sewer 1 1,515 970 Water Well, 100 Feet 1 5,890 3,770			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer			Notes:			Totals: 35,145 22,494		ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 24,159			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DIMAIO PATRICIA	VANDAMME TODD A & MELISSA	0	07/11/2019	QC	21-NOT USED/OTHER	1169:2444	PROPERTY TRANSFER	100.0					
SWICK PEARL	PATRICIA DIMAIO	0	07/19/2009	QC	21-NOT USED/OTHER	1084/2195	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
11248 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
VANDAMME TODD A & MELISSA M 1227 N WALNUT ST LANSING MI 48906		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-257 P-61 234 COM AT NW COR OF SE 1/4 OF SE 1/4 SEC 21T23N R4W TH N 89 DEG E ON N LINE 615 FT FOR POB TH N 89 DEG E 162.2 FT TH S 0 DEG 25' E 32.6 FT TH S 45 DEG 35' W 95 FT TH N 44 DEG 25' W 135 FT TO POB. "A".		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		CANAL/RIVER	45.00	150.00	1.0000	1.0000	850	100		38,250
		X	Paved Road		45 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 38,250								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		X	Water		D/W/P: 3.5 Concrete	6.25	1144	49		3,503			
		X	Electric		Wood Frame	26.62	96	68		1,738			
		X	Gas		Total Estimated Land Improvements True Cash Value = 5,241								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	19,100	47,600	66,700			61,740C		
		X	High		2022	19,100	39,700	58,800			58,800S		
		X	Landscaped		2021	16,900	42,300	59,200			57,493C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/29/2021	INSPECTED									
		DMG	09/08/2010	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 130	Type CPP Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 36 Floor Area: 960 Total Base New : 141,339 Total Depr Cost: 90,457 Estimated T.C.V: 97,151			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
	Insulation	Ex.	X	Ord.	Min	No. of Elec. Outlets										
(2) Windows		Many Avg. Few	X	Large Avg. Small	(13) Plumbing											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	(3) Roof	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Notes:												
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:												
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 960 SF Floor Area = 960 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  1 Story Siding Crawl Space 960                  Total: 115,449 73,887                  Other Additions/Adjustments                  Deck                  Treated Wood 130 3,097 1,982                  Garages                  Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)                  Base Cost 384 15,199 9,727                  Common Wall: 1 Wall 1 -2,074 -1,327                  Water/Sewer                  Public Sewer 1 1,345 861                  Water Well, 100 Feet 1 5,720 3,661                  Built-Ins                  Appliance Allow. 1 1,961 1,255                  Porches                  CPP 24 642 411                  Totals: 141,339 90,457</p>																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ACKER NORA L ESTATE	ACKER JAMES R	0	04/11/2017	OTH	08-ESTATE	1162:446	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
11216 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
ACKER JAMES R 1330 N JENISON LANSING MI 48915		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-840 P-619-620 234 PART OF SE1/4 OF SE1/4 SEC 21 & OF GOVT LOT 2 SEC 22 T23N R4W COM AT INT OF NLY LN OF POINT VIEW AVE OF LONG POINT VIEW WITH NELY R/W OF CO RD TH N44DEGW ON R/W200 FT FOR POB TH E 30 FT TH N 85 FT TO CANAL TH W 70 FT TH N41DEG04'W 48.2 FT TH S81DEG04'W 40 FT TO R/W TH S44DEGE 160 FT TO POB "A"		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		CANAL/RIVER	85.00	100.00	1.0000	0.8165	850	100		58,992
		X	Paved Road		85 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 58,992								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		X	Water		D/W/P: 3.5 Concrete	6.25	323	49		989			
		X	Sewer		Wood Frame	34.14	48	49		803			
		X	Electric		Metal Prefab	18.62	70	24		313			
		X	Gas		Total Estimated Land Improvements True Cash Value = 2,105								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	29,500	8,100	37,600			33,213C		
		X	High		2022	29,500	6,500	36,000			31,632C		
		X	Landscaped		2021	26,000	4,700	30,700			30,622C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
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		DMG	09/08/2010	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		0 Front Overhang 0 Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump							20	Treated Wood			
Building Style: MOBILE HOME		Drywall Paneled		Plaster Wood T&G												
Yr Built 0		Remodeled 0		Trim & Decoration												
Condition: Fair		Ex		Ord			Min									
Room List		Lg		Ord			Small									
Basement 1st Floor 2nd Floor Bedrooms		Doors:		Solid			H.C.			Central Air Wood Furnace						
(1) Exterior		(5) Floors		(12) Electric			0 Amps Service									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME			Cls Low		Blt 0	
X	Metal Insulation			No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Wall Furnace Ground Area = 528 SF Floor Area = 528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
(2) Windows		(7) Excavation		(13) Plumbing						Building Areas						
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s)						Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Main Home Ribbed Metal 528 Total: 29,485 10,319						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		Other Additions/Adjustments						Other Additions/Adjustments						
X	Storms & Screens	(9) Basement Finish		Skirting, Metal or Vinyl, Vertical						Plumbing						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Water/Sewer						
X	Asphalt Shingle Comp. Roll	(10) Floor Support		Water/Sewer						Public Sewer						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						Notes:						
				Public Water						ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:					15,327	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
11200 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 12/04/2003										
SCHENDEN GEORGE & PAULA ETAL 11200 W SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1042 P-2356 (L-994P-1870&L-595P-266) 234 PART OF SE1/4 OF SE1/4 SEC 21 & PART OF GOVT LOT 2 SEC 22 T23N R4W COM AT INT OF N R/W POINT VIEW AVE WITH NELY R/W COR DTH N44DEGW ON R/W 200 FT TH E 30 FT FOR POB TH N 85 FT TH E 100 FT TH S 85 FT THW 100 FT TO POB "B & C"		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	100.00	125.00	1.0000	0.9129	850	100		77,594
		Paved Road		100 Actual Front Feet, 0.29 Total Acres				Total Est. Land Value =		77,594		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size		% Good	Cash Value
		Water		D/W/P: 3.5 Concrete				6.25	161	74		744
		Sewer		Wood Frame				22.61	190	74		3,179
		Electric		Total Estimated Land Improvements				True Cash Value =		3,923		
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		QT	03/29/2021	INSPECTED	2023	38,800	46,500	85,300		57,767C		
		DMG	09/08/2010	INSPECTED	2022	38,800	38,600	77,400		55,017C		
					2021	34,200	23,100	57,300		53,260C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								160 30	Treated Wood Treated Wood		
Building Style: 1 STORY		(4) Interior		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 31 Floor Area: 864 Total Base New : 128,015 Total Depr Cost: 89,130 Estimated T.C.V: 95,726			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD			Blt 0		
Condition: Good		Size of Closets		0 Amps Service			Ground Area = 864 SF Floor Area = 864 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69						
Room List		Doors:	Solid	H.C.	Ex. X Ord. Min			Building Areas			Stories Exterior Foundation			Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69			1 Story Siding Crawl Space			864			
(1) Exterior		(6) Ceilings		(13) Plumbing			Other Additions/Adjustments			Deck			160 30		3,547 1,336	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Average Fixture(s)			Water/Sewer			Treated Wood			1 1		1,345 5,720	
(2) Windows		(8) Basement		1 3 Fixture Bath			Built-Ins			Treated Wood			1 1		1,961 4,767	
X	Many Avg. Few	X	Large Avg. Small	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces			Water/Sewer			1 1		4,000 3,560	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items			Public Sewer			1 1		4,000 3,560	
(3) Roof		(10) Floor Support		(14) Water/Sewer			STAND BY GENERATOR			Water Well, 100 Feet			1 1		4,000 3,560	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Appliance Allow.			1		1,961	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			Interior 1 Story			1		4,767	
Chimney: Brick							Totals:			128,015			89,130		95,726	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LARSEN JULIE M	KLEIN KENNETH J	60,000	06/21/2018	WD	16-LC PAYOFF	11661234	PROPERTY TRANSFER	0.0		
WELSH MICHAEL R		0	11/26/2017	OTH	07-DEATH CERTIFICATE	1164:1972	PROPERTY TRANSFER	0.0		
LARSEN, JULIE & WELSH, MIC	LARSEN, JULIE & WELSH MIC	0	01/27/2009	MLC	21-NOT USED/OTHER	1080/2045	OTHER	50.0		
LARSEN JULIE	LARSEN, JULIE & WELSH, MIC	0	01/08/2009	QC	21-NOT USED/OTHER	1079/1999	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status	
11194 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
KLEIN KENNETH J 7924 SUNFIELD HWY PORTLAND MI 48875		SA:								
		2024 Est TCV Tentative								
		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				CANAL/RIVER	110.00	125.00	1.0000	0.9129	850 100	85,353
				110 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =					85,353	
Tax Description				Land Improvement Cost Estimates						
234				Description	Rate	Size	% Good	Cash Value		
L-1012P-344 (L-1011P-1485&L1008P1689) PART OF SE 1/4 OF SE 1/4 SEC 21 & OF GOVT LOT 2 SEC 22 T23N R4W COM AT INT OFN'LY LINE OF POINT VIEW AVE IN PLAT OF LONG POINT VIEW WITH NE'LY LINE OF CO HWY TH N 44 DEG W ALONG HWY 200 FTTH E 130 FT FOR POB TH N 85 FT TH E 50 FT TH S 23 DEG E 92.4 FT TH W 86 FT TO POB. "D".		X	Dirt Road							
		X	Gravel Road							
		X	Paved Road							
		X	Storm Sewer							
		X	Sidewalk							
		X	Water							
		X	Sewer							
		X	Electric							
		X	Gas							
		X	Curb							
		X	Street Lights							
		X	Standard Utilities							
		X	Underground Utils.							
Comments/Influences		Topography of Site								
		X	Level							
		X	Rolling							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		
		QT	03/29/2021	INSPECTED	2023	42,700	24,500	67,200	59,609C	
		DMG	09/08/2010	INSPECTED	2022	42,700	19,900	62,600	56,771C	
					2021	37,700	17,700	55,400	54,958C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	9	Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G															
Yr Built	Remodeled	Ex	Ord	Min														
Condition: Fair		Size of Closets																
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric													
(1) Exterior		Kitchen: Other: Other:			0 Amps Service													
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures													
(2) Windows		No. of Elec. Outlets			Ex. X Ord. Min													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 609 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few											
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation			(13) Plumbing													
(3) Roof		(8) Basement			Average Fixture(s)													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer													
Chimney: Block		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls D		Blt 0						
(11) Heating System: Space Heater																		
Ground Area = 609 SF Floor Area = 609 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59																		
Building Areas																		
Stories Exterior Foundation Size Cost New Depr. Cost																		
1 Story Siding Crawl Space 609																		
Total: 71,725 42,317																		
Other Additions/Adjustments																		
Water/Sewer																		
Public Sewer 1 1,192 703																		
Water Well, 100 Feet 1 5,584 3,295																		
Built-Ins																		
Appliance Allow. 1 1,662 981																		
Deck																		
Treated Wood 9 400 236																		
Totals: 80,563 47,532																		
Notes:																		
ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:														51,049				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ABEL RICK & JILLANE P	DELAUDER FRANCINE	55,000	07/01/2019	WD	03-ARM'S LENGTH	1169:2106	PROPERTY TRANSFER	100.0				
		130,000	09/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
DELAUDER FRANCINE 1778 W VIEW TRL HOWELL MI 48843		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100		42,500
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500								
				Land Improvement Cost Estimates								
				Description	Rate		Size		% Good	Cash Value		
				D/W/P: 3.5 Concrete	6.25		72		49	220		
				D/W/P: 3.5 Concrete	6.25		128		74	592		
				Total Estimated Land Improvements True Cash Value = 812								
Comments/Influences		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		QT	03/29/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative	
		DMG	09/08/2010	INSPECTED	2023	21,300	8,100	29,400			26,725C	
					2022	21,300	6,900	28,200			25,453C	
					2021	18,800	6,500	25,300			24,640C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 32 Floor Area: 0 Total Base New : 22,837 Total Depr Cost: 15,529 Estimated T.C.V: 16,678			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 22,837 Total Depr Cost: 15,529 Estimated T.C.V: 16,678			E.C.F. X 1.074		Bsmnt Garage:		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD Blt 0			
Condition: Average		Lg	Ord	Small	Doors: Solid H.C.			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68						
Room List		(5) Floors		(12) Electric			No. of Elec. Outlets			Building Areas			Size		Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			Many X Ave. Few			Stories Exterior Foundation							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			(13) Plumbing			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			600		20,658	14,047	
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			1		2,179	1,482	
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Notes:			Wood Stove			Totals:		22,837	15,529	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:									16,678	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Chimney:												
Asphalt Shingle X Metal		Joists: Unsupported Len: Cntr.Sup:															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BYERS JOHN A	DELAUDER JEFFREY F	165,000	05/06/2019	WD	03-ARM'S LENGTH	1169:670	PROPERTY TRANSFER	100.0				
		100,000	07/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
101 POINT VIEW AVE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
DELAUDER JEFFREY F 8580 W HIGHLAND RD HOWELL MI 48843		SA:										
		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				CANAL/RIVER	94.65	115.00	1.0000	0.8756	850	100		70,444
				53 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 70,444								
				Land Improvement Cost Estimates								
				Description				Rate	Size % Good		Cash Value	
				D/W/P: 3.5 Concrete				6.68	1240	49	4,059	
				D/W/P: 3.5 Concrete				6.68	16	49	52	
				Total Estimated Land Improvements True Cash Value = 4,111								
Comments/Influences		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative			
		QT	03/29/2021	INSPECTED	2023	35,200	72,200	107,400	91,724C			
		DMG	09/08/2010	INSPECTED	2022	35,200	60,500	95,700	87,357C			
					2021	31,100	55,400	86,500	84,567C			

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Insulation	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									110 156 84	CCP (1 Story) WGEP (1 Story) Treated Wood				
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace			No./Qual. of Fixtures			Class: C Effec. Age: 38 Floor Area: 1,448 Total Base New : 222,312 Total Depr Cost: 140,696 Estimated T.C.V: 151,108			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1979	Remodeled 0	Ex	Ord	Min	(12) Electric			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1448 SF Floor Area = 1448 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62			Cls C		Blt 1979			
Condition: Good		Size of Closets			0 Amps Service			No. of Elec. Outlets			Building Areas								
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Many X Ave. Few			Stories Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Slab			Size 1,064 384		Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Other Additions/Adjustments			Total: 186,239		115,468			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Basement: 0 S.F. Crawl: 1064 S.F. Slab: 384 S.F. Height to Joists: 0.0			(14) Water/Sewer			Exterior Brick Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) WGEP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet			153 1 110 156 84 1 1		2,667 4,711 3,110 13,010 2,364 1,515 5,890		1,654 2,921 1,928 10,928 1,466 939 3,652	
X	Insulation	(7) Excavation			(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow.			1		2,806 1,740			
(2) Windows	Many Avg. Few X Avg. X Avg. Large Small	(9) Basement Finish			Lump Sum Items:			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>			222,312		140,696 151,108			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle																		
Chimney:																			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status
POINTVIEW AVE		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
PETERSEN VERNON R & GAILEN D 244 TIMBER LANE MARQUETTE MI 49855		SA:						
		2024 Est TCV Tentative						
		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT			
		Public Improvements		* Factors *				
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
		CANAL/RIVER	50.00	31.52	1.0000	0.4584	850 100	19,482
		50 Actual Front Feet, 0.04 Total Acres				Total Est. Land Value =		19,482
Tax Description		Dirt Road						
169/154 L1014/P906 1090/1243-4		Gravel Road						
234 COM AT INT OF N LINE OF POINT VIEW		Paved Road						
AVE IN LONG POINT VIEW & NE'LY LINE OF		Storm Sewer						
CO RD TH N 44 DEG W ON RD 200 FT TH E		Sidewalk						
216 FT TH S23DEGE 107.6 FT FOR POB TH		Water						
N76DEG10' E 50.7 FT TH S17DEG12'E 34 FT		X Sewer						
TH S82DEG10'W 50.7 FT TH N18DEG16'30"W		Electric						
28.64 FT TO POB PART OF SE 1/4 OF SE 1/4		Gas						
SEC 21 & GOV'T LOT 2 SEC 22 T23N R4W.		Curb						
"M-2".		Street Lights						
NOTE: LEGAL DESCRIPTION RECORDED		X Standard Utilities						
169/154;1014/906;1090/1243-4 DOES NOT		Underground Utils.						
Comments/Influences		Topography of Site						
		X Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		X Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009.		QT 03/29/2021 INSPECTED	2023	9,700	0	9,700		5,854C
Licensed To: Township of Lake, County of		DMG 09/08/2010 INSPECTED	2022	9,700	0	9,700		5,576C
Roscommon, Michigan			2021	8,600	0	8,600		5,398C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		215,000	05/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
105 POINT VIEW AVE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KESLER TROY A & CAMIE K 13104 CENTER RD BATH MI 48808		SA:										
Tax Description		2024 Est TCV Tentative										
L-1007 P-1993 (L-988P-1282&L-663 P-650) 234 105C POINT VIEW AVE COM AT INTER OF NLY LINE OF POINT VIEW AVE OF PLAT OF LONG POINT VIEW WITH NELY OF CO RD TH N82DEG10'E 180FT TH N17DEG 12'W 114FT FOR POB TH N17DEG12'W 100FT TH N89DEG41'E 90FT TH S17DEG29'E 96.1FT TH S88DEG29'W 90FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 21 T23NR4W & GOVT LOT 2 PAR E & F		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	85.00	250.00	1.0000	1.2910	850	100		93,274
		Paved Road		85 Actual Front Feet, 0.49 Total Acres Total Est. Land Value = 93,274								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate								
		X Sewer		D/W/P: 3.5 Concrete								
		Electric		D/W/P: 3.5 Concrete								
		Gas		Total Estimated Land Improvements True Cash Value = 4,221								
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 03/29/2021 INSPECTED	DMG 09/08/2010 INSPECTED	2023	46,600	54,600	101,200	84,686C				
				2022	46,600	45,400	92,000	80,654C				
				2021	41,200	38,200	79,400	78,078C				

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 280	Type CGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																											
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 36 Floor Area: 720 Total Base New : 164,655 Total Depr Cost: 105,379 Estimated T.C.V: 113,177			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:																																																											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																																				
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																						
Condition: Good		Lg	Ord	Small																																																																							
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																																																																			
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																																																																			
(1) Exterior					No./Qual. of Fixtures																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																																																						
	Insulation				Many X Ave. Few																																																																						
(2) Windows		(7) Excavation			(13) Plumbing																																																																						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 720 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer																																																																						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:																																																																					
X	Asphalt Shingle	(10) Floor Support																																																																									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																																																																									
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 720 SF Floor Area = 720 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>720</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>97,718</td> <td>62,539</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Porches CGEP (1 Story)</td> <td>280</td> <td>15,960</td> <td>10,214</td> </tr> <tr> <td>Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>1008</td> <td>34,161</td> <td>21,863</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,515</td> <td>970</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,890</td> <td>3,770</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,806</td> <td>1,796</td> </tr> <tr> <td>Fireplaces Exterior 1 Story</td> <td>1</td> <td>6,605</td> <td>4,227</td> </tr> <tr> <td colspan="4">Totals:</td> <td></td> <td>164,655</td> <td>105,379</td> </tr> </tbody> </table> <p>Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =&gt; TCV: 113,177</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	720				Total:					97,718	62,539	Item	Area	Cost	Depr. Cost	Porches CGEP (1 Story)	280	15,960	10,214	Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	1008	34,161	21,863	Water/Sewer Public Sewer	1	1,515	970	Water Well, 100 Feet	1	5,890	3,770	Built-Ins Appliance Allow.	1	2,806	1,796	Fireplaces Exterior 1 Story	1	6,605	4,227	Totals:					164,655	105,379
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CROSS DAVID A	KESLER CAMIE K & TROY A	62,000	08/13/2018	WD	03-ARM'S LENGTH	1166:2375	PROPERTY TRANSFER	100.0
HAURI BECKY & FOSTER JULIE	CROSS DAVID A	62,500	08/31/2016	WD	03-ARM'S LENGTH	1160-0053	PROPERTY TRANSFER	100.0
FOSTER JULIE & HAURI BECKY	FOSTER JULIE & HAURI BECKY	0	06/22/2016	QC	21-NOT USED/OTHER	1160-0052	PROPERTY TRANSFER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
107 POINT VIEW AVE	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	04/05/2023	PB23-0071	INSPECT			
	P.R.E. 0%								
Owner's Name/Address	SA:								
KESLER CAMIE K & TROY A 13104 CENTER RD BATH MI 48808	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
	Public Improvements		* Factors *						
	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road		CANAL/RIVER	48.00	150.00	1.0000	1.0000	850 100	40,800
	Paved Road		48 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 40,800						
	Storm Sewer		Work Description for Permit PB23-0071, Issued 04/05/2023: RE-ROOF MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.						
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	Who	When	What	2024	Tentative	Tentative	Tentative	Tentative	
	QT	05/11/2023	INSPECTED	2023	20,400	20,100	40,500	34,644C	
	QT	11/05/2018	INSPECTED	2022	20,400	16,400	36,800	32,995C	
	DMG	09/08/2010	INSPECTED	2021	18,000	14,400	32,400	31,941C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		X Gas Wood		Oil Coal		Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 24	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace									
Building Style: 1 STORY		Drywall X Paneled		Plaster Wood T&G	Trim & Decoration											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.										
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		60 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X Aluminum Insulation		Ex.	X	Ord.		Min	No. of Elec. Outlets									
(2) Windows		Many	X	Ave.		Few	(13) Plumbing									
X Avg. Few	X Avg. Small	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 624 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(3) Roof		(8) Basement														
X Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X Asphalt Shingle		(9) Basement Finish														
Chimney:		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
107 POINT VIEW AVE		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
PETERSEN VERNON R & GAILEN D 244 TIMBER LANE MARQUETTE MI 49855		SA:											
Tax Description		2024 Est TCV Tentative											
1090/1243-4 L1014/P907 234 COM AT INT OF N'LY LINE OF POINT VIEW AVE OF PLAT OF LONG POINT VIEW WITH NE'LY LINE OF CO HWY TH N82DEG10'E 180 FT FOR POB TH N17DEG12' W 64 FT TH N87DEG20' E 89.5 FT TH S17DEG29' E 56 FT TH S82DEG10'W 88 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 21 & GOV'T LOT 2 SEC 22 T23N R4W. "H". NOTE: LEGAL DESCRIPTION RECORDED 1014/907 1090/1243-4 DOES NOT MATCH TAX DESCRIPTION & ORIGINAL SURVEY		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			CANAL/RIVER	31.00	150.00	1.0000	1.0000	850	100		26,350
		Paved Road			31 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 26,350								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description								
		Water			D/W/P: 3.5 Concrete		6.25	195	59			719	
		Sewer			D/W/P: 3.5 Concrete		6.25	12	59			44	
		Electric			Total Estimated Land Improvements True Cash Value = 763								
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level			2024	Tentative	Tentative	Tentative			Tentative		
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		QT 03/29/2021 INSPECTED			2023	13,200	25,600	38,800			31,090C		
		DMG 09/08/2010 INSPECTED			2022	13,200	21,200	34,400			29,610C		
					2021	11,600	19,000	30,600			28,665C		

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144	Type CCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 200																
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace																												
Yr Built 0	Remodeled 0	Ex	Ord	Min																												
Condition: Good		Size of Closets																														
Room List		Doors:	Solid	H.C.																												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric																												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																												
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures																												
				Ex. X Ord. Min																												
(2) Windows		(7) Excavation		No. of Elec. Outlets																												
Many X Avg. Few		Large X Avg. Small		Many X Ave. Few																												
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		Basement: 0 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																												
				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
(3) Roof		(8) Basement		(14) Water/Sewer																												
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																												
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:																												
Chimney:		(10) Floor Support																														
		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 480 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>480</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>62,641</td> <td>36,958</td> </tr> </tbody> </table> Other Additions/Adjustments Porches CCP (1 Story) 144 3,643 2,149 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 400 15,580 9,192 Common Wall: 1 Wall 1 -2,074 -1,224 No Concrete Floor 200 -1,238 -730 Water/Sewer Public Sewer 1 1,345 794 Water Well, 100 Feet 1 5,720 3,375 Totals: 85,617 50,514 Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 54,252															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	480			Total:				62,641	36,958
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	480																													
Total:				62,641	36,958																											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GALLAGHER ALICE M	GALLAGHER, ALICE,	0	05/05/2010	QC	21-NOT USED/OTHER	1093/1396	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
111 POINT VIEW AVE		School: HOUGHTON LAKE COMM SCHOOLS			DECK	06/03/2011	-110067	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
GALLAGHER ALICE M & PATRICK L & GALLAGHER LINDA J 8926 W CENTERLINE RD ST JOHNS MI 48879		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-960 P-736 (L-438 P-616) 234 PARCEL L - PART OF SE 1/4 OF SE 1/4 SEC 21 & GOV LOT 2 SEC 22 T23N R4W COM AT INT OF N'LY LINE OF POINT VIEW AVE OF PLAT OF LONG POINT VIEW WITH NE'LY LINE OF CO HWY TH N 82 DEG 10' E 268 FT TH N 17 DEG 29' W 152.4 FT FOR POB TH N 17 DEG 29' W 49.5 FT TH E 93.4 FT TO SH OF LAKE TH S 20 DEG 56' E ALONG SH 50 FTTH S 89 DEG 41' W 96.4 FT TO POB.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		X	Water		D/W/P: 5in Ren. Conc.	9.07	132	94		1,125			
		X	Sewer		D/W/P: Asphalt Paving	3.15	770	49		1,189			
		X	Electric		Total Estimated Land Improvements True Cash Value = 2,314								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	70,000	50,000	120,000			82,619C		
		X	High		2022	60,000	38,000	98,000			78,685C		
		X	Landscaped		2021	55,000	36,900	91,900			76,172C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/29/2021	INSPECTED									
		DMG	12/08/2011	INSPECTED									
		DMG	10/11/2011	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 40 318	Type CGEP (1 Story) Composite	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																											
Condition: Good		Lg	Ord	Small																												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																												
		No./Qual. of Fixtures																														
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets																												
	X Insulation				Many	X	Ave.	Few																								
(2) Windows		(7) Excavation		(13) Plumbing																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement																														
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																													
(3) Roof		(9) Basement Finish		(14) Water/Sewer																												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																												
Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,040</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>123,748</td> <td>84,149</td> </tr> </tbody> </table> Other Additions/Adjustments Porches CGEP (1 Story) 40 3,801 2,585 Water/Sewer Public Sewer 1 1,345 915 Water Well, 100 Feet 1 5,720 3,890 Built-Ins Appliance Allow. 1 1,961 1,333 Deck Composite 318 5,842 5,258 Totals: 142,417 98,130 Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 105,195															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,040			Total:				123,748	84,149
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	1,040																													
Total:				123,748	84,149																											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
		120,000	04/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV Zoning: R-1		Building Permit(s)		Date	Number	Status						
111 POINT VIEW AVE B		School: HOUGHTON LAKE COMM SCHOOLS		SHED		08/01/2021	LU21-4429	COMPLETE						
Owner's Name/Address		P.R.E. 0%		SA:										
HERMAN DALE R & SHIRLEY L 11485 HEGEL RD GOODRICH MI 48438		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW										
Tax Description		X Improved	Vacant	Public Improvements		* Factors *								
L-832 P-538 (L-592 P-2) 234 111-B POINT VIEW AVENUE 48629 PARCEL K COM AT INT OF N LN OF PT VIEW AVE OF LONG POINT VIEW WITH NELY LN OF CO RD TH N82DEG10'E 268 FT TH N17DEG29'W104.3 FT FOR POB TH N17DEG29'W 48.1 FT TH N89DEG41'E 96.4 FT TO SH OF LK TH S20DEG56'E 47 FT TH S88DEG29'W 98.7 FT TO POB PART OF SE1/4 OF SE1/4 SEC 21 & PART OF GOVT LOT 2 SEC 22 T23N R4W		X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road		LAKEVIEW	47.00	150.00	1.0000	1.0000	2800	100		131,600
		X		Paved Road		47 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 131,600								
		X		Storm Sewer		Land Improvement Cost Estimates								
		X		Sidewalk		Description		Rate		Size		% Good	Cash Value	
		X		Water		D/W/P: 3.5 Concrete		6.25		16		74	74	
		X		Sewer		D/W/P: 3.5 Concrete		6.25		32		74	148	
		X		Electric		Wood Frame/Conc.		38.51		60		94	2,172	
		X		Gas		Total Estimated Land Improvements True Cash Value = 2,394								
		X		Curb		Work Description for Permit LU21-4429, Issued 08/01/2021: 6X10 SHED								
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
Comments/Influences		Topography of Site		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				Rolling		2024	Tentative	Tentative	Tentative			Tentative		
				Low		2023	65,800	45,000	110,800			80,503C		
				High		2022	56,400	34,100	90,500			76,670C		
				Landscaped		2021	51,700	35,700	87,400			73,350C		
				Swamp										
				Wooded										
				Pond										
				X Waterfront										
				Ravine										
				Wetland										
				Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	08/20/2021	INSPECTED										
		QT	03/29/2021	INSPECTED										
		DMG	09/08/2010	INSPECTED										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144 96	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 32 Floor Area: 720 Total Base New : 129,434 Total Depr Cost: 88,016 Estimated T.C.V: 94,353			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68					
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68			Building Areas					
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:			0 Amps Service			1 Story Siding Crawl Space			720			
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 89,812 61,072			
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Porches WGEP (1 Story) Deck Treated Wood Garages			144 11,300 7,684			
X	Insulation	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			528 18,892 12,847			
(2) Windows		Many Avg. Few	X Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet			1 1,961 1,333			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			Appliance Allow.			1 1,961 1,333			
X	Gable Hip Flat	Gambrel Mansard Shed				Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 94,353			Totals: 129,434 88,016							
X	Asphalt Shingle															
Chimney:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
RICHARDS HAROLD G & DIANE	RICHARDS JEFFREY H & EMILY	0	07/09/2020	QC	09-FAMILY	1173:0188	DEED	0.0							
CRAMER ROBERT L & DORINE M	RICHARDS HAROLD G & JEFFREY	125,000	06/19/2014	WD	03-ARM'S LENGTH	1140/1631	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status						
111 POINT VIEW AVE		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
RICHARDS JEFFREY H & EMILY S 19 DENNIS CT MIDLAND MI 48640		SA:													
Tax Description		2024 Est TCV Tentative													
L-638 P-262 234 PAR "J" - COM AT INT OF N LINE OF POINT VIEW AVE OF LONT POINT VIEW WITH NE R/W OF CO RD TH N 82 DEG 10' E 268 FTTH N 17 DEG 29' W 56 FT FOR POB TH N 17 DEG 29' W 48.3 FT TH N 88 DEG 29' E 98.7FT TO SH OF LAKE TH S 20 DEG 56' E 47 FT TH S 87 DEG 20' W 101.1 FT TO POB PART OF SE 14/ OF SE 1/4 SEC 21 & OF GOV LOT 2 SEC 22 T23N R4W.		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
Comments/Influences		X Standard Utilities		Underground Utils.											
		Topography of Site													
		X Level		Rolling											
		X Low		High											
		X Landscaped		Swamp											
		X Wooded		Pond											
		X Waterfront		Ravine											
		X Wetland		Flood Plain											
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 03/29/2021 INSPECTED		DMG 09/08/2010 INSPECTED		2023		67,200		29,700		96,900		69,035C	
		2022		57,600		22,300		79,900						65,748C	
		2021		52,800		16,800		69,600						63,648C	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type		Year Built:																																																																																																																						
		0	Insulation											20	WCP (1 Story)		Car Capacity:																																																																																																																						
		0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump									32	WCP (1 Story)		Class:																																																																																																																						
		0	Other Overhang											192	Treated Wood		Exterior:																																																																																																																						
X	Wood Frame	(4) Interior															Brick Ven.:																																																																																																																						
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			Plaster Wood T&G														Common Wall:																																																																																																																						
	Building Style: MOBILE HOME	Trim & Decoration															Foundation:																																																																																																																						
	Yr Built	Remodeled															Finished ?:																																																																																																																						
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						No./Qual. of Fixtures											Bsmnt Garage:																																																																																																																						
	(1) Exterior					Ex. X Ord. Min											Carport Area: 324																																																																																																																						
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				No. of Elec. Outlets											Roof: Comp.Shingle																																																																																																																						
						Many X Ave. Few																																																																																																																																	
	X Insulation	(13) Plumbing				Average Fixture(s)																																																																																																																																	
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	X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																	
	X Asphalt Shingle	(10) Floor Support																																																																																																																																					
	Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																																																																																																																	
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Average Blt 1990 (11) Heating System: Wall Furnace Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>1152</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>81,712</td> <td>38,404</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>42" frost-free footings, foundation</td> <td></td> <td></td> <td>144</td> <td>8,614</td> <td>4,049</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>3,097</td> <td>1,456</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td></td> <td></td> <td>32</td> <td>2,179</td> <td>1,024</td> </tr> <tr> <td>WCP (1 Story)</td> <td></td> <td></td> <td>20</td> <td>1,531</td> <td>720</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>192</td> <td>4,086</td> <td>1,920</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td>1</td> <td>1,515</td> <td>712</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>5,890</td> <td>2,768</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>2,806</td> <td>1,319</td> </tr> <tr> <td colspan="6">Carports</td> </tr> <tr> <td>Comp.Shingle</td> <td></td> <td></td> <td>324</td> <td>5,385</td> <td>2,531</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>116,815</td> <td>54,903</td> </tr> </tbody> </table> Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 58,856																Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	1152			Total:				81,712	38,404	Other Additions/Adjustments						42" frost-free footings, foundation			144	8,614	4,049	Plumbing						3 Fixture Bath			1	3,097	1,456	Porches						WCP (1 Story)			32	2,179	1,024	WCP (1 Story)			20	1,531	720	Deck						Treated Wood			192	4,086	1,920	Water/Sewer						Public Sewer			1	1,515	712	Water Well, 100 Feet			1	5,890	2,768	Built-Ins						Appliance Allow.			1	2,806	1,319	Carports						Comp.Shingle			324	5,385	2,531	Totals:				116,815	54,903
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
OKEEFE SHANE A & ASHLEY A	OKEEFE SHANE A & ASHLEY A	0	05/05/2021	QC	14-INTO/OUT OF TRUST	1177:732	DEED	0.0						
OKEEFE SHANE A & ASHLEY A	OKEEFE SHANE A & ASHLEY A	0	05/04/2021	QC	14-INTO/OUT OF TRUST	1177:730	DEED	0.0						
OKEEFE SHANE A & ASHLEY AN	OKEEFE SHANE A & ASHLEY A	0	07/09/2015	WD	09-FAMILY	1151-1791	PROPERTY TRANSFER	0.0						
COOL DARRYL D JR & BETTY M	O'KEEFE, ASHLEY ANNE	155,000	08/24/2011	WD	03-ARM'S LENGTH	1106/2583	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
111 POINT VIEW AVE		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
OKEEFE SHANE A & ASHLEY A TRUST 4941 GRANDVIEW CIRCLE MIDLAND MI 48640-2879		SA:												
Tax Description		2024 Est TCV Tentative												
234 L-1027 P-1633 (L-509P-81) COM AT INT OF N LINE OF POINT VIEW AVE IN PLAT OF LONG POINT VIEW WITH NE'LY LINE OF CO RD TH N 82 DEG 10' E 268 FT FOR POB TH N 17 DEG 29' W 56 FT TH N 87 DEG 20' E 101.1 FT TO SH OF LAKETH S 20 DEG 56' E ALONG SH 47 FT TO N LINE OF POINT VIEW AVE TH S 82 DEG 10' W 102 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 21 & OF GOV LOT 2 SEC 22 T23N R4W. "PAR I".		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				LAKEVIEW	47.00	150.00	1.0000	1.0000	2800	100		131,600
		Paved Road				47 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 131,600								
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description								
		Water				Rate								
		X Sewer				Size % Good								
		Electric				Cash Value								
		Gas				D/W/P: 3.5 Concrete								
		Curb				6.25								
		Street Lights				63 74								
		X Standard Utilities				Total Estimated Land Improvements True Cash Value = 292								
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	03/29/2021	INSPECTED	2023	65,800	51,300	117,100		77,355C						
DMG	09/08/2010	INSPECTED	2022	56,400	38,900	95,300		73,672C						
			2021	51,700	34,500	86,200		71,319C						

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 81	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 31 Floor Area: 1,192 Total Base New : 148,873 Total Depr Cost: 102,721 Estimated T.C.V: 110,117			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1192 SF Floor Area = 1192 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69								
Condition: Good		Size of Closets		Lg			Ord	Small	Building Areas							
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			1 Story Siding Crawl Space 752					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69								
X	Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few			(13) Plumbing								
X	Insulation	(7) Excavation			Average Fixture(s)			1 3 Fixture Bath								
(2) Windows		Basement: 0 S.F. Crawl: 752 S.F. Slab: 440 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 440								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 3 Fixture Bath			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck Treated Wood 81 2,261 1,560 Water/Sewer Public Sewer 1 1,345 928 Water Well, 100 Feet 1 5,720 3,947 Built-Ins Appliance Allow. 1 1,961 1,353 Totals: 148,873 102,721					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes:								
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			ECF (4004 LAKEVIEW) 1.072 => TCV: 110,117							
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LUPI ANTHONY E ESTATE	KANTNER PERRY M	0	11/11/2014	QC	08-ESTATE	1146-1970	PROPERTY TRANSFER	0.0			
STATE OF MI DNR	ANTHONY E. LUPI, ESTATE OF	0	08/04/2008	QC	21-NOT USED/OTHER	1071/1590	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
W SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
KANTNER PERRY M 5536 WEBER ROAD SALINE MI 48176		SA:									
		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				OFF LAKE GROUP2	22.00	100.00	1.0000	1.0000	150	100	3,300
				22 Actual Front Feet, 0.05 Total Acres				Total Est. Land Value =		3,300	
Tax Description		Dirt Road		X Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
L-889 P-33 (L-371 P-531) 234 COM AT SE COR OF SEC 21 TH W 119.3 FT FOR POB TH W 1202.2 FT TH N 1303 FT TH E 359 FT TH S 44 DEG 25' E 583.3 FT TH N 45 DEG 35' E 35 FT TH S 44 DEG 19' E 300 FT TH SELY ALR ARC & RAD CURV WHICH BEARS S26DEG26'45"E 379.8FT TH S08DEG34'30"E 344.15FT TO POB - PART OF SE 1/4 OF SE 1/4 SEC 21 T23NR4W.		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
Comments/Influences		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/29/2021	INSPECTED	2023	1,700	0	1,700		1,180C	
					2022	1,700	0	1,700		1,124C	
					2021	1,700	0	1,700		1,089C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address	Class: RESIDENTIAL-COMMON		Zoning: R-1	Building Permit(s)		Date	Number	Status			
SWICK DR	School: HOUGHTON LAKE COMM SCHOOLS										
	P.R.E. 0%										
Owner's Name/Address	SA:										
ASH FRANCES I ASH CHARLES R III 8959 QUAIL CIRCLE PLYMOUTH MI 48170	2024 Est TCV Tentative										
	Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				0.00 Total Acres		Total Est. Land Value =				0	
Tax Description	Dirt Road			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 0.00 Total Acres Total Est. Land Value = 0							
	Gravel Road										
	Paved Road										
	Storm Sewer										
	Sidewalk										
	Water										
	Sewer										
	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										
	Topography of Site										
	Level										
	Rolling										
	Low										
	High										
	Landscaped										
	Swamp										
	Wooded										
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
				2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
				2022	0	0	0			0	
				2021	0	0	0			0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
JULIANO MARK S & KATHIE A	JULIANO MARK S & KATHIE A	0	06/15/2022	QC	14-INTO/OUT OF TRUST	1181:1503	PROPERTY TRANSFER	0.0						
JULIANO MARK S	JULIANO MARK S & KATHIE A	0	09/23/2020	QC	09-FAMILY	1174:0185	DEED	0.0						
FRAWLEY NANCY ANN TRUST	JULIANO MARK S	370,000	09/22/2020	WD	03-ARM'S LENGTH	1174:0184	PROPERTY TRANSFER	100.0						
FRAWLEY MICHAEL J & NANCY	FRAWLEY NANCY A TRUST	0	10/12/2016	QC	21-NOT USED/OTHER	1160-1149	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
2999 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		04/30/2021	PB21-0114	COMPLETE						
Owner's Name/Address		P.R.E. 0%		DECK		06/08/2012	98	COMPLETE						
JULIANO MARK S & KATHIE A TRUST 37136 WOODPOINTE DR CLINTON TOWNSHIP MI 48036		SA:		2024 Est TCV Tentative										
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-944 P-1656 (L-846 P-1-4) 234 COM AT NE COR OF SEC 23 TH W ON SEC LN 458 FT FOR POB TH S51DEG53'W 108.5 FT TH N38DEG7'W 193 FT TH NELY ALG SH 96 FT THS42DEG21'E 178 FT TO POB PART OF GOVT LOT 1 SEC 14 & PART OF GOVT LOT 9 SEC 23T23N R4W		X		Public Improvements		* Factors *								
Comments/Influences		X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road		LAKEVIEW	96.00	150.00	1.0000	1.0000	2800	100		268,800
		X		Paved Road		96 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 268,800								
		X		Storm Sewer		Land Improvement Cost Estimates								
		X		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X		Water		Fencing: Wd, Solid, 6 ft.	31.32	12	74	278				
		X		Sewer		D/W/P: 3.5 Concrete	6.68	1030	68	4,678				
		X		Electric		Wood Frame	29.24	100	74	2,164				
		X		Gas		Total Estimated Land Improvements True Cash Value = 7,120								
		X		Curb		Work Description for Permit PB21-0114, Issued 04/30/2021: SECOND STORY ADDITION TO EXISTING ONE STORY RESIDENTIAL ATTACHED GARAGE. 22 X 34 = 748 SQUARE FEET. LAKE TOWNSHIP LAND USE DATED 4/15/21 #004394. ROSCOMMON SOIL EROSION DATED 4/26/21.								
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
				Topography of Site										
		X		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X		Low		2023	134,400	113,100	247,500			204,639C		
		X		High		2022	115,200	87,900	203,100			194,895C		
		X		Landscaped		2021	105,600	59,200	164,800			164,800S		
		X		Swamp										
		X		Wooded										
		X		Pond										
		X		Waterfront										
		X		Ravine										
		X		Wetland										
		X		Flood Plain										
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 407 42	Type CPP Composite Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 42 Floor Area: 2,496 Total Base New : 338,705 Total Depr Cost: 220,165 Estimated T.C.V: 236,017			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1704 SF Floor Area = 2496 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58			Cls C Blt 0				
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas							
Condition: Good		Size of Closets		Lg	X	Ord		Few	(13) Plumbing								
Room List		Doors:		Solid	X	H.C.	(12) Electric			Stories							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1 Story Siding Exterior Foundation 2 Story Siding Crawl Space 1 Story Siding Overhang			Size 1,440 264 528		Cost New 286,589 187,428		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Average Fixture(s)			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		No. of Elec. Outlets			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Deck Treated Wood Composite Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet			1 4,711 2,732				
(2) Windows		(8) Basement		Many Avg. Few			X			Average Fixture(s)							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Large Avg. Small			X			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 4,711 2,732				
(3) Roof		(10) Floor Support		Basement: 0 S.F. Crawl: 1704 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Plumbing 3 Fixture Bath Deck Treated Wood Composite Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet			1 4,711 2,732				
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Porches CPP			1 2,806 1 6,605		1,627 3,831		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes:			24 680 394			Totals: 338,705 220,165		ECF (4004 LAKEVIEW) 1.072 => TCV: 236,017		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		490,000	07/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
2975 LONGPOINT & N BAY LANDING		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/12/2016										
WICK DONALD L & DIANE M 2975 LONG POINT DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-986 P-2478 (L-558 P-451) 234 COM AT NE COR SEC 23 TH W ON SEC LINE 458 FT TH S 51 DEG 53' W 188.5 FT FOR POB TH N 38 DEG 7' W 193 FT TH NE'LY ALGLK SH 80 FT TH S 38 DEG 7' E 193 FT TH S51 DEG 53' W 80 FT TO POB PART OF GOV'T LOT 1 SEC 14 AND PAR R OF GOV'T LOT 9 SEC 23 T23N R4W.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	80.00	150.00	1.0000	1.0000	2800	100		224,000
		Paved Road		80 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 224,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		Fencing: Wd, Split, 2 Rail	16.72		90		21	316		
		Sewer		D/W/P: 3.5 Concrete	6.68		1425		71	6,758		
		Electric		Total Estimated Land Improvements True Cash Value = 7,074								
		Gas		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Curb		2024	Tentative	Tentative	Tentative			Tentative		
		Street Lights		MH 11/14/2017	INSPECTED	2023	112,000	114,100	226,100		144,680C	
		Standard Utilities		DMG 08/27/2013	INSPECTED	2022	96,000	88,300	184,300		137,791C	
		Underground Utils.		DMG 10/23/2009	INSPECTED	2021	88,000	84,400	172,400		133,390C	
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 0	Remodeled 0	Ex	X	Ord		Min									
Condition: Good			Size of Closets		Lg	X	Ord		Small						
Room List		Doors:		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
(1) Exterior			Kitchen: Other: Other:	100 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family RANCH		Cls		C	5	Blt	0
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 1729 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
	Insulation								Building Areas						
(2) Windows		(7) Excavation		(13) Plumbing		Average Fixture(s)		Stories Exterior Foundation		Size	Cost New	Depr. Cost			
X	Many Avg.	X	Large Avg.				2	3 Fixture Bath	1.75 Story Siding Crawl Space	988					
	Few		Small				2	Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Other Additions/Adjustments	Total:	209,614	146,730			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		No. of Elec. Outlets		Many		X	Ave.						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Basement: 0 S.F. Crawl: 988 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Storms & Screens	(9) Basement Finish													
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer		Public Water		Plumbing							
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1	Public Sewer	3 Fixture Bath	1	4,711	3,298			
	Gambrel Mansard Shed						1	Water Well	Porches						
X	Asphalt Shingle	(10) Floor Support						1000 Gal Septic 2000 Gal Septic	WCP (1 Story) WGEP (1 Story) WCP (1 Story)	152 152 304	6,731 12,773 10,105	4,712 8,941 7,073			
Chimney: Brick				Lump Sum Items:		Public Sewer		Deck							
			Joists: Unsupported Len: Cntr.Sup:					Water/Sewer	Treated Wood Treated Wood Treated Wood Treated Wood	386 78 228 138	6,466 2,260 4,583 3,294	4,526 1,582 3,208 2,306			
								Public Sewer Water Well, 100 Feet	Garages						
								Built-Ins	Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall	676 1	25,364 -2,251	17,755 -1,576			
									Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost	280	14,022	10,937			
									Water/Sewer						
									Public Sewer Water Well, 100 Feet	1 1	1,515 5,890	1,060 4,123			
									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRINDLE LEE G		0	03/10/2023	OTH	07-DEATH CERTIFICATE	1184:213	OTHER	0.0
PRINDLE LEE G & LILLIAN T	PRINDLE LEE G & LILLIAN T	0	01/12/2021	QC	18-LIFE ESTATE	1175:0766	PROPERTY TRANSFER	0.0
		375,000	05/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
2955 LONGPOINT & N BAY LANDING	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 01/09/2006					

  

Owner's Name/Address	SA:
PRINDLE LILLIAN T [LE] 2955 LONG POINTE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-956 P-2230(L-954P-500&L-436P-557 FILE)234 2955 LONG PTE DR COM AT NE COR SEC 23 T23N R4W TH W 404.8 FT TH S 50 DEG 46' W 295.67 FT FOR POB TH S 50 DEG 46' W 96.75 FT TH N 32 DEG 04' 15" W 220.26 FT TH N 58 DEG 59' 55" E 70 FT TH S 39 DEG 14' E 208.28 FT TO POB PAR 1 PART OF GOV'T LOT 9 SEC 23 T23N R4W.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			LAKEVIEW	70.00	250.00	1.0000	1.1076	2800	100		217,083
			70 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 217,083								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 3.5 Concrete	6.68	1735	75	8,692				
			Total Estimated Land Improvements True Cash Value = 8,692								
Comments/Influences	X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			2024	Tentative	Tentative	Tentative			Tentative		
			2023	108,500	146,700	255,200			181,036C		
			2022	93,000	112,100	205,100			172,416C		
			2021	85,300	106,800	192,100			166,909C		

  

Who	When	What
AA	09/21/2022	INSPECTED
DMG	08/27/2013	INSPECTED
DMG	10/23/2009	INSPECTED

  

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



Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 276	Type CCP (1 Story) Composite	Year Built: Car Capacity: Class: C Exterior: Sid/Br Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 32 Floor Area: 2,616 Total Base New : 413,904 Total Depr Cost: 285,739 Estimated T.C.V: 306,312			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 2616 SF Floor Area = 2616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68			Building Areas		Stories Exterior Foundation 1 Story Siding/Brick Crawl Space		Size Cost New Depr. Cost 2,616 329,588 224,121		
Condition: Good		Size of Closets			Lg Ord Small			(13) Plumbing			Other Additions/Adjustments						
Room List		Doors:	Solid	H.C.	(5) Floors			Average Fixture(s)			Plumbing						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(6) Ceilings			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages						
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			3 Fixture Bath 3 Fixture Bath			Class: C Exterior: Sid/Br Foundation: 18 Inch (Finished)						
X	Brick/Siding	(7) Excavation			Basement: 0 S.F. Crawl: 2616 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost 576 Common Wall: 1 Wall 1 -2,251						
X	Insulation	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
(2) Windows		Many Avg. Few	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Appliance Allow.							
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Fireplaces									
(3) Roof		X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Interior 1 Story Exterior 1 Story									
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Porches									
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Deck									
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CRISP SHERRY L TRUST	EQUITY TRUST CO FBO CLARE	500,000	12/29/2020	WD	16-LC PAYOFF	1175:0319	DEED	0.0			
CRISP SHERRY L TRUST	EQUITY TRUST CO FBO CLARE	500,000	06/12/2020	MLC	03-ARM'S LENGTH	1172:2523	PROPERTY TRANSFER	100.0			
CRISP SHERRY L	CRISP SHERRY L TRUST	0	11/22/2016	WD	09-FAMILY	1160-2122	PROPERTY TRANSFER	0.0			
MIKOLAIZIK BEATRICE M	CRISP, SHERRY L.	285,000	02/28/2011	WD	08-ESTATE	1101/2247	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
2601 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		03/30/2012	19	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
EQUITY TRUST CO FBO CLARE RODNEY 3006 PINERIDGE HEMLOCK MI 48626		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	82.00	150.00	1.0000	1.0000	2800	100	229,600
				82 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 229,600							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 3.5 Concrete	7.69	60	73	337			
				D/W/P: Brick on Sand	21.96	16	48	168			
				D/W/P: Brick on Sand	21.96	480	48	5,060			
				D/W/P: 3.5 Concrete	7.69	2869	48	10,590			
				Total Estimated Land Improvements True Cash Value = 16,155							
Comments/Influences		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative		
		CW	07/24/2019	INSPECTED	2023	114,800	194,500	309,300	255,000C		
		DMG	08/27/2013	INSPECTED	2022	98,400	151,800	250,200	242,858C		
		DMG	11/29/2012	INSPECTED	2021	90,200	144,900	235,100	235,100S		

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	35	CCP (1 Story)	352	CGEP (1 Story)	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 32 Floor Area: 3,056 Total Base New : 549,902 Total Depr Cost: 374,733 Estimated T.C.V: 401,714			E.C.F. X 1.072			Bsmnt Garage:			
Building Style: 1 STORY		Drywall		Plaster	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls BC			Blt 0			
Yr Built	Remodeled	Ex	X	Ord		Min	Ex. X Ord. Min			Ground Area = 1640 SF Floor Area = 3056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68										
Condition: Good		Size of Closets			Lg X Ord Small			No. of Elec. Outlets			Building Areas			Stories			Size	Cost New	Depr. Cost	
Room List		Doors:		Solid	X	H.C.	(12) Electric			150 Amps Service			2 Story Siding Crawl Space 1,416							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 224			Total:	423,747	288,148	
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Exterior						
	Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Brick Veneer			198	4,114	2,798				
X	Brick/Siding Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1640 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Porches			CCP (1 Story) 35 1,439 979 CGEP (1 Story) 352 25,784 17,533						
(2) Windows		Many		Large	Basement: 0 S.F. Crawl: 1640 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 896 41,108 27,953 Common Wall: 2 Wall 1 -5,370 -3,652 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1008 34,161 23,229						
X	Avg. X Avg. Few	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Water/Sewer			Public Sewer 1 1,941 1,320 Water Well, 100 Feet 1 6,333 4,306						
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 4,031 2,741						
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Fireplaces			Interior 2 Story 1 8,614 5,858						
Chimney: Brick											Local Cost Items			STAND BY GENERATOR 1 4,000 3,520 *8						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
2599 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MILLER VICTORIA L TRUST 2/4/02 1681 BUTLER RD NEW LONDON OH 44851		SA:										
		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
				50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	140,000		
				Land Improvement Cost Estimates								
				Description				Rate	Size	% Good	Cash Value	
				D/W/P: 3.5 Concrete				6.25	345	73	1,574	
				Total Estimated Land Improvements True Cash Value = 1,574								
Comments/Influences		X	Dirt Road									
		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				
		CW	07/24/2019	INSPECTED	2023	70,000	46,600	116,600			77,492C	
		DMG	08/27/2013	INSPECTED	2022	60,000	35,400	95,400			73,802C	
		DMG	09/13/2011	INSPECTED	2021	55,000	34,000	89,000			71,445C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 110	Type CGEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 32 Floor Area: 816 Total Base New : 135,448 Total Depr Cost: 92,104 Estimated T.C.V: 98,735			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68					Cls CD Blt 0			
Yr Built 0	Remodeled 0	Ex	X Ord		Min	100 Amps Service			Building Areas									
Condition: Good		Size of Closets		Lg	X Ord		Small	(13) Plumbing										
Room List		Doors:	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation 1 Story Siding Slab									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments								
(1) Exterior		(6) Ceilings		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ex. X Ord. Min			Porches CGEP (1 Story) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Wood Stove			Size 816		Cost New 7,376		Depr. Cost 5,016	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 S.F. Height to Joists: 0.0			Many X Ave. Few			Water/Sewer			Totals: 97,176		66,079			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes:								
Many X Avg. Few	Large X Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			110		7,376			
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Wood Stove			616		21,036		14,304	
(3) Roof		(11) Heating/Cooling		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 135,448			ECF (4004 LAKEVIEW) 1.072 => TCV:			1,961		1,333			
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric		100 Amps Service			No./Qual. of Fixtures			Totals: 135,448			2,179		1,482		
X	Asphalt Shingle	(13) Plumbing		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ex. X Ord. Min			Notes:			1		2,179			
Chimney: Metal		(14) Water/Sewer		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			No. of Elec. Outlets			Totals: 135,448			1		2,179			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SWANSON, RICHARD	EVANS, MICHAEL & AGHATA	170,000	11/17/2012	WD	03-ARM'S LENGTH	1121/2224	OTHER	100.0					
FENNELLY HUGH C & MARGARET	SWANSON, RICHARD & DARRYL	0	08/14/2012	OTH	21-NOT USED/OTHER	1118/198	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
2569 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS			REMODEL		09/08/2017	PB17-0305	COMPLETE				
Owner's Name/Address		SA:											
EVANS MICHAEL D & AGHATA 18001 ROSE CT MACOMB MI 48042		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-339 P-449 234 COM AT SW COR OF GOVT LOT 9 SEC 23 T23N R4W TH N 08' E ON 1/8 LINE 1115.1 FT TO S'LY SH OF HOUGHTON LAKE TH N 83 DEG 08' E ON SH 210 FT FOR POB TH N69 DEG 20' E ON SH 50 FT TH S 08' W 209.2 FT TO N'LY R/W OF DR TH S 87 DEG 34' W ON R/W 46.8 FT TH N 08 DEG E 193.5FT TO POB. "E".		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000	
		Paved Road		50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		140,000		
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description									
		Water		D/W/P: Asphalt Paving		Rate		Size		% Good		Cash Value	
		Sewer				3.15		1702		68		3,645	
		Electric		Total Estimated Land Improvements True Cash Value =								3,645	
		Gas		Work Description for Permit PB17-0305, Issued 09/08/2017: RES ROOF									
		Curb		FRAME-REMOVING SHED ROOF-REPLACE WITH TRUSSED ROOF SYSTEM. 10X24									
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative					
MH 12/21/2017 INSPECTED				2023	70,000	85,200	155,200	99,021C					
DMG 08/27/2013 INSPECTED				2022	60,000	65,400	125,400	94,306C					
DMG 09/13/2011 INSPECTED				2021	55,000	62,700	117,700	91,294C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 29 Floor Area: 1,568 Total Base New : 235,999 Total Depr Cost: 167,559 Estimated T.C.V: 179,623			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls C		Blt 0		
Condition: Good		Size of Closets		Lg	X	Ord		Small	X Ex.			Ord.	Min	No. of Elec. Outlets			
Room List		Doors:		Solid	X	H.C.	(12) Electric			Ground Area = 1568 SF Floor Area = 1568 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Building Areas							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.	Few	(13) Plumbing				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories			Exterior	Foundation	Size	Cost New	Depr. Cost
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 320 S.F. Height to Joists: 0.0			1 Story Siding			1 Story Siding	Crawl Space	1,248					
Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding			Slab	320	Total:	200,046	142,032		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Lump Sum Items:			Other Additions/Adjustments			Deck			Treated Wood	120	2,988	2,121	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			480	19,915	14,140		
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Water Well, 100 Feet			1	5,890	4,182		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:			Built-Ins			Appliance Allow.			1	2,806	1,992		
Chimney: Vinyl				ECF (4004 LAKEVIEW) 1.072 => TCV: 179,623			Fireplaces			Exterior 1 Story			1	6,605	4,690		
				Totals:			235,999			167,559							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
2561 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
PAWLOSKI CURTIS 10800 RATTALEE LK RD DAVISBURG MI 48350		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000	
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Fencing: Vnyl,Picket,36-48	22.98	60	73	1,007				
				D/W/P: 3.5 Concrete	6.25	1263	48	3,789				
				D/W/P: Patio Blocks	14.47	168	48	1,167				
				Wood Frame/Conc.	28.26	224	73	4,621				
				Total Estimated Land Improvements True Cash Value =							10,584	
Comments/Influences		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative			
		CW	07/24/2019	INSPECTED	2023	70,000	68,300	138,300	93,391C			
		DMG	08/27/2013	INSPECTED	2022	60,000	52,900	112,900	88,944C			
		DMG	09/13/2011	INSPECTED	2021	55,000	50,600	105,600	86,103C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 126	Type CGEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 32 Floor Area: 1,337 Total Base New : 187,086 Total Depr Cost: 127,218 Estimated T.C.V: 136,378			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets										
Condition: Good		Lg	X Ord		Small											
Room List		Doors:	Solid	X	H.C.	(5) Floors			(12) Electric							
	Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			100 Amps Service									
(1) Exterior		No./Qual. of Fixtures						Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD			Blt 0		
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts								
						Many	X Ave.		Few	Ground Area = 1337 SF Floor Area = 1337 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68						
(2) Windows		(7) Excavation			(13) Plumbing			Building Areas								
	Many X Avg. Few					Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,337			Cost New Depr. Cost	
	Large X Avg. Small	Basement: 0 S.F. Crawl: 1337 S.F. Slab: 0 S.F. Height to Joists: 0.0						Other Additions/Adjustments								
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement						Porches								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						CGEP (1 Story)			126			8,126 5,526		
(3) Roof		(9) Basement Finish						Garages								
								Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
X	Gable Hip Flat		Gambrel Mansard Shed				Water/Sewer									
								Base Cost Common Wall: 1 Wall			440 1			18,784 -2,547		
X	Asphalt Shingle	(10) Floor Support						Public Sewer								
								Water/Sewer								
	Chimney:	Joists: Unsupported Len: Cntr.Sup:						Public Sewer								
								Water Well, 100 Feet			1 1			1,345 5,720		
								Built-Ins								
								Appliance Allow.			1			1,961 1,333		
								Notes:								
								Lump Sum Items:								
								Totals:			187,086			127,218		
								ECF (4004 LAKEVIEW) 1.072 => TCV:						136,378		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
2551 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KRZYZANIAK DAVID E & SUE A 7051 STILES DR ANN ARBOR MI 48103		SA:										
Tax Description		2024 Est TCV Tentative										
L-670 P-681 234 PART OF GOVT LOT 9 SEC 23 T23N R4W BEG AT SW COR TH N ON 1/8 LINE 973.3 FT TO N'LY LINE OF LONG POINT DR TH E ON N LINE OF DR 110.6 FT FOR POB TH S 83 DEG 27' E ON N LINE 50 FT TH N 08' E 184.8 FT TO SH OF LAKE TH S 83 DEG 08' W ON SH 50 FT TH S 08' W 173.1 FT TOPOB. "C".		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size % Good		Cash Value	
		Water		D/W/P: 3.5 Concrete				6.68	1445 48		4,633	
		Electric		Total Estimated Land Improvements True Cash Value = 4,633								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		CW	07/24/2019	INSPECTED	2023	70,000	56,100	126,100				86,258C
		DMG	08/27/2013	INSPECTED	2022	60,000	42,900	102,900				82,151C
		DMG	09/13/2011	INSPECTED	2021	55,000	41,300	96,300				79,527C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 288 162	Type Composite Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 234 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 37 Floor Area: 960 Total Base New : 171,887 Total Depr Cost: 108,288 Estimated T.C.V: 116,085			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/4 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63					Cls C Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures			Building Areas							
Condition: Good		Size of Closets		Lg	X Ord		Small	100 Amps Service			Stories Exterior Foundation 1.25 Story Siding Crawl Space			Size Cost New Depr. Cost 768 124,083 78,172		
Room List		Doors:	Solid X		H.C.	(12) Electric			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 572 25,042 15,776 Storage Over Garage 234 3,260 2,054 Water/Sewer Public Sewer 1 1,515 954 Water Well, 100 Feet 1 5,890 3,711 Built-Ins Appliance Allow. 1 2,806 1,768 Deck Composite 288 5,581 3,516 Composite 162 3,710 2,337 Totals: 171,887 108,288						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			116,085			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(2) Windows		(8) Basement		Lump Sum Items:												
Many X Avg. Few	Large X Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JOHNSON GARY A & LISA E	JOHNSON GARY A & LISA E [I	0	10/03/2016	OTH	18-LIFE ESTATE	1161:0050	PROPERTY TRANSFER	0.0			
KOSINSKI JAMES E TRUST &	JOHNSON GARY A & LISA E	180,000	11/10/2014	WD	03-ARM'S LENGTH	1145-1441	PROPERTY TRANSFER	100.0			
KOSINSKI JAMES E & BARBARA	KOSINSKI JAMES E & BARBARA	0	11/10/2014	QC	21-NOT USED/OTHER	1145-1439	PROPERTY TRANSFER	0.0			
KOSINSKI JAMES	KOSINSKI, JAMES & BARBARA	0	10/30/2012	QC	21-NOT USED/OTHER	1121/389	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
2543 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		07/31/2017	PB17-0247	COMPLETE			
Owner's Name/Address		SA:		2024 Est TCV Tentative							
JOHNSON GARY A & LISA E [LE] 12397 TWIN EAGLES BLVD NAPLES FL 34120		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Tax Description		Public Improvements		* Factors *							
234 L-1033 P-687 PART OF GOVT LOT 9 SEC 23 T23N R4W COM AT SW COR TH N ON 1/8 LINE 973.3 FT TO N'LY LINE OF RD TH S 80 DEG 39' E ON R/W 60.3 FT FOR POB TH S 80 DEG 39' E50.3 FT TH N 08' E 173.1 FT TO SH OF HOUGHTON LAKE TH S 83 DEG 08' W ON SH 50FT TH S 08' W 158.9 FT TO POB. "B".		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		2196 87		12,762		
		Sewer		Total Estimated Land Improvements True Cash Value = 12,762							
		Electric		Work Description for Permit PB17-0247, Issued 07/31/2017: ADDITION-SUNROOM FRAME							
		Gas		DECK 16X28, DECK 10X6, SUNROOM 10X18							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 11/12/2018	INSPECTED	2023	70,000	122,700	192,700	137,913C			
Licensed To: Township of Lake, County of		MH 11/14/2017	INSPECTED	2022	60,000	95,300	155,300	131,346C			
Roscommon, Michigan		DMG 08/27/2013	INSPECTED	2021	55,000	90,900	145,900	127,151C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 60 40	Type Composite Composite	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 896 % Good: 91 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 32 Floor Area: 1,972 Total Base New : 294,207 Total Depr Cost: 234,308 Estimated T.C.V: 251,178			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace							
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets			No./Qual. of Fixtures						
Condition: Good		Lg	X	Ord		Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0	
Room List		Doors:		Solid	X	H.C.	(12) Electric			Ground Area = 1972 SF Floor Area = 1972 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Building Areas						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation			Size		Cost New Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Many X Ave. Few			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 1 Story Siding Crawl Space 1 Story Siding Slab			1,008 180 784		Total: 246,013 193,519	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 180 S.F. Slab: 1792 S.F. Height to Joists: 0.0						Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath			1		4,711 3,203	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Deck Composite Composite			896 1 1		31,136 28,334 5,890 4,005 2,806 1,908 2,024 1,842 1,627 1,497	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4004 LAKEVIEW) 1.072 => TCv:					251,178	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
2533 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GALBRAITH LARRY & DIANA 12451 LINDEN RD CLIO MI 48420		SA:										
Tax Description		2024 Est TCV Tentative										
L-704 P-82 234 COM AT SW COR OF GOVT LOT 9 SEC 23 T23N R4W TH N 08' E ON /18 LINE 973.3 FT TO N'LY LINE OF DR FOR POB TH S 80 DEG 39' E ALONG DR 60.3 FT TH N 08' E158.9 FT TO SH OF HOUGHTON LAKE TH S 83 DEG 08' W ON SH 60 FT TH S 08' W 141.8 FT TO POB. "A".		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		16		48	48		
		X Sewer		D/W/P: 3.5 Concrete	6.25		9		48	27		
		Electric		Metal Prefab	16.72		90		48	722		
		Gas		Total Estimated Land Improvements True Cash Value = 797								
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
CW 07/24/2019 INSPECTED				2023	84,000	34,900	118,900	84,822C				
DMG 08/27/2013 INSPECTED				2022	72,000	26,300	98,300	80,783C				
DMG 09/13/2011 INSPECTED				2021	66,000	25,400	91,400	78,203C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY			Drywall X Paneled		Plaster Wood T&G											
Yr Built 0	Remodeled 0		Ex	X	Ord		Min									
Condition: Good		Size of Closets			Lg	X	Ord		Small							
Room List		Doors:		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		100 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Aluminum Insulation				Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation		No. of Elec. Outlets												
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 768 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish		(13) Plumbing												
X	Gable Hip Flat		Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										E.C.F.		Cls CD		Blt 0		
(11) Heating System: Forced Air w/ Ducts										X 1.072						
Ground Area = 768 SF Floor Area = 768 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 768																
Total: 92,180 53,464																
Other Additions/Adjustments																
Garages																
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 336 15,856 9,196																
Common Wall: 1 Wall 1 -2,547 -1,477																
Water/Sewer																
Public Sewer 1 1,345 780																
Water Well, 100 Feet 1 5,720 3,318																
Built-Ins																
Appliance Allow. 1 1,961 1,137																
Fireplaces																
Interior 1 Story 1 4,767 2,765																
Totals: 119,282 69,183																
Notes:																
										ECF (4004 LAKEVIEW) 1.072 =>		TCV:		74,164		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
SENSOR SHEILA J	SCHREIBER THOMAS M & BARBARA A	45,000	08/09/2013	WD	03-ARM'S LENGTH	1131/916	OTHER	100.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1 (* Building Permit(s)		Date	Number	Status							
LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
SCHREIBER THOMAS M & BARBARA A & SCHREIBER SCOTT A 7347 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:													
Tax Description		2024 Est TCV Tentative													
L-749/225 SURVEY 1096/1492 - 234 - COM AT NE COR SEC 23 TH S0DEG05'55"W ALG SEC LINE 1406.77FT TH S57DEG39'47"W ALG LONG POINT DR 160.16FT TH N32DEG21'25"W 149.83FT TH S57DEG40'56"W 299.90FT TH S60DEG11'01"W 299.56FT TH S73DEG57'18"W 299.29FT TH S80DEG07'03"W 308.30FT TH N0DEG07'36"E ALG W LINE OF GOVT LOT 1 493.50FT TH N0DEG02'12"E ALG W LINE OF GOVT LOT 9 726.40FT TO THE CANAL TH ALG CANAL TH S85DEG59'14"E 314.93FT TH N69DEG04'17"E 323.38FT TH N47DEG41'07"E 537.55FT TH N34DEG09'38"W 50.83FT TH S50DEG16'17"W 53.47FT TO E LINE OF PLAT OF HOLIDAY SANDS NO 3 TH N38DEG59'49"W ALG PLAT 116.51FT TO C/L OF LONG POINT DR TH N0DEG46'59"E ALG C/L 60.44FT TH S89DEG50'29"E ALG SEC LINE 403.55FT TO POB - PART OF GOVT LOTS 1 & 9 SEC 23 T23NR4W - 38.40AC. SPLIT ON 01/13/2011 FROM 006-023-001-0035, 006-023-004-0020;		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1											
Comments/Influences		Public Improvements		* Factors *											
		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate %Adj.	Reason	Value		
		Gravel Road		RESIDENTIAL ACREAGE		8.000 Acres		3,292	100				26,333		
		Paved Road		WET/UNBUILDABLE		30.400 Acres		0	100				0		
		Storm Sewer		38.40 Total Acres		Total Est. Land Value =							26,333		
		Sidewalk													
		Water													
		Sewer													
		Electric													
		Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative	
		MH 07/10/2019		INSPECTED				2023		13,200		0		13,200	
		DMG 07/23/2013		INSPECTED				2022		12,600		0		12,600	
		DMG 09/13/2011		INSPECTED				2021		7,500		0		7,500	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
SENSOR SHEILA J	SENSOR THOMAS W & SHEILA J	0	04/21/2014	WD	09-FAMILY	1138/2144	OTHER	0.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status						
LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
SENSOR FAMILY TRUST 123 SUNDOWN PTE HOUGHTON LAKE MI 48629		SA:													
Tax Description		2024 Est TCV Tentative													
L-749 P-225 234 THAT PART OF GOVT LOT 8 SEC 23 T23N R4W LYING S OF HOLIDAY SANDS NO 3.		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1											
Comments/Influences		Public Improvements		* Factors *											
		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate %Adj.	Reason	Value		
		Gravel Road		RESIDENTIAL ACREAGE		3.000 Acres		5,000	100				15,000		
		Paved Road		WET/UNBUILDABLE		13.000 Acres		0	100				0		
		Storm Sewer		16.00 Total Acres		Total Est. Land Value =							15,000		
		Sidewalk													
		Water													
		X Sewer													
		Electric													
		Gas													
		Curb													
		Street Lights													
		X Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative	
		CW 07/24/2019		INSPECTED				2023		7,500		0		7,500	
		DMG 09/13/2011		INSPECTED				2022		6,800		0		6,800	
		DMG 10/27/2009		INSPECTED				2021		5,100		0		5,100	
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														2,361C	
														2,286C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-331 P-619 234 COM AT NE COR OF GOV'T LOT 2 SEC 23 TH S 08' W 712.7 FT TO N LINE OF PLAT 2ND ADD TO LAKE PT SUBD TH S 65 DEG 55' W 715 FT TH S 71 DEG 28' W 238.9 FT TH S77 DEG 01' W 452 FT TO W LINE OF LOT 2 TH N TO N LINE OF LOT 2 TH E TO POB PART OF LOT 2 SEC 23 T23N R4W.		Public Improvements		* Factors *				Value			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			27.700	Acres	1,883	100	52,160
		Paved Road		27.70 Total Acres				Total Est. Land Value =	52,160		
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
			2022	0	0	0		0			
			2021	0	0	0		0			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FACKLER TIMOTHY S & KATHLE	FACKLER TIMOTHY S & KATHLE	0	10/20/2022	QC	15-LADY BIRD	1182:1771	PROPERTY TRANSFER	0.0		
SENSOR THOMAS W & SHEILA J	FACKLER TIMOTHY S & KATHLE	0	12/27/2017	QC	21-NOT USED/OTHER	1164:1585	PROPERTY TRANSFER	100.0		
SENSOR SHEILA	SENSOR THOMAS W & SHEILA T	0	10/23/2015	WD	09-FAMILY	1154-2011	PROPERTY TRANSFER	0.0		
SENSOR SHEILA J	SENSOR THMAS W & SHEILA J	0	04/21/2014	QC	09-FAMILY	1138/2146	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status	
526 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING		07/02/2018	PB18-0150	COMPLETE		
Owner's Name/Address		P.R.E. 0%		SA:						
FACKLER TIMOTHY S & KATHLEEN C [LE] 430 WOODSEDEGE LN WHITE LAKE MI 48386		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3					
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		OFF LAKE G3	300.00	150.00	0.6988	1.0000	150 100	31,447
		Paved Road		300 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =					31,447	
		Storm Sewer		Work Description for Permit PB18-0150, Issued 07/02/2018: 1.5 STY POLE BARN, 32X34, 16X34 LOFT						
		Sidewalk								
		Water								
		X	Sewer							
		Electric								
		Gas								
		Curb								
		Street Lights								
		X	Standard Utilities							
		Underground Utils.								
		Topography of Site								
Comments/Influences		X	Level							
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
		QT	10/26/2020	INSPECTED	2023	15,700	12,000	27,700		12,783C
		KH	10/30/2019	INSPECTED	2022	10,500	10,100	20,600		12,175C
		QT	11/12/2018	INSPECTED	2021	10,500	10,000	20,500		11,787C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 77	Type Treated Wood	Year Built: 2018 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1088 % Good: 0 Storage Area: 576 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 36,889 Total Depr Cost: 35,045 Estimated T.C.V: 25,723			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas Stories Exterior Foundation Other Additions/Adjustments Deck Treated Wood Garages Class: C Exterior: Pole (Unfinished) Storage Over Garage Base Cost Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV:			Cls C Blt 2018			
Yr Built 2018	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			100 Amps Service			Total Depr Cost: 35,045			Mech. Doors: 0		
Condition: Average		Size of Closets			X			100			Estimated T.C.V: 25,723			Area: 1088		
Room List		Doors:	Solid	H.C.	Lg			Ord			Small			No Conc. Floor: 0		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			Total Base New : 36,889			Bsmnt Garage:			
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			Many			X Ave.			Few			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ex.			X Ord.			Min			
X	Metal Insulation			No. of Elec. Outlets			Many			X Ave.			Few			
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			1 3 Fixture Bath			2 2 Fixture Bath			
	Many Avg. X Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath			2 2 Fixture Bath			Softener, Auto			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 3 Fixture Bath			2 2 Fixture Bath			Softener, Auto			
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			1 3 Fixture Bath			2 2 Fixture Bath			Softener, Manual			
(3) Roof				(14) Water/Sewer			1 3 Fixture Bath			2 2 Fixture Bath			Softener, Manual			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 3 Fixture Bath			2 2 Fixture Bath			
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:			1 3 Fixture Bath			2 2 Fixture Bath			Softener, Manual			
Chimney:		Joists: Unsupported Len: Cntr.Sup:					1 3 Fixture Bath			2 2 Fixture Bath			Softener, Manual			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SENSOR THOMAS W & SHEILA J	JOHNSTON MARK M & MARY F I	43,000	10/31/2015	LC	21-NOT USED/OTHER	1155-349	PROPERTY TRANSFER	100.0			
SENSOR SHEILA	SENSOR THOMAS W & SHEILA J	0	10/23/2015	WD	09-FAMILY	1154-2011	PROPERTY TRANSFER	0.0			
SENSOR SHEILA J	SENSOR THMAS W & SHEILA J	0	04/21/2014	QC	09-FAMILY	1138/2146	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status			
LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS			GARAGE	05/01/2015	PB15-0070	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
JOHNSTON MARK M & MARY F 3640 MUIRFIELD LANSING MI 48911		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				OFF LAKE G3	300.00	150.00	0.6988	1.0000	150	100	31,447
				300 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 31,447							
				Work Description for Permit PB15-0070, Issued 05/01/2015: 32*34 GARAGE							
		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
Comments/Influences		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		MH	07/10/2019	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		CSZ	01/27/2016	INSPECTED	2023	15,700	9,900	25,600			8,949C
		DMG	07/22/2011	INSPECTED	2022	10,500	8,300	18,800			8,523C
					2021	10,500	8,400	18,900			8,251C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2015 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1088 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 8 Floor Area: 0 Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:	
Yr Built 2015	Remodeled 0	Ex	Ord	Min	Size of Closets			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:
Condition: Average		Lg	Ord	Small	No Heating/Cooling			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:
Room List		Doors:	Solid	H.C.	No Heating/Cooling			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:	
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:	
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:	
(2) Windows		Ex.	Ord.	Min	No. of Elec. Outlets			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:
	Many Avg. Few	Large Avg. Small	(7) Excavation		Many			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ave. Fixtures			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:	
(3) Roof		(8) Basement		Average Fixture(s)			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:	
	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:
Asphalt Shingle		(9) Basement Finish		(13) Plumbing			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:	
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:	
		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:	
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			No Heating/Cooling			Total Base New : 31,487 Total Depr Cost: 28,968 Estimated T.C.V: 21,263			E.C.F. X 0.734		Bsmnt Garage:	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SENSOR FAMILY TRUST	LAFFERTY THOMAS E & CONNIE	20,000	06/12/2017	WD	16-LC PAYOFF	1162:2391	PROPERTY TRANSFER	0.0			
SENSOR THOMAS W & SHEILA J	LAFFERTY THOMAS E & CONNIE	20,000	10/15/2016	LC	03-ARM'S LENGTH	1160-1413	PROPERTY TRANSFER	100.0			
SENSOR SHEILA	SENSOR THOMAS W & SHEILA J	0	10/23/2015	WD	09-FAMILY	1154-2011	PROPERTY TRANSFER	0.0			
SENSOR SHEILA J	SENSOR THMAS W & SHEILA J	0	04/21/2014	QC	09-FAMILY	1138/2146	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LAFFERTY THOMAS E & CONNIE S & RICHARDS GORDON & RICHARDS STEVEN 395 LONG POINT DR HOUGHTON LAKE MI 48629		SA:									
		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				OFF LAKE G3	300.00	150.00	0.6988	1.0000	150	100	31,447
				300 Actual Front Feet, 1.03 Total Acres					Total Est. Land Value =		31,447
Tax Description		Dirt Road									
L-705/415 SURVEY 1096/1492 - 234 - COM AT NE COR SEC 23 TH S0DEG05'55"W 1319.34FT TO NE COR OF GOVT LOT 1 TH S0DEG05'55"W 87.43FT TO N LINE OF LONG POINT DR TH S57DEG39'47"W ALG DR 460.13FT FOR POB TH S57DEG39'47"W 128.17FT TH 194.82 FT ALONG THE ARC OF A 1265.43 FT RADIUS CURVE TO THE RIGHT THE CENTRAL ANGLE OF WHICH IS 08D49'16" THE LONG CHORD WHICH BEARS S61DEG58'51"W 194.63FT TH N23DEG31'52"W 150.22FT TH N60DEG11'01"E 299.56FT TH S32DEG19'47"E 149.92FT TO POB - PART OF GOVT LOT 1 SEC 23 T23NR4W - PAR C - 1.10AC. M/L SPLIT ON 01/13/2011 FROM 006-023-001-0035, 006-023-004-0020;		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
Comments/Influences		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		MH	07/10/2019	INSPECTED	2023	15,700	0	15,700			2,407C
		CSZ	01/27/2016	INSPECTED	2022	10,500	0	10,500			2,293C
		DMG	07/23/2013	INSPECTED	2021	10,500	0	10,500			2,220C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SENSOR THOMAS W & SHEILA J	PETERSON TIMOTHY A LC	20,000	10/15/2016	LC	03-ARM'S LENGTH	1160-1411	PROPERTY TRANSFER	100.0
SENSOR SHEILA	SENSOR THOMAS W & SHEILA J	0	10/23/2015	WD	09-FAMILY	1154-2011	PROPERTY TRANSFER	0.0
SENSOR SHEILA J	SENSOR THMAS W & SHEILA J	0	04/21/2014	QC	09-FAMILY	1138/2146	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status		
LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS							
	P.R.E. 0%							
Owner's Name/Address	SA:							
PETERSON TIMOTHY A 1121 FOX CT OXFORD MI 48371	2024 Est TCV Tentative							
	Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3				
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		OFF LAKE G3	300.00	150.00	0.6988 1.0000	150 100 31,447		
		300 Actual Front Feet, 1.03 Total Acres				Total Est. Land Value = 31,447		
Tax Description								
L-705/415 SURVEY 1096/1492 - 234 - COM AT NE COR SEC 23 TH S0DEG05'55"W 1319.34FT TO NE COR OF GOVT LOT 1 TH S0DEG05'55"W 87.43FT TO N LINE OF LONG POINT DR TH S57DEG39'47"W ALG SAID DR 160.16FT FOR POB TH S57DEG39'47"W ALG DR 299.97FT TH N32DEG19'47"W 149.92FT TH N57DEG40'56"E 299.90FT TH S32DEG21'25"E 149.83FT TO POB - PART OF GOVT LOT 1 SEC 23 T23NR4W - PAR D 1.03AC. M/L SPLIT ON 01/13/2011 FROM 006-023-001-0035, 006-023-004-0020;	X	Dirt Road						
	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						
Comments/Influences	Topography of Site							
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
	X	Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
	MH	07/10/2019	INSPECTED	2023	15,700	0	15,700	2,293C
	DMG	07/23/2013	INSPECTED	2022	10,500	0	10,500	2,184C
	DMG	07/22/2011	INSPECTED	2021	10,500	0	10,500	2,115C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS							
		P.R.E. 0%							
Owner's Name/Address		SA:							
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE			2.300 Acres	6,348 100	14,600
					2.30	Total Acres		Total Est. Land Value =	14,600
L-348 P-181 234 COM AT INT OF SH OF HOUGHTON LAKE & E LINE OF GOV'T LOT 5 SEC 23 T23N R4W TH S 08' E 307.4 FT FOR POB TH S 51 DEG 47' W 1198 FT TH S 08' E 136.5 FTTH S'LY ALONG LONG POINT DRIVE TO E & W 1/4 LINE TH E TO E LINE OF LOT 5 TH N TO POB PART OF GOVT LOT 5 SEC 23 T23N R4W EXC THAT PART CONTAINED IN PLAT OF HOLIDAY SANDS.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
Comments/Influences		Topography of Site							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SENSOR SHEILA J	SENSOR THOMAS W & SHEILA J	0	04/21/2014	WD	09-FAMILY	1138/2144	OTHER	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status	
LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
SENSOR FAMILY TRUST 123 SUNDOWN PTE HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L-749 P-225 234 ALL THAT PART OF N 3/4 GOV'T LOT 6 SEC 23 T23N R4W LYING SOUTH OF HOLIDAY SANDS AND HOLIDAY SANDS NO 3. Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			10.000	Acres	3,000 100	30,000
		Paved Road		WET/UNDERWATER			4.000	Acres	0 100	0
		Storm Sewer				14.00		Total Acres	Total Est. Land Value =	30,000
		Sidewalk								
		Water								
		X Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		X Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009.		CW	07/24/2019	INSPECTED	2023	15,000	0	15,000		7,680C
Licensed To: Township of Lake, County of		DMG	07/22/2011	INSPECTED	2022	14,000	0	14,000		7,315C
Roscommon, Michigan		DMG	10/27/2009	INSPECTED	2021	12,600	0	12,600		7,082C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DUQUET VICKIE M & FRANK J	DUQUET FRANK J & VICKIE M	0	03/28/2022	WD	15-LADY BIRD	1180:1824	DEED	0.0			
DRUMMOND DAVID A & OLGA	DUQUET VICKIE M	0	06/12/2018	QC	21-NOT USED/OTHER	1166:504	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
DUQUET FRANK J & VICKIE M [LE] 11436 CLOVIS POINT DR SOUTH LYON MI 48178		SA:									
		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	110.00	125.00	1.0000	0.9642	2800	100	296,971
				110 Actual Front Feet, 0.32 Total Acres				Total Est. Land Value =		296,971	
Tax Description		Dirt Road									
L-434 P-11 234 COM AT SW COR GOV'T LOT 6		Gravel Road									
SEC 23 T23N R4W TH N 917.3 FT TH N 51 DEG		Paved Road									
47' E 290.58 FT FOR POB TH ALG ARC OF A		Storm Sewer									
1488.2 FT RADIUS CURVE TO R 99.96 FT TH N		Sidewalk									
35 DEG 26' 44" W 176.25 FT TO SH OFLK TH		Water									
S 51 DEG 23' 41" W 79 FT TO CANAL TH S 26		Sewer									
DEG 34'27" E 142.07 FT TH S 38 DEG 13' E		Electric									
33 FT FT TO POB PART OF GOV'T LOT 6.		Gas									
PARCEL B.		Curb									
Comments/Influences		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		CW	07/23/2019	INSPECTED	2023	148,500	0	148,500		118,907C	
Licensed To: Township of Lake, County of		DMG	07/23/2013	INSPECTED	2022	127,300	0	127,300		113,245C	
Roscommon, Michigan		DMG	07/22/2011	INSPECTED	2021	116,700	0	116,700		109,628C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SCHILTGES, DAVID	SCHILTGES, DAVID	0	05/11/2011	WD	16-LC PAYOFF	1104/1722	OTHER	0.0			
SCHILTGES, DAVID J & SUZAN	SCHILTGES, DAVID	0	08/05/2010	QC	21-NOT USED/OTHER	1097/3	OTHER	0.0			
TAYLOR ROBERT V & CYNTHIA	SCHILTGES, DAVID J & SUZAN	315,000	03/24/2008	WD	03-ARM'S LENGTH	1070/426	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
1605 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION	05/22/2017	PB17-0129	COMPLETE			
Owner's Name/Address		P.R.E. 100% 06/28/2012			NEW RESIDENCE	08/26/2011	170	COMPLETE			
SCHILTGES DAVID J 1605 LONG POINT DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-741 P-22 L-962 P-156 234 COM AT SW COR GOVT LOT 6 SEC 23 TH N0DEG08'E ALG W LINE OF GOVT LOT 6 917.3FT TO CL OF LONG POINT DR TH N51DEG47'E ALGC/L 118.26FT FOR POB TH N51DEG47'E 94. 74FT TO CANAL TH N38DEG05'42"W ALG CANAL 175.52FT TO INTERMED TRAV LINE TH S64DEG 58'19"W ALG TRAV LINE 88.08FT TH S38DEG 07'50"E 195.65FT TO POB - PART OF LOT 1 OF REC PLAT OF THE POINT & PART OF GOVT LOT 6 SEC 23 T23NR4W PP:006-023-008-0080-----006-520-001-0000 ASSESSED WITH THIS.		Public Improvements		* Factors *				Value			
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	102.00	125.00	1.0000	0.9642	2800	100	275,373
		Paved Road		102 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 275,373							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Fencing: Wd, Split, 2 Rail	15.75	70	21	232			
		Sewer		D/W/P: 3.5 Concrete	6.25	2002	71	8,884			
		Electric		D/W/P: 3.5 Concrete	6.25	160	71	710			
		Gas		D/W/P: 3.5 Concrete	6.25	144	94	846			
		Curb		D/W/P: 3.5 Concrete	6.25	396	94	2,326			
		Street Lights		Wood Frame/Conc.	28.79	192	71	3,925			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 16,923							
		Underground Utils.									
Comments/Influences		Topography of Site		Work Description for Permit PB17-0129, Issued 05/22/2017: ONE STY ADDITION AND ROOFED CARPORT 416 SF							
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		MH	11/14/2017	INSPECTED	2023	137,700	174,500	312,200		184,814C	
		DMG	07/23/2013	INSPECTED	2022	118,000	135,600	253,600		176,014C	
		DMG	11/29/2012	INSPECTED	2021	108,200	129,200	237,400		170,392C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 132	Type CPP	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 728 % Good: 88 Storage Area: 364 No Conc. Floor: 0							
X Wood Frame	(4) Interior X Drywall Paneled Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 14 Floor Area: 2,678 Total Base New : 385,358 Total Depr Cost: 334,294 Estimated T.C.V: 358,363			E.C.F. X 1.072	Bsmnt Garage:							
Building Style: RANCH	Trim & Decoration	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Heat & Cool Ground Area = 2252 SF Floor Area = 2678 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86				Cls C Blt 0							
Yr Built 0	Remodeled 0	Ex 0	Ord 0	Min 0	No./Qual. of Fixtures X Ex. Ord. Min											
Condition: Excellent	Size of Closets Lg Ord Small	No. of Elec. Outlets Many X Ave. Few			Building Areas											
Room List	Doors: X Solid H.C.	(12) Electric 200 Amps Service			Stories Exterior Foundation 1.25 Story Siding Crawl Space 1+ Story Siding Crawl Space 1 Story Siding Crawl Space			Size 1,704 324 224	Cost New 320,498	Depr. Cost 277,734						
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors Kitchen: Other: Other:	(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Exterior Stone Veneer Plumbing 3 Fixture Bath Porches CPP Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Storage Over Garage Common Wall: 1 Wall			188 1 132	7,238 4,711 2,611	6,225 4,051 2,245						
(1) Exterior Wood/Shingle X Aluminum/Vinyl Brick Insulation	(6) Ceilings X Vaulted	(14) Water/Sewer Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 2 Story Carports			1 1 1 1	1,515 5,890 2,806 8,137	1,303 5,065 2,413 6,998						
(2) Windows Many Avg. Few X Avg. Large X Avg. Small	(7) Excavation Basement: 0 S.F. Crawl: 2252 S.F. Slab: 0 S.F. Height to Joists: 0.0	Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof X Gable Hip Flat Gambrel Mansard Shed	(9) Basement Finish															
X Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FACKLER TIMOTHY S & KATHLE	SENSOR FAMILY TRUST	0	12/27/2017	QC	21-NOT USED/OTHER	1164:1584	PROPERTY TRANSFER	100.0
SENSOR FAMILY TRUST	FACKLER TIMOTHY S & KATHLE	20,000	06/12/2017	WD	03-ARM'S LENGTH	1162:2022	PROPERTY TRANSFER	100.0
SENSOR SHEILA J	SENSOR THOMAS W & SHEILA J	0	04/21/2014	WD	09-FAMILY	1138/2144	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status	
LONG POINT DR	School: HOUGHTON LAKE COMM SCHOOLS						
	P.R.E. 0%						
Owner's Name/Address	SA:						
SENSOR FAMILY TRUST 123 SUNDOWN POINT HOUGHTON LAKE MI 48629	2024 Est TCV Tentative						
	Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1			
	Public Improvements	* Factors *					
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value	
		RESIDENTIAL ACREAGE			3.000 Acres	5,000 100 15,000	
		WET/UNDERWATER			1.000 Acres	0 100 0	
			4.00	Total Acres	Total Est. Land Value =	15,000	
Tax Description	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.						
Comments/Influences	Topography of Site X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain						
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2024	Tentative	Tentative	Tentative			Tentative
	CW 07/16/2019 INSPECTED	7,500	0	7,500			4,358C
	DMG 07/22/2011 INSPECTED	6,800	0	6,800			4,151C
	DMG 10/27/2009 INSPECTED	4,900	0	4,900			4,019C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DAMMAN JOHN B & KATHRYN N	DAMMAN JOHN B & KATHRYN N	0	09/05/2018	QC	21-NOT USED/OTHER	1167:0206	PROPERTY TRANSFER	0.0			
BLOMQUIST GERALD S & PATRI	DAMMAN JOHN B & KATHRYN N	55,000	08/17/2018	WD	20-MULTI PARCEL SALE REF	1166:2427	PROPERTY TRANSFER	100.0			
BLOMQUIST GERALD S O & WIF	BLOMQUIST GERALD S O & PA	0	11/24/2014	QC	21-NOT USED/OTHER	1159-1204	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 08/17/2018									
Owner's Name/Address		SA:									
DAMMAN JOHN B & KATHRYN N TRUST 1021 LONG POINT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Tax Description		Public Improvements		* Factors *				Value			
L425/P186 L655/P601 234 PARCEL B-1 COM AT NE COR SEC 23 TH S0DEG08'W 1320 FT TH N89DEG52'W 2640 FT TH S0DEG08'W 1150.5 FT TO C/L OF LONG POINT DR TH S74DEG20'W 936.4 FT FOR POB TH CONT S74DEG20'W 90 FT TH N15DEG40'W 158 FT TH N74DEG20'E 90 FT TH S15DEG40'E 158 FT TO POB PART OF GOVT LOTS 3 & 6 SEC 23 T23N R4W		X		Description		Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				LG PT/N CANAL		90.00	90.00	1.0000	0.7746	750 100	52,285
				90 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =		52,285	
Comments/Influences		X		Standard Utilities							
				Underground Utils.							
				Topography of Site							
		X		Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
		X		Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		CW	07/17/2019	INSPECTED	2023	26,100	0	26,100	18,256C		
		DMG	07/22/2011	INSPECTED	2022	20,000	0	20,000	17,387C		
		DMG	10/27/2009	INSPECTED	2021	17,400	0	17,400	16,832C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAMMAN JOHN B & KATHRYN N	DAMMAN JOHN B & KATHRYN N	0	09/05/2018	QC	21-NOT USED/OTHER	1167:0206	PROPERTY TRANSFER	0.0
BLOMQUIST GERALD S & PATRI	DAMMAN JOHN B & KATHRYN N	55,000	08/17/2018	WD	20-MULTI PARCEL SALE REF	1166:2427	PROPERTY TRANSFER	100.0
BLOMQUIST GERALD S O & WIF	BLOMQUIST GERALD S O & PA	0	11/24/2014	QC	21-NOT USED/OTHER	1159-1204	PROPERTY TRANSFER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status			
LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 100% 08/17/2018								
Owner's Name/Address	SA:								
DAMMAN JOHN B & KATHRYN N TRUST 1021 LONG POINT HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
		LG PT/N CANAL	90.00	90.00	1.0000 0.7746	750 100 52,285			
		90 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 52,285							
Tax Description									
L425/P186 L655/P601 234 PARCEL B-2 COM AT NE COR SEC 23 TH S0DEG08'W 1320 FT TH N89DEG52'W 2640 FT TH S0DEG08'W 1150.5 FT TO C/L OF LONG POINT DR TH S74DEG20'W 846.4 FT TO POB TH S74DEG20'W 90 FT TH N15DEG40'W 158 FT TH N74DEG20'E 90 FT TH S15 DEG40'E 158 FT TO POB PART OF GOVT LOTS 3 & 6 SEC 23 T23N R4W	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water							
	X	Sewer Electric Gas Curb Street Lights							
	X	Standard Utilities Underground Utils.							
		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond							
	X	Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What	2024	Tentative	Tentative	Tentative			Tentative
		CW 07/17/2019 INSPECTED	2023	26,100	0	26,100			18,256C
		DMG 07/23/2013 INSPECTED	2022	20,000	0	20,000			17,387C
		DMG 07/22/2011 INSPECTED	2021	17,400	0	17,400			16,832C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VANGORP RONALD W		0	02/17/2022	OTH	07-DEATH CERTIFICATE	1179:2399	OTHER	0.0				
		35,000	07/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
944 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/03/2004										
VANGORP MARGARET M 944 LONG POINT DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-843 P-114 (L-565 P-658) 234 COM AT NE COR SEC 23 TH S08'W 1320FT TH N89DEG 52'W 2640FT TH S08'W 1150.5FT TO C/L OF LONG PTE DR TH S74DEG 20'W ALG C/L 546.4FT FOR POB TH S74DEG 20'W 60FT TH N15DEG 40'W 158FT TH N74DEG 20'E 60FTTH S15DEG 40'E 158FT TO POB PART OF GOVT LOT 6 SEC 23 T23N R4W .22A		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LG PT/N CANAL	60.00	150.00	1.0000	1.0000	750	100		45,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 45,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		Water		Fencing: Vnyl, Picket, 36-48	25.30	40	73		739			
		X Sewer		Fencing: Vnyl, Solid, 6'	41.05	40	73		1,199			
		Electric		D/W/P: 3.5 Concrete	6.68	1056	73		5,149			
		Gas		Wood Frame	28.40	120	73		2,488			
		Curb		Total Estimated Land Improvements True Cash Value = 9,575								
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2023	22,500	128,600	151,100		64,797C		
		CW	07/17/2019	INSPECTED	2022	17,300	108,300	125,600		61,712C		
		MG	07/30/2013	INSPECTED	2021	15,000	94,700	109,700		59,741C		
		DMG	07/22/2011	INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 110 64 475	Type CCP (1 Story) CPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 462 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior															
Building Style: 2 STORY		X	Drywall Paneled				Plaster Wood T&G										
Yr Built 0	Remodeled 0	Trim & Decoration	Ex	X	Ord		Min										
Condition: Good		Size of Closets	Lg	X	Ord		Small										
Room List		Doors:		Solid	X		H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors															
(1) Exterior		Kitchen: Other: Other:															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings															
	Insulation	No. of Elec. Outlets	Many	X	Ave.		Few										
(2) Windows		(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gambrel Mansard Shed	(10) Floor Support															
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Chimney:																	
										Class: C +5 Effec. Age: 22 Floor Area: 2,296 Total Base New : 318,584 Total Depr Cost: 248,472 Estimated T.C.V: 266,859		E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:			
										Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls C 5 Blt 0					
										(11) Heating System: Forced Heat & Cool							
										Ground Area = 1036 SF Floor Area = 2296 SF.							
										Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78							
										Building Areas							
										Stories Exterior Foundation		Size		Cost New		Depr. Cost	
										2 Story Siding Crawl Space		1,036					
										1 Story Siding Overhang		224					
										Total:		275,405		214,791			
										Other Additions/Adjustments							
										Plumbing							
										3 Fixture Bath		1		4,711		3,675	
										Porches							
										CCP (1 Story)		110		3,110		2,426	
										CPP		64		1,493		1,165	
										Deck							
										Treated Wood		475		7,405		5,776	
										Garages							
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
										Base Cost		462		21,696		16,923	
										Common Wall: 2 Wall		1		-5,447		-4,249	
										Water/Sewer							
										Public Sewer		1		1,515		1,182	
										Water Well, 100 Feet		1		5,890		4,594	
										Built-Ins							
										Appliance Allow.		1		2,806		2,189	
										Totals:		318,584		248,472			
										Notes:							
										ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>		TCV:		266,859			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARKATT RICHARD M & SHERRY	HACKWORTH CHRISTOPHER & JULIE M	170,000	06/28/2019	WD	03-ARM'S LENGTH	1169:2020	PROPERTY TRANSFER	100.0
GAINES RICHARD W & DEBORAH	BARKATT RICHARD M & SHERRY	130,000	07/25/2017	WD	03-ARM'S LENGTH	1163:0290	PROPERTY TRANSFER	100.0
		142,000	01/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
932 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
HACKWORTH CHRISTOPHER & JULIE M 741 N KALAMAZOO MARSHALL MI 49068	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LG PT/N CANAL	60.00	150.00	1.0000 1.0000	750 100		45,000
			60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 45,000						
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.68	1008	48	3,232		
			D/W/P: 3.5 Concrete	6.68	312	73	1,521		
			Wood Frame	26.70	160	73	3,119		
			Total Estimated Land Improvements True Cash Value =						7,872
Tax Description									
L-1039 P-1363 (L-1031P-1183&L-483P-517) 234 COM AT NE COR SEC 23 TH S 0 DEG 08"W 1320 FT TH N 89 DEG 52' W 2640 FT TH S 0 DEG 08'W 1150.5 FT TO C/L OF LONG POINT DR TH S 74 DEG 20'W ALG C/L 486.4 FT FORPOB TH S 74 DEG 20'W 60 FT TH N 15 DEG 40'W 158 FT TH N 74 DEG 20'E 60 FT TH S 15 DEG 40'E ALG WLY LINE OF LOT 41 OF HOLIDAY SANDS NO 2 EXT 158 FT TO POB BEING PART OF GOVT LOT 6 SEC 23 T23N R4W 932 LONG PTE DR	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
Comments/Influences									
		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond							
	X	Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	CW	07/17/2019	INSPECTED	2023	22,500	79,100	101,600		75,887C
	MG	07/30/2013	INSPECTED	2022	17,300	66,100	83,400		72,274C
	DMG	07/22/2011	INSPECTED	2021	15,000	58,100	73,100		69,966C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 36	Type Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																														
Building Style: 2 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration																														
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets																												
Condition: Good		Lg	X Ord		Small	Central Air Wood Furnace																												
Room List		Doors:	Solid X		H.C.	(12) Electric																												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			100 Amps Service																										
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets																													
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Many X Ave.			Few																										
(2) Windows		(7) Excavation			(13) Plumbing																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 832 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																													
(3) Roof		(9) Basement Finish			(14) Water/Sewer																													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																												
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																													
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 832 SF Floor Area = 1664 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Slab</td> <td>832</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>192,122</td> <td>140,248</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,439 Balcony Wood Balcony 36 1,488 1,086 Water/Sewer Water Well, 100 Feet 1 5,890 4,300 Built-Ins Appliance Allow. 1 2,806 2,048 Totals: 207,017 151,121													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Slab	832			Total:				192,122	140,248	Class: C Effec. Age: 27 Floor Area: 1,664 Total Base New : 207,017 Total Depr Cost: 151,121 Estimated T.C.V: 162,304 E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
2 Story	Siding	Slab	832																															
Total:				192,122	140,248																													
Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 162,304																																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-COMMON		Zoning: R-1	Building Permit(s)	Date	Number	Status		
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		SA:								
GAINES SCOTT A & DEBORAH 1557 LONG POINT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
		Public Improvements		* Factors *				Value		
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				0.00 Total Acres				Total Est. Land Value =	0	
Tax Description		Dirt Road								
L-924 P-654 (L-899P-503&L-247P-152) 234		Gravel Road								
COM AT SW COR GOV'T LOT 6 TH N 0 DEG 8' W		Paved Road								
959.38 FT TO NLY LINE OF CO RD FOR POB TH		Storm Sewer								
N 51 DEG 47' E 3 FT TH N 38 DEG 13' W TO		Sidewalk								
1/8 LINE TO S ON 1/8 LINE TO POB PART OF		Water								
GOV'T LOT 6 SEC 23 T23N R4W.ASSESSED WITH		Sewer								
7206 520 001 7500		Electric								
Comments/Influences		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
			2022	0	0	0		0		
			2021	0	0	0		0		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SENSOR SHEILA J	SENSOR THOMAS W & SHEILA J	0	04/21/2014	WD	09-FAMILY	1138/2144	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status		
VACANT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
SENSOR FAMILY TRUST 123 SUNDOWN PTE HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-749 P-225 234 SW 1/4 OF SW 1/4 GOV'T LOT 6 SEC 23 T23NR4W. LYING NORTH OF HOLIDAY SANDS NO 2		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			0.500	Acres	9,000	100	4,500
		Paved Road		WET/UNBUILDABLE			1.000	Acres	0	100	0
		Storm Sewer				1.50		Total Acres	Total Est. Land Value =		4,500
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		CW	07/16/2019	INSPECTED	2023	2,300	0	2,300			707C
		DMG	09/13/2011	INSPECTED	2022	1,900	0	1,900			674C
		DMG	10/06/2009	INSPECTED	2021	1,400	0	1,400			653C

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Roscommon, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
TAYLOR JOHN M TRUST 10/30/	SMITH SHANNON	225,000	09/16/2013	WD	03-ARM'S LENGTH		OTHER	100.0		
Property Address		Class: RESIDENTIAL-COMMON		Zoning: R-1	Building Permit(s)		Date	Number	Status	
LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
SMITH MICHAEL & MARLENE A SMITH SHANNON M 15 WOODLAND SHORE GROSSE POINTE MI 48236		SA:		2024 Est TCV Tentative						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
L-999 P-2642 (L-962 P-159) 234 COM AT SW COR GOVT LOT 6 TH N0DEG08'E ALG W LINE GOVT LOT 6 917.3FT TO C/L OF LONG POINT DR TH N51DEG47'E ALG C/L 109.26FT FOR POB TH N51DEG47'E 9FT TH N38DEG07'50"W 195.65FT TO INTERMED TRAV LINE TH S54DEG15'10"W 89.27FT TH S38DEG 13' 26"E 166.48FT TO NWLY R/W LINE OF LONG POINT DR TH N51DEG47'00"E ALG R/W 79.82 FT TH S38DEG07'50"E 33FT TO POB - PART OF LOT 1 REC PLAT OF THE POINT & PART OF GOVT LOT 6 SEC 23 T23NR4W PP: 006-023-008-0160 ASSESSED WITH 006-520-001-5000		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		0.00 Total Acres Total Est. Land Value = 0						
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Low		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		High		2022	0	0	0			0
		Landscaped		2021	0	0	0			0
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who When What								

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
OSTERMAN RICHARD A & CATHE	KISH MARK & LOIS TRUST	625,000	06/15/2022	WD	03-ARM'S LENGTH	1181:2299	PROPERTY TRANSFER	100.0				
OSTERMAN RICHARD A	OSTERMAN RICHARD A [LE]	0	05/18/2021	QC	18-LIFE ESTATE	1176:2587	PROPERTY TRANSFER	0.0				
OSTERMAN RICHARD A & CATHE	OSTERMAN CATHERINE L &	0	03/15/2021	QC	21-NOT USED/OTHER	1175:2537	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
855 LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KISH MARK & LOIS TRUST 4223 DELPHINE DR WIXOM MI 48393		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-593 P-501 234 COM AT NE COR SEC 23 TH S0DEG08'W ALG SEC LN 1320 FT TH N89DEG52'W 2640 FT TH S0DEG08'W ALG 1/4 LN 1150.5 FT TH S74DEG23'12"W 180.33 FT FOR POB TH S74DEG23'12"W 76.38 FT TH S4DEG39'11"E 196.9 FT TO SH OF LK TH N67DEG27'40"E ALG SH 73.88 FT TH N3DEG21'02"W 188.7 FT TO POB BEINGPART OF GOVT LOTS 3 & 6 SEC 23 T23N R4W PARCEL A .32A		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	74.00	150.00	1.0000	1.0000	2800	100		207,200
		Paved Road		74 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 207,200								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		795		73	3,877		
		Sewer		D/W/P: Brick on Sand	18.28		269		87	4,278		
		Electric		Wood Frame/Conc.	44.89		49		75	1,650		
		Gas		Total Estimated Land Improvements True Cash Value = 9,805								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				
		QT	11/02/2022	INSPECTED	2023	103,600	123,900	227,500			227,500S	
		CW	07/16/2019	INSPECTED	2022	88,800	73,900	162,700			122,402C	
		DMG	07/30/2013	INSPECTED	2021	81,400	70,800	152,200			118,492C	

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 492 54 56	Type Treated Wood Treated Wood Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas							
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace					Class: C +10 Effec. Age: 20 Floor Area: 1,867 Total Base New : 298,610 Total Depr Cost: 239,190 Estimated T.C.V: 256,412				E.C.F. X 1.072			
Yr Built 0	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Insulation			X	Ex.		Ord.		Min							
(2) Windows		(7) Excavation		No. of Elec. Outlets												
Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1109 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.		Few					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing												
(3) Roof				Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer												
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney:		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRESS JANE REVOCABLE TRUST	ARMISTEAD PATRICK & KELLY	435,000	07/22/2022	WD	03-ARM'S LENGTH	1181:2347	PROPERTY TRANSFER	100.0
KRESS JOHN & JANE	KRESS JANE REVOCABLE TRUST	0	10/23/1997	QC	14-INTO/OUT OF TRUST	1175:2069	PROPERTY TRANSFER	0.0
FIRST OF AMERICA BANK	KRESS HUBERT J & DONNA J	41,000	05/03/1988	QC	21-NOT USED/OTHER	0527:452	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status
849 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
ARMISTEAD PATRICK & KELLY 1375 BAYWOOD CIR BRIGHTON MI 48116		SA:						
Tax Description		2024 Est TCV Tentative						
L-527 P-451-2 234 COM AT NE COR SEC 23 TH S 0 DEG 08' W ALG SEC LINE 1320 FT TH N 89 DEG 52' W 2640 FT TH S 0 DEG 08' W ALG 1/4 LINE 1150.50 FT TH S 74 DEG 23' 12" W 107.32 FT FOR POB TH CONT S 74 DEG 23' 12" W 73.01 FT TH S 3 DEG 21' 02" E 188.70 FT TO SH OF HOUGHTON LAKE TH N 67 DEG 27' 40" E ALG SH 70 FT TH N 1 DEG 41' 43" W 181.28 FT TO POB BEING PART OF GOVT LOTS 3 & 6 SEC 23 T23N R4W PARCEL B .29 A		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW		
Comments/Influences		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value		
		Dirt Road		LAKEVIEW		70.00 150.00 1.0000 1.0000 2800 100 196,000		
		Gravel Road		70 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value = 196,000		
		Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value		
		Storm Sewer		D/W/P: 3.5 Concrete		6.68 357 73 1,741		
		Sidewalk		D/W/P: 3.5 Concrete		6.68 276 95 1,752		
		Water		Total Estimated Land Improvements True Cash Value =		3,493		
		X Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		X Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		X Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009.		QT 11/02/2022	INSPECTED	2023	98,000	74,100	172,100	172,100S
Licensed To: Township of Lake, County of Roscommon, Michigan		CW 07/16/2019	INSPECTED	2022	84,000	49,200	133,200	106,431C
		DMG 07/30/2013	INSPECTED	2021	77,000	47,300	124,300	103,031C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 64	Type WGEP (1 Story) Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 696 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 25 Floor Area: 1,008 Total Base New : 192,799 Total Depr Cost: 145,280 Estimated T.C.V: 155,740			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C 5 Blt 0				
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75									
Condition: Good		Lg	X Ord	Small	(13) Plumbing			Building Areas									
Room List		Doors:	Solid X	H.C.	Average Fixture(s)			Stories Exterior Foundation			Size		Cost New		Depr. Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			1 Story Siding Crawl Space			1,008		147,292		110,479			
(1) Exterior		(6) Ceilings		0 Amps Service			Other Additions/Adjustments										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Porches			48		6,030		4,522			
X	Insulation	(7) Excavation		X Ex. Ord. Min			Garages			696		25,905		19,429			
(2) Windows		(7) Excavation		Many X Ave. Few			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)										
X	Many Avg. X Avg. Large Few Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Water/Sewer			1		1,515		1,136			
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Average Fixture(s)			Built-Ins			1		5,890		4,417			
(3) Roof		(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.			1		2,806		2,104			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Deck			64		2,109		2,004			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Composite w/Roof (Deck Portion)			64		1,252		1,189			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Composite w/Roof (Roof portion)			64		1,252		1,189			
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Notes:										
												Totals:		192,799		145,280	
																ECF (4004 LAKEVIEW) 1.072 => TCV: 155,740	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
AHR INVESTMENTS LLC	SYKORA, STEVEN	337,500	05/09/2013	WD	03-ARM'S LENGTH	1127/2579	OTHER	100.0					
		330,000	02/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
845 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SYKORA STEVEN J & MARY K 7186 FOX WOODS CANTON MI 48187		SA:											
Tax Description		2024 Est TCV Tentative											
L-1000 P-1619 (L-523 P-297) 234 845 LONG POINT DR COM AT NE COR SEC 23 TH S 0 DEG 08' W ALG SEC LINE 1320 FT TH N 89 DEG 52' W 2640 FT TH S 0 DEG 08' W ALG 1/4 LINE 1150.50 FT FOR POB TH CONT S 0 DEG 08' W 169.50 FT TO SH OF HOUGHTON LAKE TH S 67 DEG 27' 40" W ALG SH 105.95 FT TH N 1 DEG 41' 43" W 181.28 FT TH N 74 DEG 23' 12" E 107.32 FT TO POB BEING PART OF GOVT LOTS 3 & 6 SEC 23 T23N R4W PARCEL C .28 A		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements		* Factors *									
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		LAKEVIEW	105.00	169.07	1.0000	1.0242	2800	100		301,123	
		Paved Road		105 Actual Front Feet, 0.41 Total Acres				Total Est. Land Value =		301,123			
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description									
		Water		D/W/P: Asphalt Paving				Rate	Size	% Good	Cash Value		
		Sewer		D/W/P: 3.5 Concrete				3.15	943	73	2,168		
		Electric						6.68	258	73	1,258		
		Gas		Total Estimated Land Improvements True Cash Value =								3,426	
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X	Level	2024	Tentative	Tentative	Tentative			Tentative			
			Rolling	2023	150,600	119,900	270,500			175,774C			
			Low	2022	129,100	92,300	221,400			167,404C			
			High	2021	118,300	88,300	206,600			162,057C			
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		CW	07/16/2019	INSPECTED									
		DMG	07/30/2013	INSPECTED									
		DMG	09/13/2011	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 88 276	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 22 Floor Area: 2,187 Total Base New : 304,202 Total Depr Cost: 237,279 Estimated T.C.V: 254,363			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Good		Lg	X	Ord		Small												
Room List		Doors:		Solid	X	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms						Kitchen: Other: Other:			0 Amps Service								
(1) Exterior							No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls		C Blt 0			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			X Ex. Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1611 SF Floor Area = 2187 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78								
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing			Building Areas								
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1611 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Crawl Space 1 Story Siding Overhang			Size 1,170 441 576			Cost New		Depr. Cost			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			Total: 1 88 276 576			256,956		200,426			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes:			ECF (4004 LAKEVIEW) 1.072 =>			TCV:		254,363			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer Water Well, 100 Feet Appliance Allow.			1 1 1		1,515 5,890 2,806		1,182 4,594 2,189	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Totals:			304,202			237,279					
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWANSON SUZANNE M	SWANSON SUZANNE M REV LIV	0	01/16/2018	QC	21-NOT USED/OTHER	1169:0800	PROPERTY TRANSFER	0.0
SWANSON MITCHELL G	SWANSON SUZANNE M	0	10/20/2016	QC	09-FAMILY	1163:0690	PROPERTY TRANSFER	0.0
		165,000	06/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
1087 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 12/31/2015					

  

Owner's Name/Address	SA:
SWANSON SUZANNE M REV LIVING TRUST 1087 LONG POINT HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-697 P-150 234 1087 LONG POINT DR COM AT NE COR OF SEC 23 TH S00DEG08'W 2504.7 FT TH N89DEG52'W 2640 FT TH S74DEG23'12"W 1027.04 FT TH S74DEG20'W 240.43 FT FOR POB TH S74DEG20'W ALG SLY R/W OF CO RD 102.55 FT TH S00DEG04'54"E ALG PLAT OF SUNRISE CLUB SUBD 194.98 FT TO SH OF LK TH N77DEG55'03"E ALG SH 118.49 FT TH N5DEG01'42"W TO POB PART OF GOV'T LOT 3 SEC 23 T23N R4W PARCEL A	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			LV-OVER 60'	118.00	150.00	0.8422	1.0000	2800	100		278,264
			118 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 278,264								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			Fencing: Wd, Split, 2 Rail	16.72	30	23	115				
			D/W/P: 3.5 Concrete	6.68	3372	73	16,443				
			Wood Frame/Conc.	31.27	240	73	5,479				
			Total Estimated Land Improvements True Cash Value = 22,037								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			2024	Tentative	Tentative	Tentative			Tentative		
			2023	139,100	66,500	205,600			108,325C		
			2022	119,300	52,000	171,300			103,167C		
			2021	109,300	49,900	159,200			99,872C		

  

Comments/Influences	Who	When	What
	CW	07/17/2019	INSPECTED
	DMG	07/30/2013	INSPECTED
	DMG	09/13/2011	INSPECTED

  

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 594 204 100	Type Treated Wood Roof Cover Onl Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 37 Floor Area: 1,064 Total Base New : 179,126 Total Depr Cost: 112,843 Estimated T.C.V: 120,968			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C -5 Blt 0			
Yr Built 0	Remodeled 0	Ex	X Ord		Min	100 Amps Service			(11) Heating System: Forced Air w/ Ducts							
Condition: Good		Size of Closets		No. of Elec. Outlets			Ground Area = 1064 SF Floor Area = 1064 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63						
Room List		Doors:	Solid	X	H.C.	(12) Electric			Building Areas							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Stories Exterior Foundation			Size		Cost New Depr. Cost	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			1 3 Fixture Bath			1 Story Siding Slab			1,064		Total: 131,783 83,016	
(2) Windows	Many X Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1064 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation		(8) Basement			(13) Plumbing			Deck			Treated Wood		594 8,577 5,404	
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Treated Wood		100 2,590 1,632		
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Public Water			Garages			w/Roof (Roof portion)		204 3,474 2,189	
Chimney:	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		572 22,491 14,169		
	Joists: Unsupported Len: Cntr.Sup:		Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			Public Sewer		1 1,515 954		
	Lump Sum Items:								Water Well, 100 Feet			Water Well		1 5,890 3,711		
									Appliance Allow.			1 2,806 1,768		Totals: 179,126 112,843		
									Notes:			ECF (4004 LAKEVIEW) 1.072 => TC		V: 120,968		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SUSZEK WILLIAM G & SANDRA	GAMBY SCOTT L & MARY K	170,000	09/24/2016	WD	03-ARM'S LENGTH	1160-0755	PROPERTY TRANSFER	100.0				
		115,000	01/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
1083 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GAMBY SCOTT L & MARY K 709 COOLIDGE AVE HOLLAND MI 49423		SA:										
Tax Description		2024 Est TCV Tentative										
L-713 P-633 234 1083 LONG POINT DR 48629COM AT NE COR SEC 23 TH S00DEG08'W 2504.7 FT TH N89DEG52'W 2640 FT TH S74DEG23'12"W 1027.04 FT TH S74DEG20'W 156.18 FT FOR POB TH S74DEG20'W ALG SLY R/W OF CO RD 84.25 FT TH S5DEG01'42"E 198.59 FT TO SH OF LK TH N77DEG52'03"E ALG SH 65 FT TH N00DEG02'32"E 206.98 FT TO POB PART OF GOV'T LOT 3 SEC 23 T23NR4W PARCEL B		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	65.00	150.00	1.0000	1.0000	2800	100		182,000
		Paved Road		65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 182,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		Water		D/W/P: 3.5 Concrete	6.68	195	73		951			
		Sewer		D/W/P: 3.5 Concrete	6.68	18	73		88			
		Electric		Wood Frame/Conc.	32.03	192	73		4,489			
		Gas		Total Estimated Land Improvements True Cash Value = 5,528								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low	2023	91,000	40,700	131,700			100,976C		
			High	2022	78,000	30,800	108,800			96,168C		
			Landscaped	2021	71,500	29,800	101,300			93,096C		
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		CW	07/17/2019	INSPECTED	2023	91,000	40,700	131,700			100,976C	
		DMG	07/30/2013	INSPECTED	2022	78,000	30,800	108,800			96,168C	
		DMG	09/13/2011	INSPECTED	2021	71,500	29,800	101,300			93,096C	

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 380	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						1 Wood Stove Direct-Vented Gas					Class: C -5 Effec. Age: 37 Floor Area: 800 Total Base New : 121,335 Total Depr Cost: 76,435 Estimated T.C.V: 81,938	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets										
Condition: Good		Lg	X Ord		Small											
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		100 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures												
		Ex.	X Ord.		Min	No. of Elec. Outlets										
						Many	X Ave.		Few							
(2) Windows		(7) Excavation		(13) Plumbing												
Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 800 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors Storms & Screens		(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 800 SF Floor Area = 800 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  1 Story Siding Slab 800                  Total: 102,137 64,341                  Other Additions/Adjustments                  Deck                  Treated Wood 380 6,399 4,031                  Water/Sewer                  Public Sewer 1 1,515 954                  Water Well, 100 Feet 1 5,890 3,711                  Built-Ins                  Appliance Allow. 1 2,806 1,768                  Fireplaces                  Wood Stove 1 2,588 1,630                  Totals: 121,335 76,435                  Notes: ECF (4004 LAKEVIEW) 1.072 =&gt; TCV: 81,938</p>																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KLIPA DENNIS DR & JACQUALI	WILSON TYLER	200,000	08/30/2022	WD	03-ARM'S LENGTH	1182:0980	PROPERTY TRANSFER	100.0				
		21,300	07/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
1090 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
WILSON TYLER 2450 E COLONY RD SAINT JOHNS MI 48879		SA:										
Tax Description		2024 Est TCV Tentative										
L-643 P-548 234 COM AT NE COR SEC 23 TH S00DEG8'W 2436.3FT TH N89DEG52'W 2640 FT TH S74DEG20'W 1313.1 FT FOR POB TH S74DEG20'W 65 FT THN15DEG40'W ALG ELY LINE OF LOT 38 PLAT HOLIDAY SANDS #2 90 FT TO SH OF CANAL THN74DEG20'E ALG CANAL 65 FT TH S15DEG40'E 90 FT TO POB PART OF GOV'T LOTS 3 & 4 SEC 23 T23N R4W PARCEL 1 Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LG PT/N CANAL	65.00	150.00	1.0000	1.0000	750	100		48,750
				65 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		48,750		
				Land Improvement Cost Estimates								
				Description	Rate			Size % Good		Cash Value		
				D/W/P: 3.5 Concrete	6.68			985 73		4,803		
				Total Estimated Land Improvements True Cash Value = 4,803								
		X	Dirt Road									
		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		CW 07/17/2019 INSPECTED	2023	24,400	86,600	111,000		111,000S				
		DMG 08/21/2013 INSPECTED	2022	18,700	72,000	90,700		52,400C				
		DMG 09/13/2011 INSPECTED	2021	16,300	63,200	79,500		50,727C				

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 256 256	Type CCP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C +10 Effec. Age: 12 Floor Area: 1,280 Total Base New : 192,113 Total Depr Cost: 169,058 Estimated T.C.V: 181,568			E.C.F. X 1.074			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall		Plaster	X			Trim & Decoration			Total Base New : 192,113 Total Depr Cost: 169,058 Estimated T.C.V: 181,568			E.C.F. X 1.074			Bsmnt Garage: Carport Area: Roof:		
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	X			Class: C +10 Effec. Age: 12 Floor Area: 1,280 Total Base New : 192,113 Total Depr Cost: 169,058 Estimated T.C.V: 181,568			E.C.F. X 1.074			Bsmnt Garage: Carport Area: Roof:				
Condition: Good		Size of Closets			Lg			X	Ord		Small	Class: C +10 Effec. Age: 12 Floor Area: 1,280 Total Base New : 192,113 Total Depr Cost: 169,058 Estimated T.C.V: 181,568			E.C.F. X 1.074			Bsmnt Garage: Carport Area: Roof:		
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			Class: C +10 Effec. Age: 12 Floor Area: 1,280 Total Base New : 192,113 Total Depr Cost: 169,058 Estimated T.C.V: 181,568			E.C.F. X 1.074			Bsmnt Garage: Carport Area: Roof:				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			100			Amps Service			Total Base New : 192,113 Total Depr Cost: 169,058 Estimated T.C.V: 181,568			E.C.F. X 1.074			Bsmnt Garage: Carport Area: Roof:
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures			Ex.			X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 1280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Cls C 10 Blt 0		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			Many			X	Ave.		Few	Building Areas Stories Exterior Foundation 1 Story Siding Overhang Size 1280 Cost New 112,832 Depr. Cost 99,292					
(2) Windows		(7) Excavation			Average Fixture(s)			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Exterior Stone Veneer 151 5,814 5,116 Porches CCP (1 Story) 256 6,572 5,783 Balcony Wood Balcony 256 10,578 9,309 Water/Sewer Public Sewer 1 1,515 1,333 Water Well, 100 Feet 1 5,890 5,183 Built-Ins Appliance Allow. 1 2,806 2,469 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 1280 46,106 40,573 Totals: 192,113 169,058						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 181,568							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Lump Sum Items:												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWANSON SUZANNE M	SWANSON SUZANNE M REV LIV	0	01/16/2018	QC	21-NOT USED/OTHER	1169:0801	PROPERTY TRANSFER	0.0
SWANSON MITCHELL G	SWANSON SUZANNE M	0	10/20/2016	QC	09-FAMILY	1163:0605	PROPERTY TRANSFER	0.0
		49,900	06/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status			
LONG POINT DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 100% 07/19/2017								
Owner's Name/Address	SA:								
SWANSON SUZANNE M REV LIVING TRUST 1087 LONG POINT DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT					
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
		LG PT/N CANAL	115.00	90.15	1.0000 0.7752	750 100 66,865			
		115 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value = 66,865			
Tax Description	X	Dirt Road							
L-842 P-621 (L-570 P-358) 234 COM AT NE COR SEC 23 TH S00DEG08'W 2436.3 FT TH N89DEG52'W 2640 FT TH S74DEG20'W 1198.1 FT FOR POB TH S74DEG20'W 115 FT TH N15DEG40'W 90 FT TOSH OF CANAL TH N74DEG20'E ALG CANAL 115 FT TH S15DEG40'E ALG WLY LINE OF LOT 39 PLAT OF HOLIDAY SANDS #2 90 FT FOR POB PART OF GOV'T LOT 3 SEC 23 T23N R4W PARCEL 2	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							
		Topography of Site							
	X	Level							
	X	Rolling							
	X	Low							
	X	High							
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative	
		CW	07/17/2019	INSPECTED	2023	33,400	0	33,400	17,486C
		DMG	09/13/2011	INSPECTED	2022	25,600	0	25,600	16,654C
		DMG	10/06/2009	INSPECTED	2021	16,700	0	16,700	16,122C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status	
1073 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS							
		P.R.E. 100% 02/18/2022							
Owner's Name/Address		SA:							
FORTINO MARK L & STACEY D & FAY FREDA J 1073 LONG POINT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative							
		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW				
		Public Improvements		* Factors *					
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800 100		140,000
		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =							140,000
Tax Description		Land Improvement Cost Estimates							
L-1034 P-2407 (L-567 P-597) 234 COM AT NW COR OF GOVT LOT 3 SEC 23 T23N R4W TH S08'E 197.1 FT TO C/L OF CO RD TH N74DEG20'E 186.8 FT FOR POB TH S08'E 234.25 FT TO SH OF LK TH N74DEG20'E 51.9 FTTH N08'E 234.25 FT TH S74DEG20'W 51.9 FTTO POB .28A "A"		Description		Rate	Size	% Good	Cash Value		
		Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water	D/W/P: 3.5 Concrete	6.25	156	71	692		
		Sewer	D/W/P: 3.5 Concrete	6.25	1526	71	6,772		
		Electric	D/W/P: 3.5 Concrete	6.25	78	21	102		
		Gas	D/W/P: 3.5 Concrete	6.25	1254	71	5,565		
		Curb	Total Estimated Land Improvements True Cash Value =					13,131	
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative	
		MH	11/16/2017	INSPECTED	2023	70,000	60,000	130,000	83,844C
		DMG	07/30/2013	INSPECTED	2022	60,000	46,700	106,700	79,852C
		DMG	09/13/2011	INSPECTED	2021	55,000	44,600	99,600	77,302C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 200 56	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 37 Floor Area: 1,024 Total Base New : 171,697 Total Depr Cost: 108,168 Estimated T.C.V: 115,956		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH		Cls CD		Blt 0		
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No. of Elec. Outlets			Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63							
Condition: Good		Size of Closets		Lg	X Ord		Few	(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors:	Solid X	H.C.	(12) Electric			Average Fixture(s)			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			100 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck Treated Wood 200 4,094 2,579 Treated Wood 56 1,864 1,174					
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			(14) Water/Sewer			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 936 28,829 18,162					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Ex. X Ord. Min			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,345 847 Water Well, 100 Feet 1 5,720 3,604					
(2) Windows		(8) Basement			Many X Ave. Few			Lump Sum Items:			Built-Ins Appliance Allow. 1 1,961 1,235					
X	Many Avg. X Avg. Large Few Small	Basement: 0 S.F. Crawl: 1024 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Fireplaces Exterior 1 Story 1 5,788 3,646			Totals: 171,697 108,168					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 115,956					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed			Chimney: Block											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 02/18/2022									
Owner's Name/Address		SA:									
FORTINO MARK L & STACEY D & FAY FREDA J 1073 LONG POINT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Tax Description		Public Improvements		* Factors *				Value			
L-567 P-597 234 COM AT NW COR OF GOV'T LOT 3 SEC 23 T23N R4W TH S 0 DEG 08' E ON 1/8 LINE 197.1 FT TO C/L OF CO RD TH N 74 DEG 20'E ON C/L 238.7 FT FOR POB TH S 0 DEG 08'E 234.25 FT TO SH OF HOUGHTON LAKE TH N 74 DEG 20' E ON SH 51.9 FT TH N 0 DEG 08' W 234.25 FT TO C/L OF RD TH S 74 DEG 20' W 51.9 FT TO POB. .28 A. "B".		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Storm Sewer		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		CW	07/17/2019	INSPECTED	2023	70,000	0	70,000			45,940C
		DMG	07/23/2013	INSPECTED	2022	60,000	0	60,000			43,753C
		DMG	09/13/2011	INSPECTED	2021	55,000	0	55,000			42,356C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GRUCZ LALURIE L TRUST	BLAINE DAVID A TRUST	350,000	04/27/2016	WD	03-ARM'S LENGTH	1158-2361	PROPERTY TRANSFER	100.0					
		299,000	07/01/2001	WD	21-NOT USED/OTHER	1087/1650	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
1053 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/14/2019	PB19-0110	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
BLAINE DAVID TRUST & BLAINE JUDY A TRUST 4065 MAPLE GROVE DECKERVILLE MI 48427		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
234 L-939P-104 (L-641P-212&L-189P-114) ALL THAT PART OF E 50 FT OF W 1/2 OF W 1/2 OF GOVT LOT 3 SEC 23 T23N R4W LYING BET CO RD & HOUGHTON LAKE.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	140,000		
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate		Size		% Good	Cash Value		
		X	Water		D/W/P: 3.5 Concrete	6.68		4103		73	20,008		
		X	Sewer		Total Estimated Land Improvements True Cash Value = 20,008								
		X	Electric		Work Description for Permit PB19-0110, Issued 05/14/2019: REROOF								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	70,000	180,100	250,100			186,770C		
		X	High		2022	60,000	140,500	200,500			177,877C		
		X	Landscaped		2021	55,000	133,800	188,800			172,195C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		CW	07/17/2019	INSPECTED									
		DMG	07/30/2013	INSPECTED									
		DMG	09/13/2011	INSPECTED									

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 588	Type CCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1080 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 22 Floor Area: 2,712 Total Base New : 436,388 Total Depr Cost: 342,573 Estimated T.C.V: 367,238			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 1/2 STORY		X	Drywall Paneled				Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY		Cls C 10 Blt 0		
Yr Built 0	Remodeled 0	Ex	X	Ord			Min	Size of Closets			Ground Area = 1808 SF Floor Area = 2712 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78							
Condition: Good		Lg	X	Ord			Small	No. of Elec. Outlets			Building Areas			Stories		Size		
Room List		Doors:		Solid	X		H.C.	(12) Electric			Other Additions/Adjustments			Foundation		Cost New		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		100 Amps Service			Plumbing			Exterior			Siding/Brick Slab		1,808		Total: 336,009 262,093	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Average Fixture(s)			Other Additions/Adjustments			Plumbing		3 Fixture Bath		2 3 Fixture Bath	
X	Wood/Shingle Aluminum/Vinyl Brick X Brick/Siding Insulation	(7) Excavation		Ex. X Ord. Min			2 Fixture Bath			Exterior			3 Fixture Bath		2 Fixture Bath		Softener, Auto	
(2) Windows		(8) Basement		Many X Ave. Few			Softener, Manual			Plumbing			Porches		Solar Water Heat		No Plumbing	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1808 S.F. Height to Joists: 0.0			Extra Toilet			Garages			CCP (1 Story)		Extra Sink		Separate Shower	
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		Ceramic Tile Wains		Ceramic Tub Alcove	
(3) Roof		(10) Floor Support		Ceramic Tub Alcove			Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		Water/Sewer			
X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer			Public Water			Water/Well, 100 Feet			Public Sewer		1		1,515 1,182	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Sewer			1			Built-Ins			Appliance Allow.		1		2,806 2,189	
Chimney: Vinyl				1			Water Well			Fireplaces			Interior 1 Story		1		5,414 4,223	
				1000 Gal Septic			2000 Gal Septic			Notes:					Totals:		436,388 342,573	
				Lump Sum Items:						ECF (4004 LAKEVIEW) 1.072 => TCv:							367,238	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		SA:									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-331 P-619 234 THAT PART OF GOVT LOT 4 SEC 23 T23N R4W LYING N OF LONG POINT DRIVE EXC THAT PART CONTAINED IN PLATS OF HOLIDAY SANDS & HOLIDAY SANDS NO 2.		Public Improvements		* Factors *				Value			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			1.300	Acres	8,308	100	10,800
		Paved Road					1.30	Total Acres	Total Est.	Land Value =	10,800
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2022	0	0	0		0	
					2021	0	0	0		0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOSTER VIRGIL K TRUST	SEIDA PHILLIP & JODY	25,000	05/14/2021	WD	03-ARM'S LENGTH	1176:2214	DEED	100.0
FOSTER VIRGIL K	FOSTER VIRGIL K TRUST	0	11/07/2016	QC	21-NOT USED/OTHER	1160-2033	PROPERTY TRANSFER	0.0
VKF INC	FOSTER VIRGIL K	0	11/06/2016	QC	21-NOT USED/OTHER	1160-2032	PROPERTY TRANSFER	0.0
		18,000	11/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status					
8852 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS										
	P.R.E. 0%										
Owner's Name/Address	SA:										
SEIDA PHILLIP & JODY 7799 N WACOUSTA RD FOWLER MI 48835	2024 Est TCV Tentative										
	Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
	Public Improvements			* Factors *							
	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Gravel Road			RESIDENTIAL ACREAGE			4.000	Acres	4,500	100	18,000
	Paved Road			WET/LOW							0
	Storm Sewer						13.000	Acres	0	100	
	Sidewalk						17.000	Total Acres		Total Est. Land Value =	18,000
	Water										
	Sewer										
	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										
Tax Description	234 L-941P-787 ( L-858P-26&L-739P-196)ALL THAT PART OF LOT 1 SEC 24 LYING N OF CO RD PART OF LOT 1 SEC 24 T23N R4W EXC THAT PART COM AT NE COR TH S ON SEC LINE 488.7 FT TH N 86 DEG 51' W 426.4 FT TH N 88 DEG 23' W 158.3 FT TH S 86 DEG 43' W 155 FT TH S 82 DEG 33' W 151 FT TH S 77 DEG 43' W 155 FT FOR POB TH S 12 DEG 17' E 125 FT TO N'LYR/W OF CO RD TH S 77 DEG 43' W ON R/W 294.6 FT TH N 0DEG43'E 128.2 FT TH N 77 DEG 43' E 265.8 FT TO POB.										
Comments/Influences	Topography of Site										
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
	2024	Tentative	Tentative	Tentative			Tentative				
	MH 12/29/2016	INSPECTED	2023	9,000	0	9,000	8,400C				
	DMG 08/13/2012	INSPECTED	2022	8,000	0	8,000	8,000S				
	DMG 09/13/2011	INSPECTED	2021	4,100	0	4,100	2,293C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ZARINS PAUL S & SUZANNE M	ZARINS GEORGE	400,000	04/15/2022	WD	09-FAMILY	1180:1781	PROPERTY TRANSFER	0.0				
		98,000	09/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
9069 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ZARINS GEORGE 1114 BEAR CREEK CT ROCHESTER HILLS MI 48306		SA:										
Tax Description		2024 Est TCV Tentative										
234 L-807 P-642 9069 B E HTN LK DR COM ON SHORE OF LAKE AT SW COR OF LOT 1 SEC 24 TH N'LY TO CO HWY LINE TH E'LY ALONG HWY 50 FT TH S'LY 220 FT M/L TO SHORE OF LAKE TH W'LY ALONG SHORE 50 FT M/L TO POB PART OF GOV'T LOT 1 SEC 24 T23N R4W.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		140,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Fencing: Wd, Split, 2 Rail				Rate	Size		% Good	Cash Value
		Sewer		D/W/P: 3.5 Concrete				16.72	380	21		1,334
		Electric		D/W/P: 3.5 Concrete				6.68	240	71		1,138
		Gas		D/W/P: 3.5 Concrete				6.68	366	71		1,736
		Curb		D/W/P: 3.5 Concrete				6.68	64	71		304
		Street Lights		Wood Frame/Conc.				33.04	168	71		3,941
		Standard Utilities		Total Estimated Land Improvements True Cash Value =								8,453
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
MH 08/09/2017 INSPECTED				2023	70,000	86,600	156,600		109,794C			
DMG 08/16/2012 INSPECTED				2022	60,000	66,300	126,300		104,566C			
DMG 09/19/2009 INSPECTED				2021	55,000	63,700	118,700		101,226C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 18	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 14 Floor Area: 1,503 Total Base New : 192,891 Total Depr Cost: 165,884 Estimated T.C.V: 177,828			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:
Building Style: RANCH		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1002 SF Floor Area = 1503 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86 Building Areas			Cls C		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures			Stories Exterior Foundation 1.5 Story Siding Crawl Space			Size 1,002	Cost New 177,050	Depr. Cost 152,262		
Condition: Good		Lg	X Ord		Small	Ex. X Ord. Min			Other Additions/Adjustments			Totals: 18 919		790		
Room List		Doors: Solid X H.C.		(5) Floors			No. of Elec. Outlets			Plumbing			Totals: 18 919		790	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Average Fixture(s)			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:		177,828	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1002 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Porches CCP (1 Story)			Totals: 18 919		790	
(2) Windows	Many X Avg. Few	X Avg.	Large Small	(8) Basement			(13) Plumbing			Other Additions/Adjustments			Totals: 18 919		790	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement Double Glass X Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Notes:			Totals: 18 919		790	
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:		177,828
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
9061 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			MISC	07/16/2016	5969	COMPLETE					
Owner's Name/Address		P.R.E. 100% 05/16/1997											
TOWERY MRS CAROL F 9061 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
234 COM AT PT ON S'LY LINE OF N SHORE DR WHICH IS 50 FT OF E 1/8 LINE OF SEC 24 MEASURED AT RT ANG TO SAID 1/8 LINE TH N 77 DEG 43' E ALONG S LINE OF N SHORE DR 50 FT TH S PARALLEL TO SAID 1/8 LINE TO SHORE OF HOUGHTON LAKE TH W'LY ALONG SHORE OF LAKE 50 FT M/L TO PT 50 FT E OF SAID 1/8 LINE TH N TO POB PART OF GOV'T LOT 1 SEC 24 T23N R4W.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
			Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description								
			Water		D/W/P: 3.5 Concrete		6.68	913	70			4,269	
			Sewer		D/W/P: 3.5 Concrete		6.68	41	70			192	
			Electric		Total Estimated Land Improvements True Cash Value = 4,461								
			Gas		Work Description for Permit 5969, Issued 07/16/2016: PLEASE CALL 989-422-2522								
			Curb		CAROL TOWERY WOULD LIKE A COMPLETE REMEASURE AND EVALUATION, SUPER NICE GENTLEMAN!								
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	Tentative	Tentative	Tentative			Tentative		
					2023	70,000	81,700	151,700			96,942C		
					2022	60,000	62,900	122,900			92,326C		
					2021	55,000	60,300	115,300			89,377C		

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:							
		0	Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								72	WCP (1 Story)		Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:							
X	Wood Frame		Other Overhang																					
Building Style: RANCH		(4) Interior			Central Air Wood Furnace			No./Qual. of Fixtures			Class: C Effec. Age: 35 Floor Area: 1,520 Total Base New : 245,717 Total Depr Cost: 159,715 Estimated T.C.V: 171,214			E.C.F. X 1.072			Carport Area: Roof:							
Yr Built	Remodeled	Ex	X	Ord																				
1985	0																							
Condition: Average		Size of Closets			(12) Electric			No. of Elec. Outlets			Building Areas			Cost New			Depr. Cost							
		Lg	X	Ord																				
Room List		Doors:		Solid	X	H.C.	200 Amps Service			Stories			Size			Cost New			Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms						200 Amps Service			1 Story			1,520			195,978			127,385					
(1) Exterior		(5) Floors			(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments			Totals:			Totals:							
							1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches WCP (1 Story)			72			4,038			2,625					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Ex. X Ord. Min			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			Common Wall: 1 Wall			Water/Sewer				
		X	Drywall				Many X Ave. Few			Public Sewer			896			1			1,515			985		
X	Insulation	(7) Excavation			(14) Water/Sewer			(13) Plumbing			Fireplaces			Public Sewer			Water Well, 100 Feet			Built-Ins				
							1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Exterior 1 Story			1			6,605			4,293					
(2) Windows		(8) Basement			Lump Sum Items:			Average Fixture(s)			Notes:			Totals:			Totals:							
X	Many Avg. Few	X	Large Avg. Small				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (4004 LAKEVIEW) 1.072 => TC			245,717			159,715								
							1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Public Water			1 Public Sewer																
							1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
(3) Roof		(10) Floor Support			Public Sewer			1 Water Well																
X	Gable Hip Flat		Gambrel Mansard Shed				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic			2000 Gal Septic																
Chimney: Brick					1000 Gal Septic			2000 Gal Septic																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MCCANN THOMAS & ALYNE	BALABAN MONIQUE G	375,000	08/05/2020	WD	03-ARM'S LENGTH	1173:1135	PROPERTY TRANSFER	100.0			
FOSTER LINDA L	MCCANN THOMAS & ALYNE	0	07/22/2020	QC	16-LC PAYOFF	1173:1134	DEED	0.0			
FOSTER, LINDA LOY	MCCANN, THOMAS & ALYNE	0	02/23/2012	QC	21-NOT USED/OTHER	1113/809 1116/3	OTHER	100.0			
DEBOER MURIEL M	FOSTER, LINDA LOY	112,000	01/10/2012	WD	21-NOT USED/OTHER	1111/476	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status		
9029 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. New Construction		03/29/2023	PB23-0044	INSPECT			
Owner's Name/Address		P.R.E. 0%		FENCE		05/02/2022	LU22-4485	COMPLETE			
BALABAN MONIQUE G 1487 N LIVERNOIS RD ROCHESTER HILLS MI 48306		SA:		HOUSE		04/04/2022	LU22-4479	NOT STARTE			
		2024 Est TCV Tentative		Demolish		12/21/2020	PB20-0383	COMPLETE			
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	154.00	150.00	1.0000	1.0000	2800	100	431,200
		Paved Road		154 Actual Front Feet, 0.53 Total Acres Total Est. Land Value = 431,200							
		Storm Sewer		Work Description for Permit PB23-0044, Issued 03/29/2023: NEW CONSTRUCTION TWO-STORY DWELLING WITH ATTACHED GARAGE & BONUS ROOM-FIRST FLOOR-5800 SQ FT, 2ND STORY-771 SQ FT, GARAGE 1155 SQ FT, 245 SCREENED PORCH, PORCHES-197 SQ FT & 87 SQ FT; LAKE TOWNSHIP LAND USE PERMIT #4479 DENIED 4/4/212/APPROVED AT ZBA HEARING DATED 4/29/22; ROSCOMMON COUNTY SOIL EROSION PERMIT #4172 DATED 3/21/23; HLSA RECONNECT SEWER PERMIT #R-7914; CENTRAL MI DIST HEALTH DEPT WE							
		Sidewalk		Work Description for Permit LU22-4485, Issued 05/02/2022: CONSTRUCTION FENCE FOR NEW BUILD							
		Water		Work Description for Permit LU22-4479, Issued 04/04/2022: NEW DWELLING, ZBA APPROVED 4/29/2022							
		Sewer		Work Description for Permit PB20-0383, Issued 12/21/2020: DEMO OF 9 BUILDINGS- 4 272 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4363; HLSA DISCONNECT PERMIT #D-801-WILL REBUILD SINGLE FAMILY RESIDENCE (SEE R-7853); ROSCOMMON COUNTY SOIL EROSION PERMIT #3950; PERMIT FOR NEW HOUSE CONSTRUCTION ALSO WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPARTMENT. IF POSSIBLE, PLEASE PROVID							
		Electric		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Gas		2024	Tentative	Tentative	Tentative			Tentative	
		Curb		2023	215,600	0	215,600			183,739C	
		Street Lights		2022	184,800	0	184,800			174,990C	
		Standard Utilities		2021	169,400	0	169,400			169,400S	
		Underground Utils.									
Comments/Influences		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		QT	11/02/2022	INSPECTED							
		QT	12/04/2020	INSPECTED							
		MH	08/09/2017	INSPECTED							
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DANFORD GEORGE W & BETTY L	STUDT, ROBERT & JODI	95,000	06/28/2012	WD	21-NOT USED/OTHER	1116/1933	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
9011 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			HOUSE	11/09/2015	PB15-0305	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
STUDT ROBERT M & JODI S PO BOX 43 ASHLEY MI 48806		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	45.00	150.00	1.0000	1.0000	2800	100	126,000
		Paved Road		45 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 126,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water						Rate	Size % Good		Cash Value
		X Sewer		D/W/P: 4in Ren. Conc.				8.29	371	81	2,492
		X Electric		D/W/P: 3.5 Concrete				6.68	96	66	423
		X Gas		Total Estimated Land Improvements True Cash Value = 2,915							
		Curb		Work Description for Permit PB15-0305, Issued 11/09/2015: 20*36 DEMO HOUSE & NEW							
		Street Lights		1404 SQ FT MFG HOUSE							
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What	2023	63,000	71,300	134,300		98,420C	
		CSZ	01/27/2016	INSPECTED	2022	54,000	54,200	108,200		93,734C	
		DMG	08/16/2012	INSPECTED	2021	49,500	52,600	102,100		90,740C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family	X	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Composite								
	Mobile Home		Insulation		Wood											Coal	Steam	Cook Top	Interior 2 Story	24	Car Capacity:	
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher	Garbage Disposal	Two Sided	Exterior 1 Story	Exterior 2 Story	Brick Ven.: 0	Stone Ven.: 0								
	Duplex	0	Other Overhang		Wall Furnace											Bath Heater	Vent Fan	Prefab 1 Story	Prefab 2 Story	Auto. Doors: 0	Common Wall: Detache	
	A-Frame	(4) Interior		Warm & Cool Air			Unvented Hood	Vented Hood	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Gas	Finished ?:	No Conc. Floor: 0								
X	Wood Frame	Drywall	Plaster	Heat Pump												Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range
		X	Paneled	Wood T&G	Central Air			Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME	Cls Good	Blt 2015	E.C.F.	X 1.072	Bsmnt Garage:									
Building Style: MOBILE HOME		Trim & Decoration			Wood Furnace										100 Amps Service		Total Base New : 165,177		Total Depr Cost: 140,400		Estimated T.C.V: 150,509	
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			Ground Area = 1404 SF Floor Area = 1404 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85										
2015	0					Ex	X	Ord	Min	Building Areas			Building Areas									
Condition: Good		Size of Closets			No. of Elec. Outlets			Type			Ext. Walls			Roof/Fnd.								
		Lg	X	Ord	Small	(13) Plumbing			Main Home			Siding			Comp.Shingle							
Room List		Doors: Solid X H.C.			Average Fixture(s)			Other Additions/Adjustments			Size			Cost New			Depr. Cost					
	Basement	(5) Floors			2 3 Fixture Bath			Plumbing			Total:			119,743			101,782					
	1st Floor	Kitchen:			2 Fixture Bath			3 Fixture Bath			1			3,977			3,380					
	2nd Floor	Other:			Softener, Auto			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)											
	Bedrooms	Other:			Softener, Manual			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)														
(1) Exterior		(6) Ceilings			Solar Water Heat			Base Cost			512			18,499			15,724					
	Wood/Shingle	No Plumbing			No Plumbing			Block Foundation			632			9,417			8,004					
	Aluminum/Vinyl	No. of Elec. Outlets			Extra Toilet			Water/Sewer			Public Sewer			1			1,941			1,650		
	Brick	Many X Ave. Few			Extra Sink			Water Well, 100 Feet			1			6,333			5,383					
	Insulation	(13) Plumbing			Separate Shower			Built-Ins			Appliance Allow.			1			4,031			3,426		
(2) Windows		(7) Excavation			Ceramic Tile Floor			Deck			Composite			24			1,236			1,051		
	Many	Basement: 0 S.F.			Ceramic Tile Wains			Notes:			Totals:			165,177			140,400					
	X Avg.	Crawl: 0 S.F.			Ceramic Tub Alcove			ECF (4004 LAKEVIEW) 1.072 => TCV:									150,509					
	Few	Height to Joists: 0.0			Vent Fan																	
	X Large	(8) Basement			(14) Water/Sewer																	
	X Avg.	Conc. Block			Public Water																	
	Few	Poured Conc.			Public Sewer																	
	X Small	Stone			1 Water Well																	
	X Vinyl Sash	Treated Wood			1000 Gal Septic																	
	X Double Hung	Concrete Floor			2000 Gal Septic																	
	X Horiz. Slide	(9) Basement Finish			Lump Sum Items:																	
	X Casement																					
	X Double Glass																					
	X Patio Doors																					
	X Storms & Screens																					
(3) Roof		(10) Floor Support																				
	X Gable	Joists:																				
	X Hip	Unsupported Len:																				
	X Mansard	Cntr.Sup:																				
	X Flat																					
	X Asphalt Shingle																					
	X Chimney:																					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MANN BURT & KAREN	BEARDEN JR, HARLAN & MARY	9,900	12/05/2008	WD	03-ARM'S LENGTH	1078/2499	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BEARDEN HARLAN J JR & MARY 9071 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-689 P-70 234 E 200FT OF ALL THAT PART OF GOVT LOT 2 SEC 24 NOT INCL IN PLAT OF LONG POINT SHORES SEC 24 T23N R4W		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			3.538	Acres	4,696	100	16,614
		Paved Road				3.54		Total Acres	Total Est. Land Value =		16,614
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/10/2023	INSPECTED	2023	8,300	0	8,300	5,162C			
Licensed To: Township of Lake, County of		MH 03/29/2018	INSPECTED	2022	7,400	0	7,400	4,917C			
Roscommon, Michigan		CSZ 01/27/2016	INSPECTED	2021	5,900	0	5,900	4,760C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status	
500 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
COUNTY OF ROSCOMMON		SA:								
LIFT STATION NO 1		2024 Est TCV Tentative								
500 LAKE ST #1		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
ROSCOMMON MI 48653-7664		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
234 COM AT CEN OF N SHORE DR & E 1/8 LINE		Gravel Road		0.00 Total Acres Total Est. Land Value =						0
SEC 24 T23N R4W TH S 77 DEG 40' 42"W 412		Paved Road								
FT FOR POB TH N 12 DEG 19' 18" W 68 FT TH		Storm Sewer								
S 77 DEG 40' 42" W 50 FT TH S 12 DEG 19'		Sidewalk								
18" E 68 FT TH N 77 DEG 40' 42" E 50 FT		Water								
TO POB.		Sewer								
Comments/Influences		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		QT	04/10/2023	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
DEW ROBERT A & ELIZABETH A	DEW ROBERT A & ELIZABETH A	0	08/12/2019	QC	18-LIFE ESTATE	1170:0413	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status						
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 100% 01/22/2003													
DEW ROBERT A & ELIZABETH A [LE] 9289 E HOUGHTON LK DR HOUGHTON LAKE MI 48629		SA:													
Tax Description		2024 Est TCV Tentative													
L-954 P-676 234 COM AT NW COR LOT 26 - PLAT OF LONG POINT SHORES TH N0DEG25'00"E ALG N-S 1/4 LINE 66.15FT TO R/W OF LAKE SHORE DR TH N86DEG10'134"E 84.63FT FOR POB TH N89 DEG41'40"E 65FT TH N0DEG25'00"E 103.95 FT TH N89DEG35'00"W 65FT TH S0DEG25'00" W 104.77FT TO POB - PART OF SEC 24 GOVT 2 SEC 24 T23NT4W PP: 006-024-002-0050		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3											
Comments/Influences		Public Improvements		* Factors *											
		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate %Adj.	Reason	Value		
		Gravel Road		OFF LAKE G3		65.00		150.00	0.9489	1.0000	150	100	9,252		
		Paved Road		65 Actual Front Feet, 0.22 Total Acres									Total Est. Land Value =	9,252	
		Storm Sewer													
		Sidewalk													
		Water													
		Sewer													
		Electric													
		Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative	
		CSZ 01/27/2016		INSPECTED				2023		4,600		0		4,600	
		DMG 09/13/2011		INSPECTED				2022		3,100		0		3,100	
		DMG 09/19/2009		INSPECTED				2021		3,100		0		3,100	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
JURN ROBERT R & MARGARET B	HILER TIMOTHY	10,000	11/14/2017	WD	03-ARM'S LENGTH	1164:0693	PROPERTY TRANSFER	100.0									
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2		Building Permit(s)		Date	Number	Status							
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%													
Owner's Name/Address		SA:		2024 Est TCV Tentative													
HILER TIMOTHY 54944 MISTY RIDGE NEW HUDSON MI 48165		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1													
Tax Description		Public Improvements		* Factors *													
L-1049 P-1348 234 COM AT N 1/4 COR SEC 24 TH N89DEG48'04"EALG N SEC LINE 522.54FT TH S05DEG34'04"W 843.98FT TO NLY R/W OF LAKE SHORE DR TH N84DEG51'37"W ALG R/W 220.43FT TO CURVE LEFT TH ALG CURV LEFT A CHRDR BEARING N87DEG06'02"W 108.94FT TH N0DEG15'15"W 103.95FT TH S89DEG44'55"W 65FT TH S0DEG 15'15"E 104.77FT TO CURV LEFT TH ALG CRVBEARING S86DEG32'54"W 48.67FT TO N-S 1/4LINE TH N0DEG05'20"E ALG SAID LINE 820.56FT TO POB. PART OF GOVT LOT 2 SEC 24 T23N R4W PAR 2 9.0 AC M/L PP:006-024-002-0100 (06)		X		Dirt Road		RESIDENTIAL ACREAGE		9.000 Acres		3,130 100 WET		28,167					
		X		Gravel Road		9.00 Total Acres		Total Est. Land Value =		28,167							
		X		Paved Road													
		X		Storm Sewer													
		X		Sidewalk													
		X		Water													
		X		Sewer													
		X		Electric													
		X		Gas													
		X		Curb													
		X		Street Lights													
		X		Standard Utilities													
		X		Underground Utils.													
Comments/Influences		Topography of Site		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		X		Level		2024		Tentative		Tentative						Tentative	
		X		Rolling													
		X		Low													
		X		High													
		X		Landscaped													
		X		Swamp													
		X		Wooded													
		X		Pond													
		X		Waterfront													
		X		Ravine													
		X		Wetland													
		X		Flood Plain													
		QT		04/10/2023 INSPECTED		2023		14,100		0		14,100				8,833C	
		MH		03/29/2018 INSPECTED		2022		13,300		0		13,300				8,413C	
		DMG		09/13/2011 INSPECTED		2021		11,300		0		11,300				8,145C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MENSER JAMES & CATHLEEN	BCR DEVELOPMENT LLC	7,500	02/15/2021	WD	03-ARM'S LENGTH	1175:1466	PROPERTY TRANSFER	100.0		
DICKERSON JAMES L & JEAN M	MENSER JAMES & CATHLEEN	15,000	07/06/2020	WD	32-SPLIT VACANT	1173:0030	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status		
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%						
Owner's Name/Address		SA:		2024 Est TCV Tentative						
BCR DEVELOPMENT LLC 9175 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Tax Description		Public Improvements		* Factors *						
1173/30 1055/2069 844/173-4 568/5 461/117 461/118 234 COM AT N 1/4 COR SEC 24 TH S89DEG48'04"E ALG N SEC LINE 522.54 FT FOR POB TH S89DEG48'04"E ALG SEC LINE 360.00 FT TH S05DEG57'38"W 843.87 FT TO NLY R/W OF LAKE SH DR TH ALG A CURVE TO THE RT A DISTANCE OF 300.00 FT (SD CURVE BEING ON THE NLY ROW AND HAVING A RADIUS OF 1432.50 FT AND A CHORD BEARING AND DISTANCE OF S89DEG09'48"W 299.46 FT) TH N84DEG51'37"W ALG R/W 55.05 FT TH N05DEG 34'04"E 843.98 FT TO POB PART OF GOVT LOT 2 SEC 24 T23N R4W PAR 1-A 6.94 ACRES M/L SPLIT/COMBINED ON 12/28/2020 FROM 006-024-002-0300; Comments/Influences Split/Comb. on 12/23/2020 completed 12/23/2020 MIKE OWNER REQUEST ; Parent Parcel(s): 006-024-002-0300; Child Parcel(s): 006-024-002-0325, 006-024-002-0355; ----- The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value RESIDENTIAL ACREAGE 2.000 Acres 7,000 100 14,000 WET/UNBUILDABLE 4.940 Acres 0 100 0 6.94 Total Acres Total Est. Land Value = 14,000						
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		2024	Tentative	Tentative	Tentative			Tentative
		Who When What		2023	7,000	0	7,000			5,250C
		QT 04/10/2023 INSPECTED		2022	5,000	0	5,000			5,000S
		MH 03/29/2018 INSPECTED		2021	5,200	0	5,200			5,200S
		DMG 09/13/2011 INSPECTED								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DICKERSON JAMES L & JEAN M	MENSER JAMES & CATHLEEN	15,000	07/06/2020	WD	32-SPLIT VACANT	1173:0030	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MENSER JAMES & CATHLEEN 31978 LAMAR DR FARMINGTON HILLS MI 48336		SA:									
		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Tax Description		Public Improvements		* Factors *							
1173/30 1055/2069 844/173-4 568/5 461/117 461/118 234 COM AT N 1/4 COR SEC 24 TH S89DEG48'04"E ALG N SEC LINE 882.54 FT FOR POB TH S89DEG48'04"E ALG SEC LINE 215.34 FT TH S00DEG01'30"W 776.95 FT TO NLY R/W OF LAKE SH DR TH S76DEG54'37"W ALG SD ROW 153.16 FT TO A CURVE TO THE RT TH ALG SD CURVE TO THE RT A DISTANCE OF 155.88 FT (SD CURVE BEING ON THE NLY ROW AND HAVING A RADIUS OF 1432.50 FT AND A CHORD BEARING AND DISTANCE OF S80DEG02'47"W 155.80 FT) TH N05DEG57'38"E 843.87 FT TO POB PART OF GOVT LOT 2 SEC 24 T23N R4W 4.79 ACRS M/L EXC COM AT CEN OF N SHORE DR & E 1/8 LINE SEC 24 T23N R4W TH S 77 DEG 40' 42"W 412 FT FOR POB TH N 12 DEG 19' 18" W 68 FT TH S 77 DEG 40' 42" W 50 FT TH S 12 DEG 19' 18" E 68 FT TH N 77 DEG 40' 42" E 50 FT TO POB. PP:006-024-002-0100 (06) ***BALANCE OF DESCRIPTION ON FILE***		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Topography of Site		RESIDENTIAL ACREAGE		2.000	Acres	7,000	100		14,000
		Level		WET/UNBUILDABLE		2.790	Acres	0	100		0
		Rolling		4.79 Total Acres		Total Est. Land Value =				14,000	
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
Split/Comb. on 12/23/2020 completed 12/23/2020 MIKE OWNER REQUEST ; Parent Parcel(s): 006-024-002-0300; Child Parcel(s): 006-024-002-0325, 006-024-002-0355;		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Comments/Influences		2024	Tentative	Tentative	Tentative		Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		2023	7,000	0	7,000		4,772C				
		2022	5,000	0	5,000		4,545C				
		2021	4,400	0	4,400		4,400S				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
L-819 P-307 234 COM AT 1/4 COR COMMON TO SEC 13 & 24 TH S0DEG25'W 583.64FT TH S79 DEG 54' 23" W 857.97 FT TH N0DEG44'53"E 733.61FT TH S89DEG 56'E ALG SEC LINE 839.34FT TO POBPART OF GOVT LOT 3 SEC 24 T23N R4W		Improved	X	Vacant	* Factors *				
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE			13.000 Acres	2,654 100	34,500
		Gravel Road		13.00 Total Acres Total Est. Land Value =					34,500
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																						
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)	Date	Number	Status																																						
E HOUGHTON LAKE DRIVE		School: HOUGHTON LAKE COMM SCHOOLS																																												
Owner's Name/Address		P.R.E. 0%																																												
HERSHBERGER CHARLES A 959 W DRAYTON FERNDALE MI 48220		SA:																																												
		2024 Est TCV Tentative																																												
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3																																									
		Public Improvements		* Factors *																																										
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																																			
				OFF LAKE G3	54.00	200.00	0.9847	1.0592	150	100	8,449																																			
				54 Actual Front Feet, 0.25 Total Acres				Total Est. Land Value =		8,449																																				
Tax Description		Dirt Road		<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>Tentative</td> <td>Tentative</td> <td>Tentative</td> <td></td> <td></td> <td>Tentative</td> </tr> <tr> <td>2023</td> <td>4,200</td> <td>0</td> <td>4,200</td> <td></td> <td></td> <td>1,625C</td> </tr> <tr> <td>2022</td> <td>2,800</td> <td>0</td> <td>2,800</td> <td></td> <td></td> <td>1,548C</td> </tr> <tr> <td>2021</td> <td>2,800</td> <td>0</td> <td>2,800</td> <td></td> <td></td> <td>1,499C</td> </tr> </tbody> </table>								Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2024	Tentative	Tentative	Tentative			Tentative	2023	4,200	0	4,200			1,625C	2022	2,800	0	2,800			1,548C	2021	2,800	0	2,800			1,499C
Year	Land Value	Building Value	Assessed Value									Board of Review	Tribunal/Other	Taxable Value																																
2024	Tentative	Tentative	Tentative											Tentative																																
2023	4,200	0	4,200											1,625C																																
2022	2,800	0	2,800											1,548C																																
2021	2,800	0	2,800											1,499C																																
L-537 P-514 SURVEY 234 COM AT NW COR OF LOT 64 INDIAN TRAILS SUBD ADD NO 1 TH N0DEG00'20"W 54 FT M/L TO N LINE OF SEC 24 TH S89DEG52'E 200 FTTH SODEG00'20"E 54 FT M/L TO NE COR OF LOT 64 TH WLY ALG N LOT LINE 200 FT M/L TO POB PART OF NW1/4 SEC 24 T23N R4W.25A		X										Gravel Road																																		
Comments/Influences		X										Paved Road																																		
		X										Storm Sewer																																		
		X										Sidewalk																																		
		X		Water																																										
		X		Sewer																																										
		X		Electric																																										
		X		Gas																																										
		X		Curb																																										
		X		Street Lights																																										
		X		Standard Utilities																																										
		X		Underground Utils.																																										
		X		Topography of Site																																										
		X		Level																																										
		X		Rolling																																										
		X		Low																																										
		X		High																																										
		X		Landscaped																																										
		X		Swamp																																										
		X		Wooded																																										
		X		Pond																																										
		X		Waterfront																																										
		X		Ravine																																										
		X		Wetland																																										
		X		Flood Plain																																										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ANGELL JANN A & MANLEY JON	MANNINGHAM GAETAN & JACKSON DAVID	5,000	05/24/2019	WD	03-ARM'S LENGTH	1169:1261	PROPERTY TRANSFER	100.0				
ANGELL DAISY T		0	07/24/2014	OTH	07-DEATH CERTIFICATE	1169:1260	OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MANNINGHAM GAETAN & JACKSON DAVID 8064 FLINTLOCK RD MOUNT MORRIS MI 48458		SA:										
Tax Description		2024 Est TCV Tentative										
L-352 P-295 234 THE E 200 FT OF THAT PART OF GOV'T LOT 4 SEC 24 T23N R4W WHICH LIES N OF LAKE SHORE DRIVE IN PLAT OF LAKE-POINT SUB.		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X		Gravel Road		OFF LAKE G3	200.00	100.00	1.0000	0.0000	150	100*		0
X		Paved Road		RESIDENTIAL ACREAGE			1.000	Acres	9,000	100		9,000
X		Storm Sewer		WET/UNBUILDABLE		2.150	Acres		0	100		0
X		Sidewalk		* denotes lines that do not contribute to the total acreage calculation.								
X		Water		200 Actual Front Feet, 3.15 Total Acres Total Est. Land Value = 9,000								
X		Sewer		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X		Electric		2024	Tentative	Tentative	Tentative			Tentative		
X		Gas		2023	4,500	0	4,500			2,928C		
X		Curb		2022	3,800	0	3,800			2,789C		
X		Street Lights		2021	2,700	0	2,700			2,700S		
X		Standard Utilities										
X		Underground Utils.										
X		Topography of Site										
X		Level										
X		Rolling										
X		Low										
X		High										
X		Landscaped										
X		Swamp										
X		Wooded										
X		Pond										
X		Waterfront										
X		Ravine										
X		Wetland										
X		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	04/07/2023	INSPECTED	2023	4,500	0	4,500			2,928C	
		MH	07/10/2019	INSPECTED	2022	3,800	0	3,800			2,789C	
		DMG	09/13/2011	INSPECTED	2021	2,700	0	2,700			2,700S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
LONG POINT DRIVE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KRUGER GERALD C & MARJORIE J TRUST 12720 SARLE ROAD FREELAND MI 48623		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Tax Description		Public Improvements		* Factors *				Value				
L-663 P-412-413 234 ALL THAT PART OF GOV'T LOT 4 SEC 24 T23N R4W WHICH LIES N OF LAKE SHORE DR AND E OF LINE BEG AT NW COR OF LOT 6 OF LAKE POINT SUBD AND EXT N PARALLEL WITH E LINE OF SAID GOV'T 4 TO N LINE THEREOF BUT EXC THEREFROM THE E'LY 200 FT THEREOF.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	120.00	150.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE			2.400	Acres	6,167	100		14,800
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		120 Actual Front Feet, 2.40 Total Acres				Total Est. Land Value =		14,800		
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	04/07/2023	INSPECTED	2023	7,400	0	7,400				4,473C
		MH	07/10/2019	INSPECTED	2022	6,000	0	6,000				4,260C
		DMG	09/13/2011	INSPECTED	2021	4,600	0	4,600				4,124C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
LONG POINT DRIVE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KRUGER GERALD C & MARJORIE J TRUST 12720 SARLE ROAD FREELAND MI 48623		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Tax Description		Public Improvements		* Factors *				Value				
234 L-663 P-412-413 A STRIP OF LAND IN GOVT LOT 4 SEC 24 T23N R4W 40 FT WIDE DIR N OF LOT 7 LAKEPOINTE SUBD EXT N FROM LAKE SHORE DR TO N LINE OF GOVT LOT 4.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		OFF LAKE G3	40.00	150.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE		0.850	Acres	9,000	100			7,650
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		40 Actual Front Feet,	0.85 Total Acres	Total Est. Land Value =						7,650
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	04/07/2023	INSPECTED	2023	3,800	0	3,800				2,277C
		MH	07/10/2019	INSPECTED	2022	3,200	0	3,200				2,169C
		DMG	09/13/2011	INSPECTED	2021	2,100	0	2,100				2,100S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KRUGER GERALD C & MARJORIE J TRUST 12720 SARLE ROAD FREELAND MI 48623		SA:										
		2024 Est TCV Tentative										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
L-663 P-412-413 234 A STRIP OF LAND IN GOVT LOT 4 SEC 24 T23N R4W 40 FT WIDE DIR N OF LOT 8 LAKEPOINTE SUBD EXT N FROM LAKE SHORE DR TO N LINE OF GOVT LOT 4.		Public Improvements		* Factors *				Value				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	40.00	150.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE			0.850	Acres	9,000	100		7,650
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		40 Actual Front Feet,	0.85 Total Acres	Total Est. Land Value =						
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative				
QT	04/07/2023	INSPECTED	2023	3,800	0	3,800		2,277C				
MH	07/10/2019	INSPECTED	2022	3,200	0	3,200		2,169C				
DMG	09/13/2011	INSPECTED	2021	2,100	0	2,100		2,100S				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
NEIL JOHN S	ROLL KEVIN & CAROLYN	4,000	08/20/2018	WD	03-ARM'S LENGTH	1167:2600	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
128 LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS		Pole Barn		08/13/2021	PB21-0280	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:		2024 Est TCV Tentative						
ROLL KEVIN & CAROLYN 131 LONG POINT DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Tax Description		Public Improvements		* Factors *								
1167/2600 1163/1513 1136/56-7		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
1080/1227 L-846 P-367 (L-689 P-672)		Gravel Road		OFF LAKE G3	40.00	150.00	1.0000	0.0000	150	100*	0	
L-365 P-260 234 A STRIP OF LAND IN GOVT LOT 4 SEC 24 T23N R4W 40 FT WIDE DIRECTLY N OF LOT 9 OF LAKEPOINT SUB EXT FROM LAKE SHORE DRIVE TO N LINE OF GOVT LOT 4. AND ALSO, A STRIP OF LAND IN GOVT LOT 4 SEC 24 T23N R4W 40 FT WIDE MEASURED ALG LAKE SHORE DR & LYING N OF LOT 10 OF LAKEPOINT SUB EXT FROM SD DR TO N LINE OF GOVT LOT 4. COMBINED ON 12/19/2021 FROM 006-024-006-0110, 006-024-006-0120;		X	Paved Road	RESIDENTIAL ACREAGE		1.700	Acres	7,529	100			12,800
Comments/Influences		Sidewalk		* denotes lines that do not contribute to the total acreage calculation.								
Split/Comb. on 12/19/2021 completed 12/19/2021 MIKE OWNER REQUEST ; Parent Parcel(s): 006-024-006-0110, 006-024-006-0120; Child Parcel(s): 006-024-006-0121;		Water		40 Actual Front Feet, 1.70 Total Acres		Total Est. Land Value =				12,800		
-----		Sewer		Work Description for Permit PB21-0280, Issued 08/13/2021: 30 X 50 TOTAL SQ FT POLE BUILDING; LAKE TOWNSHIP LAND USE PERMIT #4424; ROSCOMMON COUNTY SOIL EROSION PERMIT #4005								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low									
			High									
			Landscaped									
		X	Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	11/02/2022	INSPECTED	2023	6,400	8,500	14,900		12,314C		
		QT	11/08/2021	INSPECTED	2022	4,700	3,200	7,900		7,538C		
		MH	07/10/2019	INSPECTED	2021	0	0	0		0		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1500 % Good: 94 Storage Area: 0 No Conc. Floor: 1500					
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 2 Floor Area: 0 Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350		E.C.F. X 0.734		Bsmnt Garage:				
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350		E.C.F. X 0.734		Carport Area: Roof:				
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350		E.C.F. X 0.734		Bsmnt Garage:			
Condition: Average		Lg	Ord	Small	X No Heating/Cooling			Central Air Wood Furnace			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350		E.C.F. X 0.734		Carport Area: Roof:			
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350		E.C.F. X 0.734		Bsmnt Garage:			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			0 Amps Service			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350		E.C.F. X 0.734		Carport Area: Roof:			
(1) Exterior		No./Qual. of Fixtures			Ex.			Ord.			Min			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350		E.C.F. X 0.734		
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			Many			Ave.			Few				
(2) Windows		(7) Excavation			(13) Plumbing			Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350			E.C.F. X 0.734	
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350			E.C.F. X 0.734		Bsmnt Garage:		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350			E.C.F. X 0.734		Bsmnt Garage:		
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350			E.C.F. X 0.734		Bsmnt Garage:		
Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350			E.C.F. X 0.734		Bsmnt Garage:		
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350			E.C.F. X 0.734		Bsmnt Garage:		Carport Area: Roof:			
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base New : 26,595 Total Depr Cost: 25,000 Estimated T.C.V: 18,350			E.C.F. X 0.734		Bsmnt Garage:		Carport Area: Roof:			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILGENDORF AARON A	JOSEPH BRUCE A & JANET L	215,000	03/06/2020	WD	20-MULTI PARCEL SALE REF	1171:2583	PROPERTY TRANSFER	100.0
HILGENDORF LISA	HILGENDORF AARON A	0	01/31/2020	QC	09-FAMILY	1171:2582	DEED	0.0
SULLIVAN PATRICK J	HILGENDORF, AARON A	0	10/11/2007	OTH	07-DEATH CERTIFICATE	1069/1831	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status						
LONG POINT DRIVE	School: HOUGHTON LAKE COMM SCHOOLS											
	P.R.E. 0%											
Owner's Name/Address	SA:											
JOSEPH BRUCE A & JANET L 8750 S DUTCHESS DR BRUCE TWP MI 48065	2024 Est TCV Tentative											
	Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				OFF LAKE G3	59.00	200.00	1.0000	0.0000	150	100*		0
				RESIDENTIAL ACREAGE			1.210	Acres	8,479	100		10,260
				* denotes lines that do not contribute to the total acreage calculation.								
				59 Actual Front Feet, 1.21 Total Acres		Total Est. Land Value =						10,260
Tax Description												
L-377 P-434 234 COM AT NW COR SEC 24 TH S89DEG21'40"E ALG N LINE GOVT LOT 4 & SEC LINE 787.74 FT FOR POB TH S0DEG51'11"W 1150.43FT M/LTO A PT ON NLY R/W LINE OF LONG POINT DR WHICH IS N OF NE COR LOT 11 OF REC PLAT OF LAKEPOINT SUBD TH S81DEG09'00"W 59.22FT TH NODEG17'29"E 1170.85FT M/L TO N LINE OF GOVT LOT 4 TH S89DEG21'40"E44.36FT TO POB - PART OF GOVT LOT 4 SEC 24 T23NR4W DESC 2 1.21AC PP: 006-024-006-0125	X			Dirt Road								
	X			Gravel Road								
	X			Paved Road								
	X			Storm Sewer								
	X			Sidewalk								
	X			Water								
	X			Sewer								
	X			Electric								
	X			Gas								
	X			Curb								
	X			Street Lights								
	X			Standard Utilities								
	X			Underground Utils.								
Comments/Influences				Topography of Site								
	X			Level								
	X			Rolling								
	X			Low								
	X			High								
	X			Landscaped								
	X			Swamp								
	X			Wooded								
	X			Pond								
	X			Waterfront								
	X			Ravine								
	X			Wetland								
	X			Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				2024	Tentative	Tentative	Tentative			Tentative		
	QT	04/07/2023	INSPECTED	2023	5,100	0	5,100			3,144C		
	MH	07/10/2019	INSPECTED	2022	4,100	0	4,100			2,995C		
	DMG	09/13/2011	INSPECTED	2021	2,900	0	2,900			2,900S		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FREUND SHERRY R	FREUND SHERRY R [LE]	0	08/26/2021	WD	15-LADY BIRD	1178:636	PROPERTY TRANSFER	0.0			
FREUND REVOCABLE LIVING TR	FREUND SHERRY R	0	08/25/2021	WD	14-INTO/OUT OF TRUST	1178:635	PROPERTY TRANSFER	0.0			
FREUND JOHN R		0	07/21/2010	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 10/23/2018									
FREUND SHERRY R [LE] 139 LONG POINT DR HOUGHTON LAKE MI 48629		SA:									
Taxpayer's Name/Address		2024 Est TCV Tentative									
FREUND SHERRY R 13529 WEST GABLE HILL DRIVE SUN CITY WEST AZ 85375		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Tax Description		Public Improvements		* Factors *							
L-942 P-911 234 COM AT NW COR SEC 24 TH S89DEG21'40"E ALG N LINE GOVT LOT 4 787.74FT TH S0DEG 51'11"W 1150.43FT M/L TO A PT ON NLY R/WLINE OF LONG POINT DR WHICH IS N OF NE COR LOT 11 OF REC PLAT OF LAKEPOINT SUB TH 81DEG09'00"W ALG R/W 59.92FT FOR POB TH S81DEG09'00"W 34.49FT TH S80DEG43'60"W 25.34FT TH N02DEG17'29"E PAR WITH MID LINE GOVT LOT 4 1170.85FT M/L TO N LINE OF GOVT LOT 4 TH S89DEG21'40"E 44.36FT TH S01DEG34'45"W 1160.45FT M/L TO POB - PART OF GOVT LOT 4 SEC 24 T23NR4W DESC 1 PP: 006-024-006-0125		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X Gravel Road		OFF LAKE G3	60.00	400.00	1.0000	0.0000	150	100*	0
		X Paved Road		RESIDENTIAL ACREAGE			1.210	Acres	8,479	100	10,260
		X Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.							
		X Sidewalk		60 Actual Front Feet,	1.21 Total Acres	Total Est. Land Value =					10,260
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/07/2023	INSPECTED	2023	5,100	0	5,100	3,144C			
		MH 07/10/2019	INSPECTED	2022	4,100	0	4,100	2,995C			
		DMG 09/13/2011	INSPECTED	2021	2,900	0	2,900	2,900S			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DEPPONG JOHN A & MARJORIE	SIROIS MARK & PATRICIA	575,000	05/10/2021	WD	20-MULTI PARCEL SALE REF	1176:2091	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
163 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
SIROIS MARK & PATRICIA 163 LONG POINT DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1018 P-1067-1069 (L-803 P-1) 234 163 LONG POINTE DR 48629 BEG AT PT ON LAKE SHORE DR DIR N OF NE COR OF LOT 11 LAKE POINT SUB TH W TO PT 50 FT E OF W LN FOR POB TH W 50 FT TH N TO N LN OF SEC TH E 50 FT TH S TO POB PART OF E1/2 OF GOVT LOT 4 SEC 24 T23N R4W		X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	1150.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE		1.210	Acres	8,479	100			10,260
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		50 Actual Front Feet, 1.21 Total Acres		Total Est. Land Value =						10,260
		Water		Land Improvement Cost Estimates								
		Sewer		Description			Rate	Size	% Good	Cash Value		
		Electric		D/W/P: 3.5 Concrete			6.68	936	73	4,564		
		Gas		Total Estimated Land Improvements			True Cash Value =		4,564			
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/07/2023	INSPECTED	2023	5,100	12,200	17,300	15,225C				
		MH 07/10/2019	INSPECTED	2022	4,100	10,400	14,500	14,500S				
		DMG 07/29/2013	INSPECTED	2021	2,900	10,200	13,100	7,934C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 22 Floor Area: 0 Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Carport Area: Roof:		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:	
Condition: Good		Lg	Ord	Small	X No Heating/Cooling			Central Air Wood Furnace			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Carport Area: Roof:	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:		
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:		
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			(14) Water/Sewer			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:		
(3) Roof		(8) Basement		(13) Plumbing			(14) Water/Sewer			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:		
Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing			(14) Water/Sewer			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:		
Asphalt Shingle		(9) Basement Finish		(13) Plumbing			(14) Water/Sewer			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:		
Chimney:		(10) Floor Support		(13) Plumbing			(14) Water/Sewer			Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:		
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						Total Base New : 37,740 Total Depr Cost: 29,437 Estimated T.C.V: 21,607		E.C.F. X 0.734		Bsmnt Garage:		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
LONG POINT DRIVE		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		SA:									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-331 P-619 234 BEG AT INT OF W LINE OF GOV'T LOT 4 SEC 24 T23N R4W & N R/W OF LONG PT DR TH E'LY ALG R/W 176 FT TH N'LY 50 FT TH E'LY 80 FT TH S'LY 50 FT TO R/W TH E'LY ALG R/W TO E LINE OF W 1/2 OF GOV'T LOT 4 TH N TO N LINE OF LOT 4 TH W TO W LINE OF LOT 4 TH S ALG W LINE OF LOT 4 TO POB.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Topography of Site		RESIDENTIAL ACREAGE		18.700	Acres	2,104	100		39,350
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		18.70 Total Acres		Total Est. Land Value =					39,350
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT			EXEMPT	
		QT	04/07/2023	INSPECTED	2023	EXEMPT	EXEMPT			EXEMPT	
				2022	0	0	0			0	
				2021	0	0	0			0	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
500 LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
COUNTY OF ROSCOMMON LIFT STATION 500 LAKE ST #1 ROSCOMMON MI 48653-7664		SA:		2024 Est TCV Tentative						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
L-274 P-409 234 COM AT INT OF W LINE OF GOV'T LOT 4 SEC 24 & N R/W OF LONG PT DR TH E'LY 176 FT ALG R/W TO POB TH E'LY 80 FT TH N'LY 50 FT TH W'LY 80 FT TH S'LY 50 FT TO POB SEC 24 T23N R4W.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Topography of Site		0.00 Total Acres				Total Est. Land Value =	0	
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT			EXEMPT
		QT	04/07/2023	INSPECTED	2023	EXEMPT	EXEMPT			EXEMPT
					2022	0	0			0
					2021	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FOSTER VIRGIL K	LOY LINDA ELAINE	0	05/07/2013	QC	21-NOT USED/OTHER	1127/1852	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
9030 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 04/01/1996									
Owner's Name/Address		SA:		2024 Est TCV Tentative									
LOY LINDA E 9030 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Taxpayer's Name/Address		Public Improvements		* Factors *				Value					
MCCANN TOM 3310 JEFFERSON AVE MIDLAND MI 48640		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		Gravel Road		OFF LAKE GROUP1 194.00 100.00 1.0000 0.8165 400 100				63,360					
L-808 P-120 234 PART OF GOVT LOT 1 SEC 24 T23N R4W COM AT NE COR TH S0DEG47'W 488.7FT TH N86DEG 51'W 426.4FT TH N88DEG23'W 158.3FT TH S 86DEG43'W 155FT TH S82DEG33'W 151FT TH S77DEG43W 155FT FOR POB TH S12DEG17'E 124.82FT TH NLY R/W LINE OF NORTH SHORE DR TH S77DEG43'W 194FT TH N1DEG44'05W 126.8FT TH N77DEG43'E 170.79FT TO POB		X	Paved Road		194 Actual Front Feet, 0.45 Total Acres				63,360				
Comments/Influences		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		Fencing: Wd, Solid, 6 ft.	31.32	32	46	461				
		X	Sewer		D/W/P: 4in Ren. Conc.	8.29	1024	86	7,301				
		X	Electric		Total Estimated Land Improvements True Cash Value =				7,762				
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X	Level		2024	Tentative	Tentative	Tentative			Tentative		
		X	Rolling		2023	31,700	127,500	159,200			104,467C		
		X	Low		2022	27,700	105,900	133,600			99,493C		
		X	High		2021	25,700	96,900	122,600			96,315C		
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
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		MH	08/09/2017	INSPECTED									
		DMG	08/16/2012	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 450	Type WCP (1 Story)	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 3/4 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: BC Effec. Age: 14 Floor Area: 2,240 Total Base New : 412,419 Total Depr Cost: 354,681 Estimated T.C.V: 266,365					E.C.F. X 0.751	Bsmnt Garage: Carport Area: Roof:
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1088 SF Floor Area = 2240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86						Cls BC Blt 0	
Condition: Good		Lg	X Ord		Small	No./Qual. of Fixtures			Building Areas							
Room List		Doors:	Solid X		H.C.	(12) Electric			Stories Exterior Foundation 1.75 Story Siding Crawl Space 0.5 Story Siding Overhang							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors				100 Amps Service			Other Additions/Adjustments							
(1) Exterior		Kitchen: Other: Other:				No. of Elec. Outlets			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				Many X Ave. Few			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
	Insulation					(13) Plumbing			Other Additions/Adjustments							
(2) Windows		(7) Excavation				Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer							
Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 1088 S.F. Slab: 0 S.F. Height to Joists: 0.0				Lump Sum Items:			Water Well, 100 Feet							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement				Water/Sewer			Built-Ins							
X	Double Hung Horiz. Slide Casement Double Glass	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.							
X	Patio Doors Storms & Screens	(9) Basement Finish				Lump Sum Items:			Notes:							
(3) Roof		(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV:							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Totals:			412,419							
X	Asphalt Shingle					Totals:			412,419							

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MISHLER LARRY K & CANDI	LAPOINTE BENJAMIN & MICHE	97,000	07/26/2021	WD	03-ARM'S LENGTH	1177:1762	PROPERTY TRANSFER	100.0					
BARBOSA LARRY	MISHLER LARRY K & CANDI	76,000	07/03/2019	WD	03-ARM'S LENGTH	1169:2155	PROPERTY TRANSFER	100.0					
BARBOSA LARRY & MICHELLE L	BARBOSA LARRY	0	09/10/2013	QC	21-NOT USED/OTHER	1133/128	OTHER	50.0					
STREMMELL BERNICE	BARBOSA, LARRY & MICHELLE	56,000	02/13/2009	WD	03-ARM'S LENGTH	1080/1818	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
9064 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		SA:											
LAPOINTE BENJAMIN & MICHELLE 4928 OTTAWA RIVER RD TOLEDO OH 43611		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-558 P-296 & L-753 P-247 234 PART OF GOVT LOT 1 SEC 24 T23N R4W COM AT NE COR TH S0DEG47'W 488.7FT TH N86DEG 51'W 426.4FT TH N88DEG23'W 158.3FT TH S 86DEG43'W 155FT TH S82DEG33'W 151FT TH S77DEG43'W 155FT TH S77DEG43'W 170.79FT TO POB TH S77DEG43'W 94.21FT TH S 128.2 FT TH N77DEG43'E 100FT TH N1DEG44'05"W 126.8FT TO POB		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		OFF LAKE GROUP1	94.00	150.00	1.0000	1.0000	400	100		37,600
			Paved Road		94 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 37,600								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		D/W/P: Asphalt Paving	2.93	1288	46	1,736				
			Sewer		D/W/P: 3.5 Concrete	6.25	115	46	331				
			Electric		D/W/P: 3.5 Concrete	6.25	6	46	17				
			Gas		Total Estimated Land Improvements True Cash Value = 2,084								
			Curb										
			Street Lights										
Comments/Influences		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	18,800	35,400	54,200			47,880C		
			High		2022	16,500	29,100	45,600			45,600S		
			Landscaped		2021	15,300	26,700	42,000			40,762C		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/10/2023	INSPECTED									
		MH	08/09/2017	INSPECTED									
		DMG	08/16/2012	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 72	Type CPP	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 37 Floor Area: 1,024 Total Base New : 156,473 Total Depr Cost: 98,578 Estimated T.C.V: 74,032			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:		
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls CD		Blt 0			
Condition: Good		Size of Closets		Lg	X	Ord		Min	100 Amps Service			Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63						
Room List		Doors:		Solid	X	H.C.	No. of Elec. Outlets			Building Areas								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,024		Cost New 122,096		Depr. Cost 76,921	
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			No./Qual. of Fixtures			Other Additions/Adjustments								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			Average Fixture(s)			Exterior Brick Veneer			88		1,412		890	
X	Aluminum Insulation			Many X Ave. Few			1 3 Fixture Bath			Porches CPP			72		1,496		942	
(2) Windows		(7) Excavation		(13) Plumbing			2 Fixture Bath			Garages								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1024 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Toilet			Softener, Auto			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Extra Sink			Softener, Manual			Base Cost			576		20,074		12,647	
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Separate Shower			Solar Water Heat			Common Wall: 1 Wall			1		-2,074		-1,307	
(3) Roof		(9) Basement Finish		Ceramic Tile Floor			No Plumbing			Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			Built-Ins							
X	Asphalt Shingle	(10) Floor Support		Ceramic Tub Alcove Vent Fan			Ceramic Tub Alcove Vent Fan			Appliance Allow.			1		1,961		1,235	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			1		5,788		3,646	
				Lump Sum Items:			Notes:			Exterior 1 Story			Totals:		156,473		98,578	
							ECF (4006 OFF LAKE 1) 0.751 => TCv:										74,032	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		SA:									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
234 ENTIRE SEC 25 AND 26 IN HOUGHTON LAKE.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		1,280.000	Acres	1,500	100		1,920,000
		Paved Road				1280.00	Total Acres			Total Est. Land Value =	1,920,000
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2022	0	0	0		0	
					2021	0	0	0		0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		SA:								
ROSCOMMON CO ROAD COMMISSION 820 E WEST BRANCH RD PRUDENVILLE MI 48651		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				0.00 Total Acres					Total Est. Land Value =	0
Tax Description		Dirt Road								
234 COM AT SE COR OF NE 1/4 OF NE 1/4 SEC 28TH S 89 DEG 12' W 66.7 FT TO 1/2 IN IRONBAR IN CONCRETE TH N 5 DEG 35' E 719.4 FT TO 1/2 IN IRON BAR IN CONCRETE FOR POB TH N 5 DEG 35' E 52.6 FT TH 89 DEG 12' E TO LAKE TH SW'LY ALONG SHORE TO PTN 89 DEG 12' E OF POB TH S 89 DEG 12' W TO POB PAR 52.6 FT EX FROM CO HWY TO LAKE PART OF GOV'T LOT 3 SEC 27 T23N R4W. .2 A.		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
SANDER FRANK & MARY	SANDER FRANK & MARY REVOCABLE TRUST	0	03/02/2022	QC	14-INTO/OUT OF TRUST	1179:2491	DEED	0.0									
WEST MARIE	SANDER FRANK & MARY	475,000	06/30/2021	WD	03-ARM'S LENGTH	1177:2165	PROPERTY TRANSFER	100.0									
BERNATH FRANK J	WEST MARIE	180,000	03/29/2019	WD	03-ARM'S LENGTH	1168:2628	PROPERTY TRANSFER	100.0									
BERNATH MARY L		0	04/10/2017	OTH	07-DEATH CERTIFICATE	1169:1653	OTHER	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status								
10732 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS															
Owner's Name/Address		P.R.E. 100% 01/13/2022															
SANDER FRANK & MARY REVOCABLE TRUST 10732 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:															
Tax Description		2024 Est TCV Tentative															
L-619 P-312 234 COM AT N 1/8 COR COM TO SEC 27 & 28 T23N R4W TH S 89 DEG 15 1/2' W 53.17 FT FOR POB TH S 3 DEG 49' W 50.85 FT TH N 89 DEG 15 1/2' E 190.81 FT TH N 5 DEG 30' E 51.01 FT TH S 89 DEG 15 1/2' W TO POB PART OF SE 1/4 OF NE 1/4 SEC 28 & GOV LOT 2 SEC 27 T23N R4W. "1".		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW											
Comments/Influences		X Public Improvements				* Factors *											
		Dirt Road				Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
		Gravel Road				LAKEVIEW		50.00	150.00	1.0000	1.0000	2800	100		140,000		
		Paved Road				50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	140,000		
		Storm Sewer				Land Improvement Cost Estimates											
		Sidewalk				Description								Rate	Size	% Good	Cash Value
		Water				D/W/P: 3.5 Concrete								6.68	207	74	1,023
		Sewer				D/W/P: 3.5 Concrete								6.68	1167	94	7,328
		Electric				Total Estimated Land Improvements True Cash Value =										8,351	
		Gas															
		Curb															
		Street Lights															
		X Standard Utilities															
		Underground Utils.															
		Topography of Site															
		X Level															
		Rolling															
		Low															
		High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		X Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2024		Tentative		Tentative		Tentative			
		QT 06/03/2021 INSPECTED						2023		70,000		91,200		161,200		136,920C	
		DMG 09/13/2011 INSPECTED						2022		60,000		70,400		130,400		130,400S	
		DMG 09/14/2010 INSPECTED						2021		55,000		39,000		94,000		92,882C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 85 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace						Class: C Effec. Age: 31 Floor Area: 1,528 Total Base New : 248,514 Total Depr Cost: 175,091 Estimated T.C.V: 187,698						
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			E.C.F. X 1.072		Bsmnt Garage:			
Condition: Good		Size of Closets			0 Amps Service			Ground Area = 1528 SF Floor Area = 1528 SF.					Carport Area: Roof:			
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Many X Ave. Few			Building Areas								
(1) Exterior		Kitchen: Other: Other:			(13) Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,528		Cost New 196,873		Depr. Cost 135,843	
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
	X Insulation	(7) Excavation			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing								
(2) Windows		Basement: 0 S.F. Crawl: 1528 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			3 Fixture Bath Porches								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Water/Sewer									
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish			Water Well, 100 Feet			Built-Ins								
	X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Appliance Allow.										
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer								
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Totals:			248,514					187,698			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRAWFORD THOMAS R & LISA A	NEMIC CHRIS	420,000	09/07/2022	WD	03-ARM'S LENGTH	1182:729	PROPERTY TRANSFER	100.0
CRAWFORD THOMAS R & LISA A	CRAWFORD THOMAS R & LISA A	0	08/30/2018	WD	21-NOT USED/OTHER	1167:0153	PROPERTY TRANSFER	0.0
		108,365	08/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
10698 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 09/07/2022					

  

Owner's Name/Address	SA:
NEMIC CHRIS 10698 WEST SHORE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Public Improvements	Land Value Estimates for Land Table 4004.4004 LAKEVIEW
L-834 P-50 (L-731 P-499) 234 COM AT N 1/8 COR COM TO SEC 27 & 28 T23N R4W TH S 6 1/2' E 50.70 FT FOR POB TH N 89 DEG 15 1/2' E 98.15 FT TH S 1 DEG 29' E 50.70 FT TH S 89 DEG 15 1/2' W159.51 FT TH N 3 DEG 49' E 50.85 FT TH N89 DEG 15 1/2' E 56.66 FT TO POB ALSO ANY LAND BET LAKE & ABOVE DESC PART OF GOV LOT 2 SEC 27 & SE.1/4 OF NE 1/4 SEC 28 T23N R4W. "2".	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value LAKEVIEW 50.00 150.00 1.0000 1.0000 2800 100 140,000 50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000
	<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights	Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.68 72 69 332 Total Estimated Land Improvements True Cash Value = 332
	<input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	
	Topography of Site	
	<input checked="" type="checkbox"/> Level <input type="checkbox"/> Rolling <input type="checkbox"/> Low <input type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input type="checkbox"/> Wooded <input type="checkbox"/> Pond <input checked="" type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain	

  

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
QT	06/03/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
DMG	09/13/2011	INSPECTED	2023	70,000	118,600	188,600			188,600S
DMG	09/14/2010	INSPECTED	2022	60,000	73,900	133,900			100,253C
			2021	55,000	68,200	123,200			97,051C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 128	Type WCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 20 Floor Area: 2,144 Total Base New : 296,979 Total Depr Cost: 237,583 Estimated T.C.V: 254,689			E.C.F. X 1.072 Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 1829 SF Floor Area = 2144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace			No. of Elec. Outlets			Building Areas							
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments								
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			2 3 Fixture Bath			Plumbing								
X	Insulation	(8) Basement		Many X Ave. Few			2 Fixture Bath			Porches								
(2) Windows	Many Avg. Few X Avg. X Avg. Small	Basement: 0 S.F. Crawl: 630 S.F. Slab: 1199 S.F. Height to Joists: 0.0		(14) Water/Sewer			Softener, Auto			WCP (1 Story)								
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Softener, Manual			Garages								
(3) Roof	X Gable Hip Flat X Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Solar Water Heat			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
X	Chimney: Vinyl	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost								
							Water Well, 100 Feet			Water/Sewer								
							Vent Fan			Water Well, 100 Feet								
										Built-Ins								
										Appliance Allow.								
										Fireplaces								
										Exterior 1 Story								
										Totals:								
										ECF (4004 LAKEVIEW) 1.072 => TCv:								

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FORTINO JAMES A & ELIZABET	BUNN, DAVID & REBECCA	297,375	12/02/2010	WD	21-NOT USED/OTHER	1099/1867	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10696 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 12/02/2010									
Owner's Name/Address		SA:		2024 Est TCV Tentative									
BUNN DAVID & REBECCA L & LIVINGSTON DEBORAH J 10696 WEST SHORE DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Tax Description		Public Improvements		* Factors *				Value					
PARCEL 1: PT OF SE 1/4 OF NE 1/4 SEC 28, T23N R4W, COMM AT N 1/8 COR BETWEEN SEC 27 & 28, TH S00D6 1/2' E 101.40' TO POB; TH N89D15 1/2' E 99.36', TH S10D34 1/2' W 51.71' TH S89D15 1/2' W 153.41', TH N03D49'E 50.85', TH N89D15 1/2'E 60.15' TO POB. AND ALSO PARCEL 2: COMM AT N 1/8 COR BETWEEN SEC 27 & 28, T23N R4W, TH S00D06'30"E 152.1' TO POB; TH S89D15'30"W 63.4' M/L, TH S03D49'W 25.425', TH N89D15'30"E 155' M/L, TH N'LY ALG LAKE SHORE 25' M/L TO A PT N89D15'30"E FROM POB, TH S89D15'30"W 119.77' M/L TO POB. 1099:1867 SPLIT ON 01/17/2008 FROM 006-027-007-0040, 006-027-007-004		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		LAKEVIEW	75.00	150.00	1.0000	1.0000	2800	100		210,000
		X	Paved Road		75 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		210,000		
		X	Storm Sewer		Land Improvement Cost Estimates				True Cash Value =			8,311	
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		Fencing: Wd, Solid, 6 ft.	31.32	64	24	481				
		X	Sewer		D/W/P: 3.5 Concrete	6.68	1584	74	7,830				
		X	Electric		Total Estimated Land Improvements				8,311				
		X	Gas		Topography of Site								
		X	Curb		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Street Lights		2024	Tentative	Tentative	Tentative			Tentative		
		X	Standard Utilities		2023	105,000	200,900	305,900			184,584C		
		X	Underground Utils.		2022	90,000	155,500	245,500			175,795C		
		X	Level		2021	82,500	156,500	239,000			170,180C		
		X	Rolling		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan								
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 540 78	Type WSEP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: BC Effec. Age: 19 Floor Area: 2,984 Total Base New : 487,885 Total Depr Cost: 395,188 Estimated T.C.V: 423,642			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
	X Insulation			Ex. X Ord. Min												
(2) Windows		No. of Elec. Outlets		Many X Ave. Few												
	Many Avg. Few	X	Avg. Small	(13) Plumbing												
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(7) Excavation		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		Basement: 0 S.F. Crawl: 1728 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	X Gable Hip Flat	(8) Basement		Other Additions/Adjustments												
	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Exterior Brick Veneer Plumbing 3 Fixture Bath Porches WSEP (1 Story) CCP (1 Story) Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Water Well, 100 Feet Built-Ins Appliance Allow.												
X	Asphalt Shingle	(9) Basement Finish		Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1728 SF Floor Area = 2984 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,728 0.5 Story Siding Overhang 784 Total: 398,153 322,504												
Chimney:		(10) Floor Support		Notes:												
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
				Totals: 487,885 395,188												
				ECF (4004 LAKEVIEW) 1.072 => TCv: 423,642												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
MARRA JEANETTE L	MARRA, REBECCA, MARRA, DA	0	10/23/2008	WD	09-FAMILY	1078/2292	OTHER	100.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		DEMO		08/01/2014	14155	COMPLETE	
Owner's Name/Address		P.R.E. 0%		SA:					
MARRA FAMILY COTTAGE LLC C/O JANET MARRA 10672 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
Tax Description		Improved	X	Vacant	* Factors *				
L-799 P-504 243 COM AT N1/8 COR BET SEC 27 & 28 TH S ON SEC LN 177.55 FT FOR POB TH S89DEG27'W 82.7 FT M/L OF ELY R/W OF CO RD TH S3DEG49'W 76.4 FT ALG RD TH N89DEG18'E 160.37FT M/L TO SH OF LK TH N4DEG23'E ALG SH 75.92 FT TH S89DEG27"W 78.35 FT TO POB PART OF GOVT LOT 2 SEC 27 & PART OF SE 1/4 OF NE1/4 SEC 28 T23N R4W INTENDED ASS1/2 OF LOT 4 & LOT 5 OF UNRECORDED PLAT		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
Comments/Influences		Dirt Road		LAKEVIEW 76.00 150.00 1.0000 1.0000 2800 100 SIZE OF LOT 212,800					
		Gravel Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 212,800					
		Paved Road		Work Description for Permit 14155, Issued 08/01/2014: DEMO					
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
		QT 06/03/2021 INSPECTED	2023	106,400	0	106,400		72,230C	
		DMG 09/13/2011 INSPECTED	2022	91,200	0	91,200		68,791C	
		DMG 09/14/2010 INSPECTED	2021	83,600	1,300	84,900		66,594C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MARRA JEANETTE L	MARRA, REBECCA, MARRA, DA	0	07/15/2008	WD	09-FAMILY	1078/251	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10672 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MARRA FAMILY COTTAGE LLC C/O JANET MARRA 10672 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-799 P-504 234 COM AT N 1/8 COR BET SEC 27 & 28 TH S ONSEC LN 253.6 FT FOR POB TH S89DEG18'W 87 .9 FT M/L TO ELY R/W OF CO RD TH S3DEG49'W 101.9 FT TH N89DEG14'E 154.94 FT M/L TO SH OF LK TH N6DEG47'40"E ALG SH 102.3FT TH S89DEG18'W 72.47 FT TO POB PART OF GOVT LOT 2 SEC 27 & PART OF SE1/4 OF NE 1/4 SEC 28 T23N R4W INTENDED AS LOTS 6 & 7 OF UNRECORDED PLAT		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	102.00	150.00	1.0000	1.0000	2800	100	LOT SIZE	285,600
			Paved Road		102 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 285,600								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		D/W/P: 3.5 Concrete	6.68	462	69	2,129				
		X	Sewer		D/W/P: Asphalt Paving	3.15	1790	74	4,173				
			Electric		Total Estimated Land Improvements True Cash Value = 6,302								
			Gas										
			Curb										
		X	Street Lights										
		X	Standard Utilities										
			Underground Utils.										
Comments/Influences			Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level		2024	Tentative	Tentative	Tentative			Tentative		
			Rolling		2023	142,800	185,400	328,200			174,179C		
			Low		2022	122,400	143,900	266,300			165,885C		
			High		2021	112,200	115,200	227,400			160,586C		
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	05/05/2021	INSPECTED									
		DMG	09/13/2011	INSPECTED									
		DMG	09/15/2010	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 122 690	Type CCP (1 Story) Composite	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 29 Floor Area: 3,251 Total Base New : 513,859 Total Depr Cost: 365,786 Estimated T.C.V: 392,123			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 3/4 STORY		Trim & Decoration		Drywall Paneled			Plaster Wood T&G			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1693 SF Floor Area = 3251 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71						
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas						
0	0	Ex	Ord	Min	Ex.	X	Ord.	Min	Many	X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Good		Lg		Ord	Small		(13) Plumbing			1.75 Story Siding Crawl Space 1,693 0.5 Story Siding Overhang 576			Total: 434,581 308,552			
Room List		Doors:	Solid	H.C.	(12) Electric			Average Fixture(s)			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath 1 6,929 4,920 2 Fixture Bath 1 4,642 3,296						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Porches CCP (1 Story) 122 4,398 3,123						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1693 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 29,871 21,208 Common Wall: 1 Wall 1 -2,688 -1,908						
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items: STAND BY GENERATOR 1 4,000 3,560			Water/Sewer Water Well, 100 Feet 1 6,333 4,496						
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Built-Ins Appliance Allow. 1 4,031 2,862 Fireplaces Exterior 2 Story 1 10,487 7,446 Deck Composite 690 11,275 8,231			Totals: 513,859 365,786						
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Local Cost Items STAND BY GENERATOR 1 4,000 3,560						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Gable Hip Flat			Gambrel Mansard Shed			Water/Sewer Water Well, 100 Feet 1 6,333 4,496						
X	Asphalt Shingle	(10) Floor Support		Chimney: Stone			Joists: Unsupported Len: Cntr.Sup:			Totals: 513,859 365,786						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
RAK MICHAEL J & TONYA	RAK MICHAEL J & TONYA [LE]	0	04/18/2019	WD	18-LIFE ESTATE	1170:0355	PROPERTY TRANSFER	0.0			
RAK MICHAEL J & RAK SCOTT	RAK MICHAEL J & TONYA	0	03/25/2019	QC	09-FAMILY	1168:2559	PROPERTY TRANSFER	50.0			
RAK WILLIAM J [LE]	RAK MICHAEL J & RAK SCOTT	0	10/20/2018	OTH	07-DEATH CERTIFICATE	UNRECORDED COP	PROPERTY TRANSFER	100.0			
RAK WILLIAM J	RAK WILLIAM J [LE]	0	06/05/2009	QC	18-LIFE ESTATE	1083:2327	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
10660 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 04/01/2021									
Owner's Name/Address		SA:									
RAK MICHAEL J & TONYA [LE] 10660 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
Tax Description				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
				D/W/P: 3.5 Concrete	6.68		1854 74		9,165		
				Total Estimated Land Improvements True Cash Value = 9,165							
L-744 P-667 234 COM AT N1/8 COR COMMON TO SECS 27 & 28 T23N R4W TH S89DEG15.5'W 53.17 FT TH S3 DEG49'W 355.95 FT FOR POB TH N89DEG15.5'E 142.66 FT TH S14DEG10.66'W 52.46 FT THS89DEG15.5'W 133.19 FT TH N3DEG49'E 50.85 FT TO POB & ANY LAND BET LK & ABOVE BDYS PART OF GOVT LOT 2 SEC 27 & SE1/4 OF NE1/4 SEC 28 T23N R4W "8"		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
Comments/Influences		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		QT	06/03/2021	INSPECTED	2023	70,000	99,400	169,400			127,456C
		DMG	06/16/2011	INSPECTED	2022	60,000	76,700	136,700			121,387C
		DMG	09/15/2010	INSPECTED	2021	55,000	69,800	124,800			117,510C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 288 270	Type CPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,512 Total Base New : 237,862 Total Depr Cost: 190,650 Estimated T.C.V: 204,377			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C		Blt 0							
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas		Size		Cost New		Depr. Cost					
Condition: Good		Size of Closets			X Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Stories		Exterior		Foundation		Total:		183,854		147,083	
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			1.5 Story		Siding		Crawl Space		1,008					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			(12) Electric			Average Fixture(s)			Other Additions/Adjustments		Plumbing		3 Fixture Bath		1		4,711		3,769	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation			0 Amps Service			2 3 Fixture Bath			Porches		CPP		288		4,709		3,767			
X	Insulation	(8) Basement			No./Qual. of Fixtures			2 3 Fixture Bath			Deck		Treated Wood		270		5,117		4,094			
(2) Windows	Many X Avg. Few	X	Avg.	Small	Ex. X Ord. Min			2 3 Fixture Bath			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		672		25,260		20,208	
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish			No. of Elec. Outlets			2 3 Fixture Bath			Water/Sewer		Public Sewer		1		1,515		1,212			
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			No. of Elec. Outlets			2 3 Fixture Bath			Water Well, 100 Feet		1		5,890		4,712				
X	Asphalt Shingle	(11) Heating/Cooling			No. of Elec. Outlets			2 3 Fixture Bath			Built-Ins		Appliance Allow.		1		2,806		2,245			
Chimney:	Joists: Unsupported Len: Cntr.Sup:	(12) Electric			No. of Elec. Outlets			2 3 Fixture Bath			Local Cost Items		STAND BY GENERATOR		1		4,000		3,560			
		(13) Plumbing			No. of Elec. Outlets			2 3 Fixture Bath			Notes:		ECF (4004 LAKEVIEW) 1.072 => TCV:		204,377							
		(14) Water/Sewer			No. of Elec. Outlets			2 3 Fixture Bath			Totals:		237,862		190,650							
		(15) Fireplaces			No. of Elec. Outlets			2 3 Fixture Bath														
		(16) Porches/Decks			No. of Elec. Outlets			2 3 Fixture Bath														
		(17) Garage			No. of Elec. Outlets			2 3 Fixture Bath														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KASSAB SALWA F	CZACHORSKI ROBERT S III &	695,000	10/18/2022	WD	03-ARM'S LENGTH	1182:1850	PROPERTY TRANSFER	100.0			
GAGNON JANIS C ETAL	KASSAB, SALWA	154,000	05/16/2013	WD	03-ARM'S LENGTH	1127/2578	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
10648 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/15/2020	PB20-0069	COMPLETE			
Owner's Name/Address		P.R.E. 0%		DECK		05/18/2015	PB15-0098	COMPLETE			
CZACHORSKI ROBERT S III & JENNIFER 7397 HOGAN DR YPSILANTI MI 48197		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
(L-1053P-1460&L-870P-306&L-317P-57) 234 L-1055 P-2517 COM AT NW COR OF GOVT LOT 2 SEC 27 TH W ON N 1/8 LINE 53.17 FT TH S 3 DEG 49' W 406.8 FT FOR POB TH S 3 DEG 49' W 50.85 FT TH E 154.78 FT TO SH OF LAKE TH N'LY ALONG SH TO PT E OF POB TH W PAR WITH N 1/8 LINE 161.19 FT TO POB PART OF GOVT LOT 2 SEC 27 & PART OF SE 1/4 OF NE 1/4 SEC 28 T23N R4W. "9".		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Sauna	6,734.61	1	95	6,398			
		X Sewer		Total Estimated Land Improvements True Cash Value = 6,398							
		Electric		Work Description for Permit PB20-0069, Issued 05/15/2020: 6 X 6 = 36 SQ FT SAUNA-ROOFED & SIDED STRUCTURE ANCHORED ON THE UPPER EXTERIOR DECK LAKE TOWNSHIP LAND USE PERMIT #004293							
		Gas		Work Description for Permit PB15-0098, Issued 05/18/2015: 16*36 DECK & 8*28 DECK							
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	70,000	99,600	169,600			169,600S	
		High		2022	60,000	77,100	137,100			101,371C	
		Landscaped		2021	55,000	73,700	128,700			98,133C	
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	05/11/2023	INSPECTED	2023	70,000	99,600	169,600		169,600S	
		QT	10/22/2020	DENIED ACC	2022	60,000	77,100	137,100		101,371C	
		CSZ	01/22/2016	INSPECTED	2021	55,000	73,700	128,700		98,133C	



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets												
0	0				Lg	Ord	Small										
Condition: Good		Doors:		Solid	H.C.		Central Air Wood Furnace										
Room List		(5) Floors		(12) Electric													
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service													
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets													
	Insulation			Many X Ave. Few													
(2) Windows		(7) Excavation		(13) Plumbing													
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1010 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
										Class: C Effec. Age: 36 Floor Area: 2,020 Total Base New : 302,816 Total Depr Cost: 193,803 Estimated T.C.V: 207,757		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
										Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1010 SF Floor Area = 2020 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,010 Total: 230,468 147,500							
										Other Additions/Adjustments Exterior Stone Veneer 125 4,813 3,080 Plumbing 3 Fixture Bath 1 4,711 3,015 Porches WCP (1 Story) 30 2,267 1,451 Deck Treated Wood 648 9,072 5,806 Balcony Wood Balcony 480 19,834 12,694 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 616 23,691 15,162 Common Wall: 1 Wall 1 -2,251 -1,441 Water/Sewer Public Sewer 1 1,515 970 Water Well, 100 Feet 1 5,890 3,770 Built-Ins Appliance Allow. 1 2,806 1,796 Totals: 302,816 193,803							
										Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 207,757							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ORR CHARLES K & SHANNON K	HAGEDORN TONI E & JOACHIM	530,000	05/09/2022	WD	03-ARM'S LENGTH	1181:459	PROPERTY TRANSFER	100.0			
		234,000	12/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
10638 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		09/04/2020	PB20-0264	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
HAGEDORN TONI E & JOACHIM TRUST 42543 SHERIDAN DR CLINTON TOWNSHIP MI 48038		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	76.00	150.00	1.0000	1.0000	2800	100	212,800
		Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 212,800							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		Fencing: Wd, Picket, 30-40				Rate	Size % Good		Cash Value
		Sewer		Fencing: Gates, Wood/SqFt				13.96	42	90	527
		Electric		D/W/P: 3.5 Concrete				16.83	12	90	182
		Gas		D/W/P: 3.5 Concrete				6.68	96	83	532
		Curb		Total Estimated Land Improvements True Cash Value =				6.68	1720	95	10,915
		Street Lights									
		Standard Utilities									
		Underground Utils.		Work Description for Permit PB20-0264, Issued 09/04/2020: ONE STORY RESIDENTIAL ROOFED DECK 6 X 17 X 8 = 102 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4340							
Comments/Influences		Topography of Site		ROSCOMMON COUNTY 225 SQ FT WAIVER DATED 8/31/20							
Split/Comb. on 01/10/2018 completed 01/10/2018 MIKE OWNER REQUEST ; Parent Parcel(s): 006-027-007-0110, 006-027-007-0111; Child Parcel(s): 006-027-007-0115;		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	106,400	101,600	208,000			208,000S	
		High		2022	91,200	52,000	143,200			110,834C	
		Landscaped		2021	83,600	49,700	133,300			107,294C	
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 11/01/2022 INSPECTED									
		QT 10/22/2020 INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 368 192 96	Type 4in Concrete WSEP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 20 Floor Area: 1,298 Total Base New : 237,134 Total Depr Cost: 192,167 Estimated T.C.V: 206,003			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1298 SF Floor Area = 1298 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					Cls C Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas							
Condition: Good		Size of Closets		Lg Ord Small			No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation 1+ Story Siding Crawl Space 1 Story Siding Slab			Size 1,128 170 Total: 181,907 145,526		
Room List		Doors:	Solid	H.C.	(5) Floors			(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches WSEP (1 Story) 4in Concrete Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Deck w/Roof (Roof portion) Local Cost Items STAND BY GENERATOR			E.C.F. X 1.072	
Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:			No. of Elec. Outlets			Many X Ave. Few			1+ Story Siding Crawl Space 1 Story Siding Slab			Total: 181,907 145,526			
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick		(7) Excavation			Basement: 0 S.F. Crawl: 1128 S.F. Slab: 170 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						
Insulation	(2) Windows		Many Avg. X Avg. Large Small			Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						
(3) Roof	Gable Hip Flat		Gambrel Mansard Shed			(10) Floor Support			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items: STAND BY GENERATOR						
Chimney: Vinyl	Joists: Unsupported Len: Cntr.Sup:																	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
NICHOLSON JAMES S	SZEKERES KRISTOFFER & KIRAN	300,000	11/25/2013	OTH	21-NOT USED/OTHER	1134/2433	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10626 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
SZEKERES KRISTOFFER & KIRAN 12895 OLD FARM CT HARTLAND MI 48353		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-880 P-71 (L-675 P-286) 234 10626 W SHORE DR 48629 COM AT N 1/8 COR COMMON TO SEC 27 & 28 TH S 557.70 FT FOR POB TH N 89 DEG 15 1/2' E 102.71 FT TO SHORE OF LAKE TH S ALONG SHORE 52.40 FT TH S 89 DEG 15 1/2' W 194.05 FT TH N 3 DEG 49' E 50.85 FT THN 89 DEG 15 1/2' E 91.55 FT TO POB PART OF LOT 2 SEC 27 AND SE 1/4 OF NE 1/4 OF SEC 28 T23N R4W. "12".		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				LAKEVIEW	52.00	150.00	1.0000	1.0000	2800	100		145,600
				52 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 145,600								
				Land Improvement Cost Estimates								
				Description				Rate	Size % Good		Cash Value	
				D/W/P: Asphalt Paving				3.15	1584	69	3,443	
				D/W/P: 3.5 Concrete				6.68	675	74	3,337	
				Total Estimated Land Improvements True Cash Value = 6,780								
Comments/Influences		X	Street Lights									
		X	Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
QT 05/04/2021 INSPECTED				2023	72,800	168,000	240,800		144,931C			
DMG 09/15/2010 INSPECTED				2022	62,400	129,900	192,300		138,030C			
				2021	57,200	125,000	182,200		133,621C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 103 501 306 72	Type CCP (1 Story) Treated Wood Treated Wood Wood Balcony	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 552 % Good: 0 Storage Area: 276 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: BC Effec. Age: 26 Floor Area: 2,632 Total Base New : 446,783 Total Depr Cost: 330,619 Estimated T.C.V: 354,424			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1438 SF Floor Area = 2632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74					Cls BC Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas						
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation 1.75 Story Siding Crawl Space 2 Story Siding Crawl Space			Size 978 460		Cost New Depr. Cost 360,188 266,539	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			Exterior Brick Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) Deck Treated Wood Treated Wood Balcony Wood Balcony			Total: 552 276 1		28,997 5,031 -4,029	
(1) Exterior		(6) Ceilings			(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 1438 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Storage Over Garage Common Wall: 1.5 Wall			552 276 1		21,458 3,723 -2,981	
X	Insulation	(8) Basement			Lump Sum Items:			Water/Sewer			Water/Sewer Public Sewer Water Well, 100 Feet			1 1		1,941 6,333	
(2) Windows		(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Vinyl																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
NICHOLSON JAMES S	SZEKERES KRISTOFFER & KIRAN	0	11/25/2013	OTH	21-NOT USED/OTHER	1134/2433	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
SZEKERES KRISTOFFER & KIRAN 12895 OLD FARM CT HARTLAND MI 48353		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-880 P-71 (L-675 P-286) 234 10626 W SHORE DR 48629 COM AT NE COR OF SE1/4 OF NE1/4 SEC 28 TH W ON 1/8 LINE 53.17FT TH S3DEG49'W 534.35FT FOR POB TH S3DEG49'W 25.85FT TH 89DEG 15 1/2'E 194.05FT TO SH OF HTN LK TH NLY ALG SH OF LK TO PT E OF POB THW TO POB PART OF GOVT LOT 2 SEC 27 & PART OF SE1/4 OF NE1/4 SEC 28 T23NR4W DESIGNATED AS LOT 12 & PART OF 11 UNRECORDED PLAT		Improved	X	Vacant	* Factors *						
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Dirt Road		LAKEVIEW	25.00	150.00	1.0000	1.0000	2800	100	70,000
		Gravel Road		25 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 70,000							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Level	2024	Tentative	Tentative	Tentative			Tentative	
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	2023	35,000	0	35,000		28,017C	
		QT	05/04/2021	INSPECTED	2022	30,000	0	30,000		26,683C	
		CSZ	01/22/2016	INSPECTED	2021	27,500	0	27,500		25,831C	
		DMG	09/15/2010	INSPECTED							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SZEKERES PETER A & SHERRY	10620 WEST SHORE DR LLC	0	12/13/2018	QC	21-NOT USED/OTHER	1168:1469	OTHER	0.0				
		150,000	09/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10620 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION	04/16/2010	67	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
10620 WEST SHORE DR LLC 2729 N TIPSICO LK RD HARTLAND MI 48353		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-806 P-200 234 10620 W SHORE DR COM AT N 1/8 COR COMMON TO SEC 27 & 28 TH S 608.40 FT FOR POB TH N 89 DEG 15 1/2' E 99.01 FT TO SHORE OF LAKE TH S ALONG LAKE 50.81 FT TH S 89 DEG 15 1/2' W 198.78 FT TH N 3 DEG 49' E 50.85 FT THN 89 DEG 15 1/2' E 95.04 FT TO POB PART OF LOT 2 SEC 27 AND SE 1/4 OF NE 1/4 SEC28 T23N R4W. "13". **LEGAL DESCRIPTION RECORDED IN 1168:1469 DOES NOT MATCH TAX DESCRIPTION ON FILE**		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	51.00	150.00	1.0000	1.0000	2800	100		142,800
		Paved Road		51 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		142,800		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		1800		74	8,898		
		Sewer		Total Estimated Land Improvements True Cash Value = 8,898								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	Tentative	Tentative	Tentative			Tentative		
		Rolling		2023	71,400	148,300	219,700			121,424C		
		Low		2022	61,200	115,000	176,200			115,642C		
		High		2021	56,100	93,800	149,900			111,948C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	05/04/2021	INSPECTED								
		DMG	09/15/2010	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 240 48 128 150	Type WGEP (1 Story) CCP (1 Story) Composite Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 26 Floor Area: 2,810 Total Base New : 390,717 Total Depr Cost: 289,135 Estimated T.C.V: 309,953			E.C.F. X 1.072				
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1349 SF Floor Area = 2810 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74					Cls C 5 Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	X			0 Amps Service			Building Areas						
Condition: Good		Size of Closets		Lg	Ord	Small	No. of Elec. Outlets			Stories			Total		Total		
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Exterior			Total		Total	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Kitchens: Other: Other:			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story 1 Story 1 Story			768 501 80 576		324,544 240,168		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1349 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing 3 Fixture Bath Porches WGEP (1 Story) CCP (1 Story)			1 240 48		4,711 17,446 1,476		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			576		22,596 16,721		
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Public Sewer Water Well, 100 Feet			Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas			1 1 1		1,515 5,890 2,806 3,064		
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Composite Composite			Deck			128 150		3,145 3,524 2,327 2,608		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10602 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
NEMETH LARRY J & CAROL 7403 COLEMAN RD EAST LANSING MI 48825		SA:										
Tax Description		2024 Est TCV Tentative										
234 L-729 P-272 COM AT INT OF SEC LINE BET SEC 27 & 28 WITH N 1/8 LINE OF SAID SEC TH W 53.17 FT TH S 3 DEG 49' W 661.05 FT FOR POB TH S 3 DEG 49' W 53.85 FT TH N 89 DEG 15 1/2' E 158.69 FT TO SHORE OF LAKE TH N'LY ALONG LAKE TO PT N 89 DEG 15 1/2' E198.78 FT OF POB TH S 89 DEG 15 1/2' W 198.78 FT TO POB PART OF LOT 2 SEC 27 AND SE 1/4 OF NE 1/4 SEC 28 T23N R4W. "14".		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68			32 24		51		
		Sewer		D/W/P: 3.5 Concrete	6.68			16 74		79		
		Electric		Wood Frame	29.95			96 24		690		
		Gas		Total Estimated Land Improvements True Cash Value = 820								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low	2023	70,000	25,400	95,400			71,847C		
			High	2022	60,000	19,200	79,200			68,426C		
			Landscaped	2021	55,000	23,000	78,000			66,241C		
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What								
		QT	05/04/2021	INSPECTED								
		DMG	09/15/2010	INSPECTED								
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets											
0	0				Lg	Ord	Small									
Condition: Good		Doors:		Solid	H.C.		Central Air Wood Furnace									
Room List		(5) Floors		(12) Electric												
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service												
(1) Exterior		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY			Cls D			Blt 0					
X Wood/Shingle Aluminum/Vinyl Brick		Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts											
Insulation		No. of Elec. Outlets			Ground Area = 800 SF Floor Area = 875 SF.											
(2) Windows		Many X Ave. Large Avg. X Ave. Small Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49											
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(6) Ceilings			Building Areas											
(3) Roof		(7) Excavation			(13) Plumbing											
X Gable Hip Flat		Basement: 0 S.F. Crawl: 0 S.F. Slab: 800 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X Asphalt Shingle		(8) Basement			1.25 Story Siding 1 Story Block											
Chimney:		(9) Basement Finish			Other Additions/Adjustments											
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water/Sewer											
		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
					Notes:											
					Totals: 102,218											
					E.C.F. (4004 LAKEVIEW) 1.072 => TCV: 53,691											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LATOR LAMONTE T	LATOR LAMONTE T TRUST #1	0	09/07/2022	QC	14-INTO/OUT OF TRUST	1182:810	PROPERTY TRANSFER	0.0			
LATOR OTTO T & JOYCE A TRU	LATOR LAMONTE T	0	09/06/2022	QC	14-INTO/OUT OF TRUST	1182:809	PROPERTY TRANSFER	0.0			
LATOR JOYCE A		0	12/04/2021	OTH	07-DEATH CERTIFICATE	1182:807	OTHER	0.0			
LATOR OTTO T		0	04/03/2019	OTH	07-DEATH CERTIFICATE	1182:990	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
10596 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		MISC		05/22/2017	PB17-0131	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
LATOR LAMONTE T TRUST #1 4147 W HOWE RD DEWITT MI 48820		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-682 P-569 234 COM AT N 1/8 COR COMMON TO SEC 27 & 28 TH W 53.17 FT TH S 49' W 711.90 FT FOR POB TH E'LY 158.69 FT TO LAKE TH S'LY ALONG LAKE 51.54 FT TH W'LY 145.4 FT TH N'LY 50.85 FT TO POB PART OF GOV'T LOT 2 SEC 27 AND SE 1/4 OF NE 1/4 SEC 28 T23N R4W DESIGNATED AS LOT NO 15 UNRECORDED PLAT.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	52.00	150.00	1.0000	1.0000	2800	100	145,600
		Paved Road		52 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 145,600							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.68	24	49	78			
		Sewer		D/W/P: 3.5 Concrete	6.68	18	49	59			
		Electric		D/W/P: 3.5 Concrete	6.68	88	49	288			
		Gas		Wood Frame	29.95	96	74	2,127			
		Curb		Total Estimated Land Improvements True Cash Value = 2,552							
		Street Lights		Work Description for Permit PB17-0131, Issued 05/22/2017: REROOF							
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative		
		QT	05/04/2021	INSPECTED	2023	72,800	71,800	144,600	97,063C		
		DMG	09/15/2010	INSPECTED	2022	62,400	54,900	117,300	92,441C		
					2021	57,200	58,900	116,100	89,488C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 31 Floor Area: 1,440 Total Base New : 205,182 Total Depr Cost: 141,576 Estimated T.C.V: 151,769			88 20 24 36	CGEP (1 Story) CGEP (1 Story) Treated Wood Brzwy, FW								
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69			E.C.F. X 1.072						Bsmnt Garage: Carport Area: Roof:				
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Total		Cost New		Depr. Cost					
0	0				Ex.	X	Ord.	Min	Stories	Exterior	Foundation	Size								
Condition: Good		Size of Closets		No. of Elec. Outlets			(13) Plumbing			1 Story	Siding	Slab	720							
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Plumbing			1.25 Story	Siding	Crawl Space	576						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			2 3 Fixture Bath			Other Additions/Adjustments			Total:		170,479		117,631			
		Kitchen: Other: Other:		0 Amps Service			2 Fixture Bath			Plumbing										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Softener, Auto			3 Fixture Bath			1		4,711		3,251			
	Wood/Shingle X Aluminum/Vinyl Brick			Many X Ave. Few			Softener, Manual			Porches			CGEP (1 Story)		88		7,110		4,906	
				(13) Plumbing			Solar Water Heat			CGEP (1 Story)			20		2,442		1,685			
X	Insulation	(7) Excavation		Average Fixture(s)			No Plumbing			Water/Sewer			Public Sewer		1		1,515		1,045	
(2) Windows		Basement: 0 S.F. Crawl: 576 S.F. Slab: 720 S.F. Height to Joists: 0.0		2 3 Fixture Bath			Extra Toilet			Public Sewer			Water Well, 100 Feet		1		5,890		4,064	
	Many X Avg. Few		Large X Avg. Small	2 Softener, Auto			Extra Sink			Built-Ins			Appliance Allow.		1		2,806		1,936	
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		Solar Water Heat			Separate Shower			Fireplaces			Exterior 1 Story		1		6,605		4,557	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Softener, Manual			Ceramic Tile Floor			Deck			Treated Wood		24		1,111		767	
X	Gable Hip Flat		Gambrel Mansard Shed	2 Solar Water Heat			Ceramic Tile Wains			Breezeways			Frame Wall		36		2,513		1,734	
X	Asphalt Shingle	(9) Basement Finish		2 Ceramic Tub Alcove			Vent Fan			Notes:			Totals:		205,182		141,576			
				(14) Water/Sewer			1 Public Water			ECF (4004 LAKEVIEW) 1.072 => TCV:					151,769					
				1 Public Sewer			1 Water Well													
				1000 Gal Septic			2000 Gal Septic													
				Lump Sum Items:																
	Chimney: Block	(10) Floor Support																		
		Joists: Unsupported Len: Cntr.Sup:																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAMOREAUX TIMOTHY J & JOAN	LAMOREAUX TIMOTHY J & JOAN	0	06/13/2018	QC	21-NOT USED/OTHER	1166:589	PROPERTY TRANSFER	0.0
KOENIGSKNECHT CRAIG & BARB	LAMOREAUX TIMOTHY J & JOAN	239,900	11/15/2017	WD	03-ARM'S LENGTH	1164:0689	PROPERTY TRANSFER	100.0
		310,000	03/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
10588 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		ADDITION	06/14/2018	PB18-0132	COMPLETE			
	P.R.E. 0%								
Owner's Name/Address	SA:								
LAMOREAUX TIMOTHY J & JOAN B TRUST 251 WEDGWOOD DR CHARLOTTE MI 48813	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	53.00	150.00	1.0000 1.0000	2800 100		148,400
			53 Actual Front Feet, 0.18 Total Acres		Total Est. Land Value =		148,400		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.68	332	92	2,041		
			Total Estimated Land Improvements		True Cash Value =		2,041		
			Work Description for Permit PB18-0132, Issued 06/14/2018: 1.5 STY 28X32 GARAGE W/6X13 BREEZEWAY ATTACHED TO HOUSE						
Tax Description	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	Tentative	Tentative	Tentative			Tentative
	QT 04/04/2023 INSPECTED		2023	74,200	87,000	161,200			119,917C
	QT 11/05/2018 INSPECTED		2022	63,600	66,600	130,200			114,207C
	DMG 09/15/2010 INSPECTED		2021	58,300	63,900	122,200			110,559C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 896 % Good: 92 Storage Area: 448 No Conc. Floor: 0																
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 28 Floor Area: 1,279 Total Base New : 227,491 Total Depr Cost: 172,670 Estimated T.C.V: 185,102			20 45 338	WCP (1 Story) CCP (1 Story) CPP	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:																		
Building Style: 1 1/4 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			E.C.F.			X 1.072			Bsmnt Garage:																	
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets			E.C.F.			X 1.072			Bsmnt Garage:																	
Condition: Good		Lg	X	Ord	Small	Central Air Wood Furnace			E.C.F.			X 1.072			Bsmnt Garage:																	
Room List		Doors:	Solid	X	H.C.	(5) Floors			E.C.F.			X 1.072			Bsmnt Garage:																	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric			E.C.F.			X 1.072			Bsmnt Garage:																		
(1) Exterior		100 Amps Service			No./Qual. of Fixtures			E.C.F.			X 1.072			Bsmnt Garage:																		
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	Ex.	X	Ord.	Min	No. of Elec. Outlets			E.C.F.			X 1.072			Bsmnt Garage:																	
(2) Windows		Many	X	Ave.	Few	(13) Plumbing			E.C.F.			X 1.072			Bsmnt Garage:																	
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1023 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			E.C.F.			X 1.072			Bsmnt Garage:																	
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement			(14) Water/Sewer			E.C.F.			X 1.072			Bsmnt Garage:																		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches CCP (1 Story) CPP WCP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Storage Over Garage Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			E.C.F.			X 1.072			Bsmnt Garage:																	
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:			E.C.F.			X 1.072			Bsmnt Garage:																	
X	Asphalt Shingle	(10) Floor Support			Notes:			E.C.F.			X 1.072			Bsmnt Garage:																		
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:			Totals:			E.C.F.			X 1.072			Bsmnt Garage:																		
Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 1023 SF Floor Area = 1279 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,023</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>160,237</td> <td>115,371</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	1,023			Total:				160,237	115,371
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1.25 Story	Siding	Crawl Space	1,023																													
Total:				160,237	115,371																											
ECF (4004 LAKEVIEW) 1.072 => TCV: 185,102																																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LINE RICHARD M & PATRICIA	LINE RICHARD M & PATRICIA	0	06/08/2018	QC	18-LIFE ESTATE	1166:956	PROPERTY TRANSFER	0.0			
MATTSON HAZEL ET AL	LINE, RICHARD & PATRICIA	200,000	11/02/2010	WD	03-ARM'S LENGTH	1098/1389	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
10586 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING		09/22/2014	3923	COMPLETE			
Owner's Name/Address		P.R.E. 100% 11/21/2011		SA:							
LINE RICHARD M & PATRICIA A [LE] 10586 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-428 P-643 234 COM AT N 1/8 COR COMMON TO SEC 27 & 28 TH S 06 1/2' E 811.2 FT FOR POB TH N 89 DEG 15 1/2' E 14.97 FT TH S 3 DEG 05 1/2' W 50.80 FT TH S 14 DEG 05 2/3' E 52.11 FT TH S 89 DEG 15 1/2' E 24.72 FT TH S 89 DEG 15 1/2' W 115.97 FT TH N 3 DEG 49' E 101.70 FT TH N 89 DEG 15 1/2' E 108.97 FT TO POB PART OF LOT 2 SEC 27 AND SE 1/4 OF NE 1/4 SEC 28 T23N R4W. "17 & 18".		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	101.00	150.00	1.0000	1.0000	2800	100	282,800
		Paved Road		101 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 282,800							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.25	1430	74	6,614			
		Sewer		D/W/P: Asphalt Paving	2.93	792	24	557			
		Electric		Wood Frame	21.86	240	74	3,882			
		Gas		Wood Frame	24.34	144	49	1,717			
		Curb		Total Estimated Land Improvements True Cash Value = 12,770							
		Street Lights		Work Description for Permit 3923, Issued 09/22/2014: 30*30 POLE BARN							
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	Tentative	Tentative	Tentative			Tentative	
			Low	2023	141,400	70,900	212,300			134,332C	
			High	2022	121,200	55,300	176,500			127,936C	
			Landscaped	2021	111,100	44,500	155,600			123,849C	
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	05/04/2021 INSPECTED								
		DMG	09/15/2010 INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 28	Type Treated Wood	Year Built: 2014 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 900 % Good: 89 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 41 Floor Area: 1,520 Total Base New : 210,063 Total Depr Cost: 130,219 Estimated T.C.V: 139,595			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1520 SF Floor Area = 1520 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59					Cls CD Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas						
Condition: Good		Size of Closets		Lg Ord Small			(13) Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Slab			Size 1,032 488		Cost New Depr. Cost		
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath Deck Treated Wood Garages Class: CD Exterior: Pole (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			Totals: 1 1,961 1,157 210,063 130,219			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		No. of Elec. Outlets			Many X Ave. Few			Notes:							
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4004 LAKEVIEW) 1.072 => TCV:			139,595				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1032 S.F. Slab: 488 S.F. Height to Joists: 0.0			Lump Sum Items:										
Insulation		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Many Avg. Few	X	Large Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens																
(3) Roof																	
X	Gable Hip Flat																
X	Asphalt Shingle																
Chimney: Vinyl																	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARRA SAMUEL P		0	07/01/2022	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MARRA SAMUEL P TRUST ISABELLE BANK, TTE PO BOX 1772 MOUNT PLEASANT MI 48804-1772		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-664 P-696 234 COM AT N1/8 COR COMMON TO SEC 27 & 28 THS0DEG06.5'E 912.6 FT FOR POB TH S89DEG15 .5'W 115.97 FT TH S3DEG49'W 101.7 FT TH N89DEG15.5'E 161.74 FT M/L TO SH OF LK TH NELY ALG SH 106.25 FT M/L TO PT E OF N LN OF THIS DESC TH S89DEG15.5'W 80.72 FT TO POB PART OF LOT 2 SEC 27 & SE1/4 OF NE1/4 SEC 28 T23N R4W "19 & 20"		Improved	X	Vacant	* Factors *						
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X Dirt Road		LAKEVIEW	106.00	171.40	1.0000	1.0270	2800	100	304,822
		X Gravel Road		106 Actual Front Feet, 0.42 Total Acres Total Est. Land Value = 304,822							
		X Paved Road									
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	05/04/2021	INSPECTED	2023	152,400	0	152,400		97,751C	
		DMG	09/15/2010	INSPECTED	2022	130,600	0	130,600		93,097C	
					2021	119,800	0	119,800		90,123C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARRA SAMUEL P		0	07/01/2022	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MARRA SAMUEL P TRUST C/O ISABELLE BANK, TTE PO BOX 1772 MOUNT PLEASANT MI 48804-1772		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-664 P-684 & 696 234 COM ON N1/8 LN 53.17 FT W OF NW COR OF GOVT LOT 2 SEC 27 TH S3DEG49'W 1017 FT FOR POB TH S3DEG49'W 50.85 FT TH N89DEG 15'30"E 174.63 FT M/L TO SH OF LK TH NLYON SH 50.87 FT M/L TO PT N89DEG15'30"E OF POB TH S89DEG15'30"W 161.74 FT TO POB PART OF GOVT LOT 2 SEC 27 & PART OF SE 1/4 OF NE1/4 SEC 28 T23N R4W "21"		Improved	X	Vacant	* Factors *						
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Dirt Road		LAKEVIEW	50.87	167.58	1.0000	1.0224	2800	100	145,629
		Gravel Road		51 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 145,629							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		QT	05/04/2021	INSPECTED	2023	72,800	0	72,800			46,918C
		CSZ	01/22/2016	INSPECTED	2022	62,400	0	62,400			44,684C
		DMG	09/15/2010	INSPECTED	2021	57,200	0	57,200			43,257C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CHOTKOWSKI JEROME B & CARO	ROZEN DENNIS F & PATRICIA	236,000	10/23/2020	WD	03-ARM'S LENGTH	1174:1395	PROPERTY TRANSFER	100.0			
		175,000	06/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
10536 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Demolish		10/10/2022	PB22-0410	COMPLETE			
Owner's Name/Address		P.R.E. 0%		Res. New Construction		10/10/2022	PB22-0416	OPEN PARTI			
ROZEN DENNIS F & PATRICIA A 6235 E ROUND LAKE RD LAINGSBURG MI 48848		SA:		ADDITION		07/12/2013	131	COMPLETE			
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		X	Improved	Vacant	* Factors *						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
L-905 P-483 (L-796 P-103) 234 10536 W SHORE DR COM AT N1/8 COR COM TO SEC 27 & 28 TH S0DEG6'30"E 1064.7 FT FOR POB TH S89DEG15' 30"W 126.44 FT TH S4DEG41'W 50.86 FT TH N89DEG15'30"E 187.31 FT M/L TO SH OF LK TH NWLY ALG SH 50 FT M/L TO PT E OF N LN OF THIS DESC TH S89DEG15'30"W 48.19 FT TO POB PART OF GOVT LOT 2 SEC 27 & PART OF SE1/4 OF NE1/4 SEC 28 T23N R4W KNOWN AS LOT 22 OF UNRECORDED PLAT		X	Dirt Road	Work Description for Permit PB22-0410, Issued 10/10/2022: DEMO OF DWELLING/GARAGE. HOUGHTON LAKE SEWER PERMIT DATED 9/1/22 #D834. LAKE TOWNSHIP LAND USE DATED 8/16/22 #4527. DEMO PERFORMED WITHOUT OBTAINING PERMIT FIRST. ROSCOMMON COUNTY SOIL EROSION PERMIT #4138 DATE 9/7/22;							
		X	Gravel Road	Work Description for Permit PB22-0416, Issued 10/10/2022: NEW TWO-STORY RESIDENTIAL DWELLING WITH ATTACHED GARAGE 2599 SQUARE FEET TOTAL. 1354 SQUARE FEET FIRST FLOOR. 685 SQUARE FEET SECOND FLOOR. 560 SQUARE FEET ATTACHED GARAGE. 1354 SQUARE FEET CRAWL. LAKE TOWNSHIP LAND USE DATED 9/27/22 #4540. ROSCOMMON COUNTY ROAD COMMISSION DRIVEWAY PERMIT DATED 9/2/22 #2022R0335. HOUGHTON LAKE SEWER AUTHORITY PERMIT DATED 9/1/22 #R7907. ROSCOMMON COUNTY SOIL							
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		X	Level	2024	Tentative	Tentative	Tentative			Tentative	
		X	Rolling	2023	70,000	10,300	80,300			65,504C	
		X	Low	2022	60,000	42,400	102,400			99,064C	
		X	High	2021	55,000	40,900	95,900			95,900S	
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	11/29/2022	INSPECTED							
		QT	11/01/2022	INSPECTED							
		QT	12/04/2020	INSPECTED							

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type		Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 560 % Good: 9 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump								25	CCP	(1 Story)				
	Building Style: 1 1/2 STORY	(4) Interior			Central Air Wood Furnace														Bsmnt Garage: Carport Area: Roof:
	Yr Built 2022 PART	Remodeled 0	Ex			Ord		Min											
	Condition: Good Part. Construct.: 9%	Trim & Decoration			No Heating/Cooling														
	Room List		Lg			Ord		Small											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric														
(1)	Exterior	Kitchen: Other: Other:			0 Amps Service														
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures														
	Insulation		Ex.		X	Ord.		Min											
(2)	Windows	No. of Elec. Outlets			(13) Plumbing														
X	Many Avg. Few																		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		Basement: 0 S.F. Crawl: 1354 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer														
(3)	Roof	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
X	Gable Hip Flat																		
	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:														
	Chimney: Block	(9) Basement Finish			Notes:														
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			ECF (4004 LAKEVIEW) 1.072 => TCV: 246,510 9% Completed => Est. True Cash Value 2024 =														
		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WINDORF GARY & PATRICIA	SPITZLEY BRYAN L & SUZANNE	234,000	06/04/2015	WD	03-ARM'S LENGTH	1150-1108	PROPERTY TRANSFER	100.0						
WINDORF PATRICIA M	WINDORF GARY P & PATRICIA	0	01/03/2014	WD	09-FAMILY	1149-234	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
10504 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		08/27/2019	PB19-0291	COMPLETE						
Owner's Name/Address		P.R.E. 0%		ADDITION		03/30/2015	2015-9999	COMPLETE						
SPITZLEY BRYAN L & SUZANNE J 13623 SUNFIELD HWY LAKE ODESSA MI 48849		SA:		2024 Est TCV Tentative										
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-998 P-1442 (L-873P-27&L-649 P-163) 234 10504 W SHORE DR COM AT INT OF SEC LINE BET SEC 27 & 28 T23N R4W WITH N 1/8 LINE TH S 1115.71 FT FOR POB TH N 89 DEG 15 1/2' E 56.61 FT TO SH OF HOUGHTON LAKE TH S'LY ALG SH 107.46 FT TH N 89 DEG 15 1/2' W 169.82 FT TO CO HWY R/W TH N 5 DEG 49' E 53.84 FT TH N 4 DEG 44 1/4' E 50.87 FT TH E 89 DEG 15 1/2' E 130.7 FT TO POB.		X		Public Improvements		* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						LV-OVER 60'	107.00	150.00	0.8588	1.0000	2800	100		257,311
						107 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 257,311								
						Land Improvement Cost Estimates								
						Description	Rate	Size	% Good	Cash Value				
						D/W/P: 3.5 Concrete	6.25	1008	49	3,087				
						D/W/P: 3.5 Concrete	6.25	66	49	202				
						Total Estimated Land Improvements True Cash Value = 3,289								
						Work Description for Permit PB19-0291, Issued 08/27/2019: REROOF								
						Work Description for Permit 2015-9999, Issued 03/30/2015: FOR SALE FOR \$255 000.. PLEASE CHECK ACCURACY OF RECORD CARD. SEND LETTER ONCE COMPLETE								
Comments/Influences		X Standard Utilities		Underground Utils.										
		Topography of Site												
		X Level		Rolling										
				Low										
				High										
				Landscaped										
				Swamp										
				Wooded										
				Pond										
		X Waterfront		Ravine										
				Wetland										
				Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative						
QT 05/04/2021 INSPECTED		2023	128,700	88,400	217,100			165,867C						
CSZ 01/22/2016 INSPECTED		2022	110,300	68,800	179,100			157,969C						
DMG 09/15/2010 INSPECTED		2021	101,100	65,600	166,700			152,923C						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling																						
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 42 Floor Area: 1,916 Total Base New : 298,009 Total Depr Cost: 174,088 Estimated T.C.V: 186,622					E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:											
Yr Built 1950	Remodeled 1980	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls CD			Blt 1950													
Condition: Good		Lg	Ord	Small	100 Amps Service			Ground Area = 1898 SF Floor Area = 1916 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58																			
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Building Areas			Stories			Size		Cost New		Depr. Cost									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s)			1 Story			Siding			Crawl Space		1,898									
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			2 3 Fixture Bath			1 Story			Siding			Overhang		18									
	Wood/Shingle Aluminum/Vinyl Brick X Brick/Siding Insulation	(6) Ceilings		Many X Ave. Few			2 Fixture Bath			1 Story			Siding			Overhang		18									
(2) Windows		(7) Excavation		(14) Water/Sewer			2 Fixture Bath			1 Story			Siding			Overhang		18									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1898 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Exterior			Brick Veneer			304		4,876		2,828				
X	Wood Sash X Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath			Plumbing			3 Fixture Bath			Porches			CCP (1 Story)			80		2,145		1,244	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			360			14,594		8,465			
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			548			19,394			11,249					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer			1			1,345			780								
Chimney: Block										Water Well, 100 Feet			1			5,720			3,318								
<p>*** Information herein deemed reliable but not guaranteed***</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		250,000	10/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10502 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MCANLLEN ROBERT J & VALERIE 13075 APPLE TREE LN DEWITT MI 48820-8173		SA:										
Tax Description		2024 Est TCV Tentative										
L-1015 P-1433 (L-768 P-571) 234 10502 W SHORE DRCOM AT INT OF SEC LINE BET SEC 27 & 28 T23N R4W WITH N 1/8 LINE TH S 11 15.71 FT TH N 89 DEG 15 1/2' E 56.61 FT TO SH OF HOUGHTON LAKE TH S'LY ALG SH 105.75 FT FOR POB TH S'LY ALG SH 46 FT TH N 89 DEG 15 1/2' W 169.82 FT TO CO HWY R/W TH N 5 DEG 49' E 50 FT TH E TO SH OF LK TO POB.		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	46.00	150.00	1.0000	1.0000	2800	100		128,800
		Paved Road		46 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =		128,800		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size % Good		Cash Value	
		Water		D/W/P: 3.5 Concrete				6.68	980	74	4,844	
		X Sewer		Wood Frame				35.58	64	74	1,685	
		Electric		Total Estimated Land Improvements True Cash Value = 6,529								
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		QT	05/04/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative	
		DMG	09/15/2010	INSPECTED	2023	64,400	112,400	176,800			116,037C	
					2022	55,200	86,400	141,600			110,512C	
					2021	50,600	92,500	143,100			106,982C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 294 48	Type Treated Wood Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 16 Floor Area: 1,764 Total Base New : 261,137 Total Depr Cost: 219,366 Estimated T.C.V: 235,160			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 3/4 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY			Cls C 5 Blt 0						
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1008 SF Floor Area = 1764 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84								
Condition: Good		Size of Closets		Lg			X Ave.			Building Areas						
Room List		Doors: Solid H.C.		(5) Floors			(12) Electric			Stories Exterior Foundation			Size Cost New Depr. Cost			
Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			1.75 Story Siding Crawl Space			1,008 Total: 220,527 185,253			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Deck						
Wood/Shingle X Aluminum/Vinyl Brick				Ex. X Ord. Min			Treated Wood			Balcony			294 5,407 4,542			
X Insulation				Many X Ave. Few			Wood Balcony			Garages			48 1,983 1,666			
(2) Windows		(7) Excavation		(13) Plumbing			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			672 25,260 21,218			
Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Common Wall: 1 Wall			1 -2,251 -1,891			
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer		1 1,515 1,273	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Built-Ins			Water Well, 100 Feet			1 5,890 4,948			
X Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:			Appliance Allow.			Totals:			1 2,806 2,357 261,137 219,366			
X Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			235,160			

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PAHSSEN RICKY R & ANN	PAHSSEN RICKY R & ANN &	0	05/16/2022	QC	21-NOT USED/OTHER	1181:635	DEED	50.0			
SCHRIEBER RANDI & OGLE THO	PAHSSEN RICKY R & ANN	235,000	10/06/2018	WD	03-ARM'S LENGTH	1167:2576	PROPERTY TRANSFER	100.0			
TYNER RONALD H & BARBARA J	SCHRIEBER RANDI & OGLE THO	205,000	05/02/2018	WD	03-ARM'S LENGTH	1165:2285	PROPERTY TRANSFER	100.0			
TYNER RONALD H & BARBARA J	TYNER RONALD H & BARBARA J	0	10/06/2017	QC	18-LIFE ESTATE	1163:2211	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
10500 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
PAHSSEN RICKY R & ANN & MILLER NICHOLAS & JACQUELINE 10500 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
234 L-563 P-281 10500 W SHORE DR COM AT SE COR OF SE 1/4 OF NE 1/4 SEC 28TH W 150.22 FT TH N 5 DEG 56 1/2' E 51.11 FT TH E TO SHORE OF LAKE TH SW'LY ALONG LAKE TO 1/4 LINE TH W TO POB PART OF LOT 2 SEC 27 AND SE 1/4 OF NE 1/4 SEC 28 T23N R4W. "26".		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	51.00	150.00	1.0000	1.0000	2800	100	142,800
		Paved Road		51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 142,800							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Asphalt Paving	3.15	1329	49	2,051			
		Sewer		Wood Frame/Conc.	46.12	42	89	1,724			
		Electric		Wood Frame	29.03	105	74	2,256			
		Gas		Total Estimated Land Improvements True Cash Value = 6,031							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative		
		QT	05/04/2021	INSPECTED	2023	71,400	100,300	171,700	141,437C		
		DMG	09/15/2010	INSPECTED	2022	61,200	77,400	138,600	105,881C		
					2021	56,100	56,100	112,200	102,499C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 510 544	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 31 Floor Area: 2,024 Total Base New : 283,426 Total Depr Cost: 195,564 Estimated T.C.V: 209,645			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																												
Condition: Good		Lg	Ord	Small																																																													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																																																									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																																																									
(1) Exterior					No./Qual. of Fixtures																																																												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																																												
X	Insulation				Many			X	Ave.	Few																																																							
(2) Windows		(7) Excavation			(13) Plumbing																																																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 2024 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																										
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement																																																															
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone																																																															
X	Double Glass Patio Doors	Treated Wood Concrete Floor																																																															
X	Storms & Screens	(9) Basement Finish																																																															
(3) Roof					(14) Water/Sewer																																																												
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																												
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																												
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2024 SF Floor Area = 2024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>2,024</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>243,059</td> <td>167,711</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th></th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>9,423</td> <td>6,502</td> </tr> <tr> <td>Porches CCP (1 Story)</td> <td>510</td> <td>12,638</td> <td>8,720</td> </tr> <tr> <td>Deck Treated Wood</td> <td>544</td> <td>8,095</td> <td>5,586</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,515</td> <td>1,045</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,890</td> <td>4,064</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,806</td> <td>1,936</td> </tr> <tr> <td colspan="2">Totals:</td> <td></td> <td>283,426</td> <td>195,564</td> </tr> </tbody> </table> Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 209,645															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	2,024			Total:				243,059	167,711		Size	Cost New	Depr. Cost	3 Fixture Bath	2	9,423	6,502	Porches CCP (1 Story)	510	12,638	8,720	Deck Treated Wood	544	8,095	5,586	Water/Sewer Public Sewer	1	1,515	1,045	Water Well, 100 Feet	1	5,890	4,064	Built-Ins Appliance Allow.	1	2,806	1,936	Totals:			283,426	195,564
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																												
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
US 27		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
**QUAL AGR 100.00% STATE # 4757 PA 513 OF 2004 234 ALL THAT PART OF NE1/4 OF NE1/4 LYING W OF CO RD - W1/2 OF NE1/4 - W1/2 - THAT PART OF NE1/4 OF SE1/4 LYING W OF HWY US-27 EXC S 50FT OF N 679FT THEREOF - W1/2 OF SE1/4 - THAT PART OF W 30 ACRES OF SE1/4 OF SE1/4 LYING W OF US-27 SEC 28 T23N R4W EXC HWY R/W RECORDED INL-311 P-160. 512.22 AC		Improved	X	Vacant	* Factors *				Value	
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Dirt Road				512.22 Acres			0 100	0
		Gravel Road				512.22 Total Acres			Total Est. Land Value =	0
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative		
				2023	0	0	0	169,689S		
				2022	0	0	0	161,609S		
				2021	0	0	0	156,447S		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)		Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		SA:								
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48909		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE			36.000	Acres	1,800 100	64,800
				36.00 Total Acres Total Est. Land Value =					64,800	
Tax Description		Dirt Road								
234 THAT PART FOR HWY R/W SEC 28 T23N R4W		Gravel Road								
RECORDED IN L-311 P-160. 36 A.		Paved Road								
Comments/Influences		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
			2022	0	0	0		0		
			2021	0	0	0		0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status	
500 W SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
COUNTY OF ROSCOMMON		SA:								
LIFT STATION NO 11		2024 Est TCV Tentative								
500 LAKE ST #1		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
ROSCOMMON MI 48653-7664		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
L-288 P-118-119 234 COM AT NE OCR OF SE		Gravel Road		0.00 Total Acres Total Est. Land Value =						0
1/4 OF NE 1/4 SEC 28T23N R4W TH W 133.1		Paved Road								
FT TH SW'LY ALG W'LY LINE OF CO RD 447 FT		Storm Sewer								
FOR POB TH SW'LY ALG RD 40 FT TH W 25 FT		Sidewalk								
TH NE'LY 40 FT TH E 25 FT TO POB.		Water								
Comments/Influences		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARRA INVESTMENTS	COUNTY OF ROSCOMMON	0	09/19/2013	QC	21-NOT USED/OTHER	1132/1735	OTHER	100.0			
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
COUNTY OF ROSCOMMON 500 LAKE ST #1 ROSCOMMON MI 48653		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-817 P-308 234 COM AT NE COR OF SE 1/4 OF NE 1/4 TH S89DEG15'W 1/4 LINE 133.1FT TH SWLY ALG W LINE OF WEST SH DR 40.12FT FOR POB TH S 89DEG15'W 1135.38FT TH ELY R/W OF CO RD 270 TH SELY 1299.1 TO 1/4 LINE TH N89 DEG19'E 782.2FT TO WLY LINE OF WEST SH DR TH NELY 200FT TH S89DEG19'W 150FT TH NELY PAR WITH WEST SH DR 200FT TH N89DEG15'E 150FT TH NELY 400FT M/L TH WLY 150 FT TH NELY 450FT TH ELY 150FT TH NELY 57.88FT TO POB PART OF SE1/4 OF NE 1/4 SEC 28 T23NR4W 26AC M/L		Public Improvements		* Factors *							
Comments/Influences		Topography of Site		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Level		RESIDENTIAL ACREAGE		26.000	Acres	1,954	100		50,800
		Rolling				26.00	Total Acres	Total Est. Land Value =			50,800
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
				2022	0	0	0	0			
				2021	0	0	0	0			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MARRA SAMUEL P TRUST	MARRA FAMILY COTTAGE LLC	0	04/03/2023	OTH	21-NOT USED/OTHER	1184:712	DEED	100.0				
MARRA SAMUEL P		0	07/01/2022	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
10672 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MARRA FAMILY COTTAGE LLC 10672 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-664 P-694-696 234 COM AT NE COR OF SE 1/4 OF NE 1/4 SEC 28TH S89DEG15'W 133.1FT TH SWLY ALG WLY LINE OF WEST SH DR 100FT FOR POB TH CONTALG DR 410FT TH W 25FT TH S 40FT TH W 125FT TH N 450FT TH N89DEG15'E 150FT TO POB PART OF SE 1/4 OF NE1/4 SEC 28 T23N R4W 1.5AC		X	Improved	Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2							
Comments/Influences		Public Improvements		* Factors *								
		X	Dirt Road	OFF LAKE GROUP2	410.00	150.00	1.0000	1.0000	150	100	Reason	Value
		X	Gravel Road	OFF LAKE GROUP2	40.00	125.00	1.0000	1.0000	150	100		6,000
		X	Paved Road	450 Actual Front Feet, 1.53 Total Acres				Total Est. Land Value =		67,500		
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete	6.68	124	49	406				
		X	Sewer	D/W/P: Asphalt Paving	3.15	1796	49	2,772				
		X	Electric	Wood Frame	33.29	77	49	1,256				
		X	Gas	Wood Frame	25.35	192	74	3,602				
		X	Curb	Total Estimated Land Improvements True Cash Value =				8,036				
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2024	Tentative	Tentative	Tentative			Tentative		
		X	Low	2023	33,800	10,300	44,100			22,694C		
		X	High	2022	33,800	8,800	42,600			21,614C		
		X	Landscaped	2021	33,800	5,700	39,500			20,924C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
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		DMG	09/14/2010	INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1568 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: D Effec. Age: 36 Floor Area: 0 Total Base New : 30,356 Total Depr Cost: 19,428 Estimated T.C.V: 14,260			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 30,356 Total Depr Cost: 19,428 Estimated T.C.V: 14,260			E.C.F. X 0.734		Bsmnt Garage:		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls D Blt 0			
Condition: Good		Lg	Ord	Small	Doors: Solid H.C.			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64						
Room List		(5) Floors		(12) Electric			No. of Elec. Outlets			Building Areas			Size		Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Laminate Other: Carpeted Other: Laminate		200 Amps Service			Many X Ave. Few			Stories Exterior Foundation			1568		30,356	19,428	
(1) Exterior		(6) Ceilings		(13) Plumbing			Notes:			Other Additions/Adjustments			Totals:		30,356	19,428	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			ECF (4005 OFF LAKE 2) 0.734 => TCV:			Garages			14,260				
X	Insulation	(8) Basement		1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Class: D Exterior: Pole (Unfinished) Base Cost			1568		30,356	19,428	
(2) Windows		(9) Basement Finish		(14) Water/Sewer						Class: D Exterior: Pole (Unfinished) Base Cost			1568		30,356	19,428	
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Class: D Exterior: Pole (Unfinished) Base Cost			1568		30,356	19,428	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Lump Sum Items:						Class: D Exterior: Pole (Unfinished) Base Cost			1568		30,356	19,428	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Class: D Exterior: Pole (Unfinished) Base Cost			1568		30,356	19,428	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:								Class: D Exterior: Pole (Unfinished) Base Cost			1568		30,356	19,428
X	Asphalt Shingle									Class: D Exterior: Pole (Unfinished) Base Cost			1568		30,356	19,428	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MARRA SAMUEL P TRUST	COLBY JOHN & SHARON	31,000	05/26/2023	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0				
MARRA SAMUEL P		0	07/01/2022	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status			
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		SA:										
COLBY JOHN & SHARON 12332 LAKE RD MONTROSE MI 48457		2024 Est TCV Tentative										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2							
L-664 P-694-696 234 COM AT INT OF E & W 1/4 LINE SEC 28 & WLY LINE OF WEST SH DR TH NELY 200FT FOR POB TH CONT ALG 200FT TH S89DEG19'W 150 FT TH SWLY PAR WITH WEST SH DR 200FT TH N89DEG19'E PAR WITH 1/4 LINE 150FT TO POB PART OF SE1/4 OF NE1/4 SEC 28 T23N R4W .7AC		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP2	200.00	150.00	1.0000	1.0000	150	100		30,000
		Paved Road		200 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 30,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	05/04/2021	INSPECTED	2023	15,000	0	15,000				7,389C
		CSZ	01/22/2016	INSPECTED	2022	15,000	0	15,000				7,038C
					2021	15,000	0	15,000				6,814C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAT MARRA	FORTINO, JAME A & ELIZABE	2,600	06/18/2005	WD	03-ARM'S LENGTH	1031/1925	OTHER	0.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
FORTINO JAMES A & ELIZABETH D PO BOX 1600 HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative				
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1			
L-1031 P-1925 (FILE&L-771P-317) 234 COM AT INTER OF N 1/8 LINE & WLY R/W LINE OF WEST SHORE DR TH S89DEG15'W ALG 1/8 LINE 1146FT TH S11DEG26'E 40.71FT THN89DEG15'E1135.38FT TH N3DEG40'E 40.12FTTO POB PART OF SE 1/4 OF NE 1/4 SEC 28 T23N R4W 1.05AC		Public Improvements		* Factors *				
Comments/Influences		X		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
		Dirt Road		RESIDENTIAL ACREAGE 0.400 Acres 9,000 100 3,600				
		Gravel Road		WET/UNBUILDABLE 1.100 Acres 0 100 0				
		Paved Road		1.50 Total Acres Total Est. Land Value = 3,600				
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		X Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/03/2021 INSPECTED	2023	1,800	0	1,800		707C
			2022	1,500	0	1,500		674C
			2021	1,300	0	1,300		653C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
234 COM AT SW COR OF SE 1/4 OF NE 1/4 SEC 28T23N R4W TH N 89 DEG 19' E 76.2 FT M/L TO R/W OF US 27 TH NW'LY ON R/W TO E 1/8 LINE TH S ON 1/8 LINE 388 FT TO POB.		Improved	X	Vacant	* Factors *				
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE		1.600 Acres	7,750 100		12,400
		Gravel Road		1.60 Total Acres Total Est. Land Value =					12,400
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TYNER RONALD H & BARBARA J	ZYDOWICZ, DENNIS & DOLORES	0	12/18/2009	WD	16-LC PAYOFF	1089/1662	OTHER	0.0				
		249,000	02/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status				
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 04/26/2006										
ZYDOWICZ DENNIS P & DOLORES K 10497 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1040 P-1207 (L-639 P-506) 234 N 15FT OF NE1/4 OF SE1/4 SEC 28 T23N R4WLYING E OF CO RD - N 15FT OF GOVT LOT 1 SEC 27 T23N R4W. 10497 W SHORE DR		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	15.00	150.00	1.0000	1.0000	2800	100		42,000
		Paved Road		15 Actual Front Feet, 0.05 Total Acres Total Est. Land Value = 42,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		D/W/P: Asphalt Paving		2.93	735	49	1,055			
		Sewer		Total Estimated Land Improvements True Cash Value = 1,055								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 05/04/2021 INSPECTED				2023	21,000	500	21,500	16,809C				
DMG 09/15/2010 INSPECTED				2022	18,000	500	18,500	16,009C				
				2021	16,500	0	16,500	15,498C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARTIN LYNNE A	MARTIN THOMAS J	0	06/20/2014	QC	06-COURT JUDGEMENT	1162:2411	PROPERTY TRANSFER	0.0			
		145,000	03/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
10496 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 76% 09/24/2021									
MARTIN THOMAS J 10496 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:									
Taxpayer's Name/Address		2024 Est TCV Tentative									
		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	100.00	150.00	1.0000	1.0000	2800	100	280,000
				100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 280,000							
				Land Improvement Cost Estimates							
				Description	Rate			Size % Good		Cash Value	
				Fencing: Wd, Split, 3 Rail	18.54			370 24		1,646	
				D/W/P: 3.5 Concrete	6.68			1303 74		6,441	
				D/W/P: Asphalt Paving	3.15			2844 49		4,390	
				Total Estimated Land Improvements True Cash Value = 12,477							
Tax Description		L-719 P-592-594 234 COM AT NW COR OF NE 1/4 OF SE 1/4 SEC 28TH N89DED19'E ON E & W 1/4 LINE 1151.1FT TO CEN OF WEST SHORE DR TH S9DEG26'W ON CL OF RD 15.4FT FOR POB TH N89DEG19'E 168.5FT TO WLY SH OF LK TH S9DEG26'W ALGSH 101.6FT TH S89DEG19'W 168.5FT TO C/L OF RD TH N9DEG26'E 101.6FT TO POB PART OF NE1/4 OF SE1/4 SEC 28 T23N R4W & GOVT LOT 1 SEC 27 LYING ELY & ADJ TO THIS PARCEL		Topography of Site							
Comments/Influences				X Level							
				X Rolling							
				X Low							
				X High							
				X Landscaped							
				X Swamp							
				X Wooded							
				X Pond							
				X Waterfront							
				X Ravine							
				X Wetland							
				X Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 05/04/2021 INSPECTED	2023	140,000	142,700	282,700		183,114C			
		DMG 06/16/2011 INSPECTED	2022	120,000	110,500	230,500	230,500M	230,500A 174,395C			
		DMG 09/15/2010 INSPECTED	2021	110,000	101,100	211,100	211,100A	168,824C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 360 171	Type CCP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 21 Floor Area: 1,800 Total Base New : 262,042 Total Depr Cost: 207,015 Estimated T.C.V: 221,920			E.C.F. X 1.072 Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 1/2 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	0 Amps Service			No./Qual. of Fixtures			Ground Area = 1008 SF Floor Area = 1800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79							
Condition: Good		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors:	Solid	H.C.	Many X Ave. Few			Average Fixture(s)			1.5 Story Siding Crawl Space 1,008							
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			2 3 Fixture Bath			0.5 Story Siding Overhang 576			Total: 199,967 157,975					
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing 3 Fixture Bath 1 4,711 3,722					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement			Public Water			Porches			CCP (1 Story) 360 8,946 7,067 CCP (1 Story) 171 4,649 3,673					
X	Insulation	(9) Basement Finish		(14) Water/Sewer			Public Sewer			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,596 17,851 Common Wall: 1 Wall 1 -2,251 -1,778					
(2) Windows		(10) Floor Support		Lump Sum Items:			Water Well			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 308 13,213 10,438								
Many Avg. Few	X Large Avg. Small	Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer			Water Well, 100 Feet			Built-Ins			Appliance Allow. 1 2,806 2,217					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			1000 Gal Septic			2000 Gal Septic			Notes:			Totals: 262,042 207,015					
(3) Roof				Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			221,920								
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	
Chimney:																		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 180	Type CGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 46 Floor Area: 720 Total Base New : 125,127 Total Depr Cost: 67,570 Estimated T.C.V: 72,435			E.C.F. X 1.072 Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Excellent		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures													
	X Insulation			No. of Elec. Outlets													
(2) Windows		(7) Excavation		(13) Plumbing													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 720 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
<p>Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 720 SF Floor Area = 720 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  1 Story Siding Slab 720                  Total: 81,867 44,210                  Other Additions/Adjustments                  Porches                  CGEP (1 Story) 180 9,270 5,006                  Garages                  Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)                  Base Cost 896 31,136 16,813                  Water/Sewer                  Public Sewer 1 1,192 644                  Built-Ins                  Appliance Allow. 1 1,662 897                  Totals: 125,127 67,570                  Notes:                  ECF (4004 LAKEVIEW) 1.072 =&gt; TCV: 72,435</p>																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KESSLER JOHN J	KESSLER JOHN J & ROSAN L	0	04/19/2021	QC	09-FAMILY	1176:1486	PROPERTY TRANSFER	0.0				
KESSLER FRANK D ETAL	KESSLER JOHN J	0	03/30/2021	PTA	09-FAMILY		PROPERTY TRANSFER	0.0				
DAMAN JUDY K		0	06/16/2019	OTH	07-DEATH CERTIFICATE	1176:739	OTHER	0.0				
KESSLER FRANK D		0	05/25/2014	OTH	07-DEATH CERTIFICATE	1176:739	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
10492 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		FENCE		06/21/2022	LU22-4505	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
KESSLER JOHN J & ROSAN L 6033 DRUMHELLER ROAD BATH MI 48808		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800 100	168,000		
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =						168,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description						Rate	Size % Good	Cash Value
		Water		Fencing: Vnyl, Solid, 6'						41.05	18 95	702
		Sewer		D/W/P: 3.5 Concrete						6.68	48 59	189
		Electric		D/W/P: Asphalt Paving						3.15	1707 59	3,172
		Gas		Wood Frame						24.25	272 74	4,881
		Curb		Wood Frame						39.80	32 24	306
		Street Lights		Total Estimated Land Improvements True Cash Value =						9,250		
		Standard Utilities		Work Description for Permit LU22-4505, Issued 06/21/2022: 6' FENCING OFF FRONT						TRAILER HOUSE		
		Underground Utils.										
Comments/Influences		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		QT	11/01/2022	INSPECTED	2023	84,000	55,300	139,300		86,163C		
		QT	05/04/2021	INSPECTED	2022	72,000	42,000	114,000		81,775C		
		DMG	09/15/2010	INSPECTED	2021	66,000	35,800	101,800	101,800A	79,163C		

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks			(17) Garage																																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 35 60	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											Class: Fair Effec. Age: 25 Floor Area: Total Base New : 58,771 Total Depr Cost: 20,569 Estimated T.C.V: 22,050	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:																																																																																														
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																																																																									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																																																											
Condition: Good		Lg	Ord	Small																																																																																																												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																																																																																																								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																																																																																																								
(1) Exterior					No./Qual. of Fixtures			Ex. X Ord. Min																																																																																																								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few																																																																																																								
X	Insulation				(13) Plumbing																																																																																																											
(2) Windows		(7) Excavation			Average Fixture(s)																																																																																																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																																																																																																														
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(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																																																																											
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X	Asphalt Shingle Metal	(10) Floor Support			Lump Sum Items:																																																																																																											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																														
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME (11) Heating System: Wall Furnace Ground Area = 684 SF Floor Area = 684 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Metal</td> <td>684</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td>Total:</td> <td>41,341</td> <td>14,469</td> </tr> <tr> <td></td> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td>138</td> <td>1,550</td> <td>542</td> </tr> <tr> <td></td> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>2,765</td> <td>968</td> </tr> <tr> <td></td> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>WCP (1 Story)</td> <td></td> <td>35</td> <td>2,149</td> <td>752</td> </tr> <tr> <td></td> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>60</td> <td>1,940</td> <td>679</td> </tr> <tr> <td></td> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Public Sewer</td> <td></td> <td>1</td> <td>1,345</td> <td>471</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,720</td> <td>2,002</td> </tr> <tr> <td></td> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>1,961</td> <td>686</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>58,771</td> <td>20,569</td> </tr> </tbody> </table>															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Metal	684			Other Additions/Adjustments			Total:	41,341	14,469		Skirting, Metal or Vinyl, Vertical		138	1,550	542		Plumbing						3 Fixture Bath		1	2,765	968		Porches						WCP (1 Story)		35	2,149	752		Deck						Treated Wood		60	1,940	679		Water/Sewer						Public Sewer		1	1,345	471		Water Well, 100 Feet		1	5,720	2,002		Built-Ins						Appliance Allow.		1	1,961	686	Totals:				58,771	20,569	Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 22,050	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																											
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 31 Floor Area: 828 Total Base New : 118,535 Total Depr Cost: 81,789 Estimated T.C.V: 87,678			30	WCP (1 Story)					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.072			390	Treated Wood			
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY			30	Treated Wood	Bsmnt Garage:	
0	0				Lg	Ord	Small	Ex.	X	Ord.	Min	Ground Area = 828 SF Floor Area = 828 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69					Carport Area: Roof:
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas						
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			200 Amps Service			Stories Exterior Foundation 1 Story Siding Crawl Space						
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Average Fixture(s)			Plumbing			Plumbing						
X	Insulation	Basement: 0 S.F. Crawl: 828 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			3 Fixture Bath						
(2) Windows		(8) Basement			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WCP (1 Story)			Deck						
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish			Lump Sum Items:			Water/Sewer			Notes:						
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 87,678						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 87,678						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 87,678					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 87,678						
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 87,678						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PLINE GLENN J & JOYCE M	PLINE GLENN & JOYCE TRUST	0	04/22/2015	WD	09-FAMILY	1149-2221	PROPERTY TRANSFER	0.0
BISHOP WILLIAM P & SUSAN K	PLINE GLENN J & JOYCE M	262,500	03/21/2015	WD	03-ARM'S LENGTH	1148-503	PROPERTY TRANSFER	100.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status
10444 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
PLINE GLENN & JOYCE TRUST 4455 S CHANDLER RD SAINT JOHNS MI 48879		SA:						
Tax Description		2024 Est TCV Tentative						
L-469 P-618 234 COM AT NW COR OF NE1/4 OF SE1/4 SEC 28 T23N R4W TH N89DEG 19 'E ON E & W 1/4 LINE 1115.1FT TO C/L OF CO RD 300 TH S9DEG 26'W 167FT FOR POB TH S87DEG 17'E 167 FT TO SH OF HTN LK TH S9DEG 26'W ALGSH 50FT TH N87DEG 17'W 167FT TO C/L OF CO RD TH N9DEG 26'E 50FT TO POB & THAT PART OF GOVT LOT 1 SEC 27 T23N R4W LYING DIRECTLY ELY OF PARCEL		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW		
Comments/Influences		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value		
		Dirt Road		LAKEVIEW		50.00 150.00 1.0000 1.0000 2800 100 140,000		
		Gravel Road		50 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value = 140,000		
		Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value		
		Storm Sewer		D/W/P: Asphalt Paving		3.15 1296 74 3,021		
		Sidewalk		Total Estimated Land Improvements True Cash Value =		3,021		
		Water						
		X Sewer						
		Electric						
		Gas						
		Curb						
		X Street Lights						
		X Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		X Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 05/04/2021 INSPECTED	DMG 09/15/2010 INSPECTED	2023	70,000	83,600	153,600	115,061C
				2022	60,000	64,400	124,400	109,582C
				2021	55,000	64,400	119,400	106,082C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 9 812	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 756 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 37 Floor Area: 1,564 Total Base New : 261,797 Total Depr Cost: 164,939 Estimated T.C.V: 176,815		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY		Cls C 5 Blt 0						
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1251 SF Floor Area = 1564 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63										
Condition: Good		Size of Closets		Lg Ord Small			(13) Plumbing			Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost				
Room List		Doors:	Solid	H.C.	(12) Electric			Average Fixture(s)			1.25 Story Siding		Crawl Space		1,251			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			0 Amps Service			2 3 Fixture Bath			Other Additions/Adjustments		Plumbing		3 Fixture Bath		1 4,711 2,968	
(1) Exterior		Kitchen: Other: Other:			Ex. X Ord. Min			Extra Toilet			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			Many X Ave. Few			Extra Sink			Base Cost		756 27,443		17,289			
X Insulation		(7) Excavation			Basement: 0 S.F. Crawl: 1251 S.F. Slab: 0 S.F. Height to Joists: 0.0			Separate Shower			Common Wall: 1 Wall		1 -2,251		-1,418			
(2) Windows		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor			Water/Sewer		Public Sewer		1 1,515 954			
Many X Avg. Few	X Avg. Large Small	(9) Basement Finish			Basement Finish			Ceramic Tile Wains			Water Well, 100 Feet		1 5,890 3,711					
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Ceramic Tub Alcove Vent Fan			Built-Ins		Appliance Allow.		1 2,806 1,768			
(3) Roof		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Direct-Vented Gas		1 3,064 1,930					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Porches			WCP (1 Story)		9 689 434				
X Asphalt Shingle		Lump Sum Items:						Deck			Treated Wood		812 10,694 6,737					
Chimney:		Totals:						Notes:					261,797 164,939					
														ECF (4004 LAKEVIEW) 1.072 => TCV:		176,815		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10434 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/03/1994									
Owner's Name/Address		SA:		2024 Est TCV Tentative									
HANSES MARIE A ETAL 10434 WEST SHORE DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Tax Description		Public Improvements		* Factors *				Value					
L-1040 P-1600 (L-468 P-464) 234 COM AT NW COR OF NE1/4 OF SE1/4 SEC 28 T23N R4W TH N89DEG19'E ON E & W1/4 LN 1115.1 FT TO C/L OF CO RD 300 TH S9DEG26'W 217 FT FOR POB TH S87DEG17'E 167 FT TO SH OF LK TH S9DEG26'W ALG SH 45 FT THN87DEG17'W 167 FT TO C/L OF CO RD TH N9 DEG26'E 45 FT TO POB & THAT PART OF GOVTLOT 1 SEC 27 T23N R4W LYING DIRECTLY ELYOF PARCEL		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		LAKEVIEW	45.00	150.00	1.0000	1.0000	2800	100		126,000
		X	Paved Road		45 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =				126,000
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate		Size % Good				Cash Value	
		X	Water		D/W/P: 3.5 Concrete	6.25		1701 49				5,209	
		X	Sewer		Wood Frame	26.62		96 74				1,891	
		X	Electric		Total Estimated Land Improvements True Cash Value =								7,100
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	63,000	62,100	125,100			83,355C		
		X	High		2022	54,000	47,800	101,800			79,386C		
		X	Landscaped		2021	49,500	44,700	94,200			76,850C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	05/04/2021	INSPECTED									
		DMG	09/15/2010	INSPECTED									

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 160 100	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 36 Floor Area: 1,040 Total Base New : 184,432 Total Depr Cost: 118,037 Estimated T.C.V: 126,536			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY			Cls C		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 832 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64			Building Areas		Stories Exterior Foundation 1.25 Story Siding Crawl Space		Size Cost New Depr. Cost 832 133,330 85,331		
Condition: Good		Size of Closets			Lg Ord Small			(13) Plumbing			Other Additions/Adjustments			Plumbing		3 Fixture Bath 1 4,711 3,015	
Room List		Doors:	Solid	H.C.	(5) Floors			Average Fixture(s)			Porches			WGEP (1 Story) 160 13,245 8,477		Deck	
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			Kitchen: Other: Other:			2 3 Fixture Bath			WGEP (1 Story)			Treated Wood 100 2,590 1,658		Garages	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 576 22,596 14,461		Common Wall: 1 Wall 1 -2,251 -1,441	
X	Insulation	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Water/Sewer			Public Sewer 1 1,515 970		Water Well, 100 Feet 1 5,890 3,770	
(2) Windows	Many Avg. Few X Avg. X Avg. Small	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,806 1,796		Totals: 184,432 118,037	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 126,536			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARSOLAIS, MARYELLEN	JAPCINSKI, JAMES & TERRYLE	167,500	05/14/2012	WD	03-ARM'S LENGTH	1115/874	OTHER	100.0			
		145,000	04/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
10412 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			REMODEL	09/03/2010	226	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
JAPCINSKI JAMES D & TERRYLEE 10647 CANADA WAY BIRCH RUN MI 48415		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				LAKEVIEW	60.00	150.00	1.0000	1.0000	2800 100	168,000	
				60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =						168,000	
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
		X	Water	D/W/P: 3.5 Concrete	6.25	1015	49	3,109			
		X	Sewer	D/W/P: 3.5 Concrete	6.25	28	49	86			
				Total Estimated Land Improvements True Cash Value =						3,195	
Comments/Influences		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	05/04/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG	09/15/2010	INSPECTED	2023	84,000	64,700	148,700			104,041C
					2022	72,000	49,800	121,800			99,087C
					2021	66,000	51,000	117,000			95,922C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min												
Condition: Good		Size of Closets														
Room List		Doors:	Solid	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X Insulation				Ex. X Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many X Ave. Few												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1270 S.F. Slab: 165 S.F. Height to Joists: 0.0		(13) Plumbing												
(3) Roof		(8) Basement		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer											
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 0				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1435 SF Floor Area = 1435 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 1,270																
1 Story Siding Slab 165																
Total: 162,738 104,153																
Other Additions/Adjustments																
Plumbing																
3 Fixture Bath 1 3,915 2,506																
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 520 18,699 11,967																
Common Wall: 1/2 Wall 1 -1,037 -664																
Water/Sewer																
Public Sewer 1 1,345 861																
Water Well, 100 Feet 1 5,720 3,661																
Built-Ins																
Appliance Allow. 1 1,961 1,255																
Fireplaces																
Interior 1 Story 1 4,767 3,051																
Totals: 198,108 126,790																
Notes:																
ECF (4004 LAKEVIEW) 1.072 => TCv:														135,919		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PETRONELLI PAUL & KATHY	PETRONELLI PAUL J & KATHY	0	10/06/2020	QC	14-INTO/OUT OF TRUST	1174:678	PROPERTY TRANSFER	0.0			
PETRONELLI PAUL & KATHY	PETRONELLI PAUL J & KATHY	0	10/05/2020	QC	21-NOT USED/OTHER	1174:677	PROPERTY TRANSFER	0.0			
SHERIFF SALE	PETRONELLI, PAUL & KATHY	195,000	01/25/2013	WD	12-FROM LENDING INSTITUTI	1124/1542 1138	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 03/28/2019									
PETRONELLI PAUL J & KATHY L TRUST 10409 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-1004 P-2469 234 COM AT E 1/4 COR SEC 28 TH S0DEG16'E ALGSEC LINE 330FT FOR POB TH S0DEG16'E 50 FT TH S89DEG44'W 288.74FT M/L TH N9DEG 49"E 50FT TH N88DEG44'3 262.25FT TO POB PART OF NE 1/4 OF SE 1/4 SEC 28 T23NR4W3AC PP: 006-028-013-0105 (04)		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	75.00	1.0000	0.8706	2800	100	121,877
		Paved Road		50 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =	121,877	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water						Rate	Size	% Good	Cash Value
		Electric		Fencing: Wire Mesh, #11				3.26	640	49	1,022
		Gas		Total Estimated Land Improvements				True Cash Value =		1,022	
		Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 05/04/2021 INSPECTED	DMG 09/15/2010 INSPECTED	2023	60,900	1,500	62,400	40,837C			
				2022	52,200	1,200	53,400	38,893C			
				2021	47,900	0	47,900	37,651C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 96	Type Composite	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: WELL/SEP ONLY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
Insulation				Ex. Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Asphalt Shingle		(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROSE WILLIAM & BEVERLY L	ROSE WILLIAM B JR & BEVERLY L	0	03/21/2018	OTH	18-LIFE ESTATE	1165:1285	PROPERTY TRANSFER	0.0			
PETRONELLI PAUL & KATHY	ROSE WILLIAM & BEVERLY L	245,000	10/24/2017	WD	03-ARM'S LENGTH	1164:0110	PROPERTY TRANSFER	100.0			
SHERIFF SALE	PETRONELLI, PAUL & KATHY	195,000	01/25/2013	WD	12-FROM LENDING INSTITUTI	1124/1542 1138	OTHER	100.0			
NEMRAVA THOMAS A & MINA TR	SHERIFF SALE	173,000	01/24/2013	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
10390 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION		04/17/2014	141	COMPLETE		
		P.R.E. 100% 10/24/2017			GARAGE		08/19/2013	13177	COMPLETE		
Owner's Name/Address		SA:			REMODEL		04/19/2013	1332	COMPLETE		
ROSE WILLIAM B JR & BEVERLY L [LE] 10390 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	99.00	75.00	1.0000	0.8706	2800	100	241,317
				99 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 241,317							
Tax Description				Land Improvement Cost Estimates							
L-1012 P-395 L-866 P-611 L-661 P-487-88234 COM AT E 1/4 COR SEC 28 TH S0DEG16'E ALGSEC LINE 380FT FOR POB TH S0DEG16'E 99 FT TH S89DEG44'W 288.74FT TH N9DEG49'E 99FT TH N88DEG44'E 262.25FT TO POB PART OF NE 1/4 OF SE 1/4 SEC 28 T23NR4W.60AC PP: 006-028-013-0105 (04)		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
Comments/Influences		Topography of Site		Work Description for Permit 141, Issued 04/17/2014: 10*16 SHED							
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	05/04/2021	INSPECTED	2023	120,700	88,300	209,000			154,468C
		DMG	12/04/2013	INSPECTED	2022	103,400	69,500	172,900			147,113C
					2021	94,800	61,400	156,200			142,414C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 24	Type Treated Wood	Year Built: 2013 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 89 Storage Area: 0 No Conc. Floor: 0																												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 46 Floor Area: 2,373 Total Base New : 284,316 Total Depr Cost: 160,958 Estimated T.C.V: 172,547			E.C.F. X 1.072		Bsmnt Garage:																													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0																													
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 2352 SF Floor Area = 2373 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54																																				
Condition: Good		Size of Closets		Lg			Ord	Small	(13) Plumbing																																			
Room List		Doors:	Solid	H.C.	(12) Electric			Average Fixture(s)																																				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																				
(1) Exterior		Kitchen: Other: Other:			Ex. X Ord. Min			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few			Lump Sum Items:																																				
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 2352 S.F. Height to Joists: 0.0			(14) Water/Sewer																																				
(2) Windows		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																				
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:																																				
X	Asphalt Shingle	Chimney: Brick			Totals:			ECF (4004 LAKEVIEW) 1.072 => TCV:					172,547																															
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,728</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>624</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>21</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>242,119</td> <td>130,743</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,728			1 Story	Siding	Slab	624			1 Story	Siding	Overhang	21			Total:				242,119	130,743
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
1 Story	Siding	Slab	1,728																																									
1 Story	Siding	Slab	624																																									
1 Story	Siding	Overhang	21																																									
Total:				242,119	130,743																																							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEEBE JEFFREY D & SHANNON	BEEBE JEFFERY D & SHANNON	0	10/13/2021	QC	15-LADY BIRD	1178:1665	PROPERTY TRANSFER	0.0
STANGIS JEROME & SANDRA	BEEBE JEFFERY D & SHANNON	112,000	09/25/2014	WD	21-NOT USED/OTHER	1143-2103	PROPERTY TRANSFER	0.0
STANGIS JEROME W & SANDRA	BEEBE JEFFREY & SHANNON	112,000	06/22/2013	LC	03-ARM'S LENGTH	1129/1251	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
10386 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		GARAGE	01/01/2016	PB16-0252	COMPLETE			
	P.R.E. 0%								
Owner's Name/Address	SA:								
BEEBE JEFFERY D & SHANNON M [LE] 2700 E HYDE ROAD SAINT JOHNS MI 48879	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	50.00	150.00	1.0000	1.0000	2800 100	140,000
			50 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value =		140,000		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	5.86	24	46	65		
			Wood Frame	25.97	80	46	956		
			Total Estimated Land Improvements True Cash Value =		1,021				
			Work Description for Permit PB16-0252, Issued 01/01/2016: UNKNOWN						
			Topography of Site						
	X Level								
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
	X Waterfront								
			Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	04/04/2023	INSPECTED	2023	70,000	31,400	101,400		76,076C
	MH	11/10/2017	INSPECTED	2022	60,000	24,200	84,200		72,454C
	DMG	09/20/2010	INSPECTED	2021	55,000	23,200	78,200		70,140C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 200 54	Type CGEP (1 Story) Wood Balcony	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 94 Storage Area: 432 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: D Effec. Age: 51 Floor Area: 400 Total Base New : 98,805 Total Depr Cost: 62,123 Estimated T.C.V: 66,596					E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 400 SF Floor Area = 400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 400 Total: 51,608 25,287							
Condition: Good		Lg	X Ord		Small	No./Qual. of Fixtures			Other Additions/Adjustments Porches CGEP (1 Story) 200 9,954 4,877 Balcony Wood Balcony 54 1,853 1,742 *9 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,596 21,240 *9 Storage Over Garage 432 6,018 5,657 Water/Sewer Public Sewer 1 1,192 584 Water Well, 100 Feet 1 5,584 2,736 Totals: 98,805 62,123							
Room List		Doors:	Solid X		H.C.	(5) Floors			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 66,596							
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(12) Electric			60 Amps Service									
(1) Exterior		(7) Excavation		No. of Elec. Outlets			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
	Wood/Shingle X Aluminum/Vinyl Brick Insulation	(8) Basement		Many X Ave. Few			(13) Plumbing									
(2) Windows		(9) Basement Finish		(14) Water/Sewer												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 400 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:									
X	Storms & Screens	Joists: Unsupported Len: Cntr.Sup:														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
NICKEL CHARLES	MCGOVNEY JAMES & MARJORIE	0	04/14/2014	WD	21-NOT USED/OTHER	1138/1796	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10378 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MCGOVNEY JAMES & MARJORIE 620 SENNA TRAIL DEWITT MI 48820		SA:		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
L-347 P-2 234 COM 529 FT S OF NE COR OF SE 1/4 SEC 28 T23N R4W TH W 248.77 FT TH S 50.73 FT TH E 257.34 FT TH N 50 FT TO POB.		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000	
		Paved Road		50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		140,000		
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate		Size		% Good	Cash Value		
		Water		D/W/P: Asphalt Paving		3.15		2046		50	3,222		
		Electric		D/W/P: 3.5 Concrete		6.68		842		70	3,937		
		Gas		Total Estimated Land Improvements True Cash Value =								7,159	
		Curb											
		X Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Rolling		2024	Tentative	Tentative	Tentative			Tentative			
		Low		2023	70,000	92,600	162,600			115,970C			
		High		2022	60,000	69,100	129,100			110,448C			
		Landscaped		2021	55,000	66,200	121,200			106,920C			
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/13/2022 INSPECTED											
		DMG 09/20/2010 INSPECTED											

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 288 91 56	Type Treated Wood Treated Wood Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C +5 Effec. Age: 34 Floor Area: 1,512 Total Base New : 271,393 Total Depr Cost: 179,128 Estimated T.C.V: 192,025			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66					Cls C 5 Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas								
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation 1.5 Story Siding Crawl Space			Size 1,008		Cost New 193,043		Depr. Cost 127,418	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Other Additions/Adjustments								
Basement 1st Floor 2nd Floor Bedrooms					Kitchen: Other: Other:			0 Amps Service			Plumbing								
(1) Exterior					No. of Elec. Outlets			Average Fixture(s)			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			2 3 Fixture Bath			Deck								
Insulation					Many X Ave. Few			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood Treated Wood Balcony Wood Balcony			288 91 56		5,337 2,472 2,314		3,522 1,632 1,527	
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Garages								
Many Avg. Few	X Large Avg. Small				Basement			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall			672 1		25,260 -2,251		16,672 -1,486	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			616		23,691		15,636	
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer Water Well, 100 Feet			Built-Ins							
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Water Well			Appliance Allow. Fireplaces								
Chimney: Metal								2000 Gal Septic			Exterior 1 Story			1		6,605		4,359	
<p style="text-align: center;">Total: 271,393 179,128</p> <p style="text-align: center;">&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																			

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10360 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ARENDT RICHARD A & SANDRA K 10360 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-732 P-211 234 N 50 FT OF S 100 FT OF N 679 FT OF NE 1/4 OF SE 1/4 T23N R4W LYING BET CO RD & SH OF HOUGHTON LAKE ALSO N 50 FT OF S 100 FT OF N 679 FT OF GOVT LOT 1 SEC 27 T23N R4W.		X Improved		Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Vnyl,Picket,36-48	22.98	136	74	2,312				
		X Sewer		D/W/P: 3.5 Concrete	6.25	12	49	37				
		Electric		D/W/P: 3.5 Concrete	6.25	874	74	4,043				
		Gas		D/W/P: 3.5 Concrete	6.25	27	74	125				
		Curb		D/W/P: Asphalt Paving	2.93	1460	24	1,027				
		Street Lights		Wood Frame	31.63	64	24	486				
		X Standard Utilities		Total Estimated Land Improvements True Cash Value = 8,030								
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				
		QT	04/02/2021	INSPECTED	2023	70,000	67,600	137,600	61,659C			
		DMG	09/20/2010	INSPECTED	2022	60,000	56,300	116,300	58,723C			
					2021	55,000	40,700	95,700	56,848C			

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144	Type Composite	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 192 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 36 Floor Area: 1,108 Total Base New : 153,740 Total Depr Cost: 98,394 Estimated T.C.V: 82,553			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1108 SF Floor Area = 1108 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64						
Condition: Good		Size of Closets			Lg			X Ave.			Building Areas						
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size Cost New Depr. Cost			
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			0 Amps Service			Average Fixture(s)			1 Story Siding Crawl Space			1,108 134,434 86,037			
(1) Exterior		(6) Ceilings			Ex. X Ord. Min			2 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(7) Excavation			Many X Ave. Few			(13) Plumbing			Garages						
(2) Windows		Basement: 0 S.F. Crawl: 1108 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Many Avg. X Avg. Large Small		(8) Basement			Lump Sum Items:			Notes:			Common Wall: 2 Wall			1 -4,142 -2,651			
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Sewer			ECF (2001 COMMERCIAL ) 0.839 => TC			Base Cost			192 8,734 5,590			
(3) Roof		(9) Basement Finish			Lump Sum Items:			Water Well, 100 Feet			Built-Ins			1 1,961 1,255			
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer			Deck			Appliance Allow.			1 1,961 1,255			
X Asphalt Shingle		(10) Floor Support			Public Sewer			Composite w/Roof (Deck Portion)			Deck			144 3,345 2,141			
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Public Sewer			Composite w/Roof (Roof portion)			Deck			144 2,343 1,500			
					Lump Sum Items:			Totals:			153,740 98,394						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 27	Type Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 36 Floor Area: 784 Total Base New : 102,163 Total Depr Cost: 65,384 Estimated T.C.V: 54,857			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service								
(1) Exterior					No./Qual. of Fixtures											
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets											
	X Insulation				Many			X	Ave.	Few						
(2) Windows		(7) Excavation			(13) Plumbing											
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 784 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement														
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	X Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer										
	X Asphalt Shingle				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Stone		(10) Floor Support			Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:														
<p>Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 784 SF Floor Area = 784 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  1 Story Siding Slab 784                  Total: 93,853 60,066                  Other Additions/Adjustments                  Built-Ins                  Appliance Allow. 1 1,961 1,255                  Fireplaces                  Exterior 1 Story 1 5,788 3,704                  Deck                  w/Roof (Roof portion) 27 561 359                  Totals: 102,163 65,384                  Notes: ECF (2001 COMMERCIAL ) 0.839 =&gt; TCV: 54,857</p>																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10360 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
ARENDT RICHARD A & SANDRA K 10360 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-732 P-211 234 10360 W SHORE DR ALL THAT PART OF S 50 FT OF N 679 FT OF NE 1/4 OF SE 1/4 SEC 28 T23N R4W LYING E OF WEST SHORE DR.		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
Comments/Influences		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
			Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
			Water		D/W/P: 3.5 Concrete	5.95	594	74		2,615			
			Electric		D/W/P: Asphalt Paving	2.77	1656	24		1,101			
			Gas		Wood Frame/Conc.	37.93	24	49		446			
			Curb		Wood Frame/Conc.	36.80	48	49		865			
			Street Lights		Total Estimated Land Improvements True Cash Value = 5,027								
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	70,000	134,700	204,700			94,153C		
			High		2022	60,000	115,600	175,600			89,670C		
			Landscaped		2021	55,000	107,900	162,900			86,806C		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/02/2021	INSPECTED									
		DMG	09/20/2010	INSPECTED									

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough		Gas		Oil		Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built:																																																																																							
		X	Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story	280	WGEP (1 Story)	Class:	Car Capacity:																																																																																						
		0	Front Overhang		Forced Air w/o Ducts						Dishwasher		2nd/Same Stack	30	Composite	Exterior:																																																																																							
		0	Other Overhang		Forced Air w/ Ducts						Garbage Disposal		Two Sided	25	Composite	Brick Ven.:																																																																																							
X	Wood Frame	(4) Interior			Forced Hot Water						Bath Heater		Exterior 1 Story			Stone Ven.:																																																																																							
			Drywall		Electric Baseboard						Vent Fan		Exterior 2 Story			Common Wall:																																																																																							
			Paneled		Elec. Ceil. Radiant						Hot Tub		Prefab 1 Story			Foundation:																																																																																							
					Radiant (in-floor)						Unvented Hood		Prefab 2 Story			Finished ?:																																																																																							
	Building Style: 1 STORY	Trim & Decoration			Electric Wall Heat						Vented Hood		Heat Circulator			Auto. Doors:																																																																																							
	Yr Built 0		Ex		Space Heater						Intercom		Raised Hearth			Mech. Doors:																																																																																							
	Remodeled 0		Ord		Wall/Floor Furnace						Jacuzzi Tub		Wood Stove			Area:																																																																																							
	Condition: Excellent		Min		X Forced Heat & Cool						Jacuzzi repl.Tub		Direct-Vented Gas			% Good:																																																																																							
		Size of Closets			Heat Pump						Oven					Storage Area:																																																																																							
			Lg		No Heating/Cooling						Microwave					No Conc. Floor:																																																																																							
			Ord								Standard Range					Bsmnt Garage:																																																																																							
			Small								Self Clean Range					Carport Area:																																																																																							
	Room List	Doors:			Central Air						Sauna					Roof:																																																																																							
	Basement		Solid		Wood Furnace						Trash Compactor																																																																																												
	1st Floor	(5) Floors			(12) Electric						Central Vacuum																																																																																												
	2nd Floor	Kitchen:			0 Amps Service						Security System																																																																																												
	Bedrooms	Other:			No./Qual. of Fixtures																																																																																																		
		Other:			Ex. X Ord. Min																																																																																																		
(1)	Exterior	No. of Elec. Outlets			Many X Ave. Few																																																																																																		
	Wood/Shingle	(6) Ceilings			(13) Plumbing																																																																																																		
X	Aluminum/Vinyl				Average Fixture(s)																																																																																																		
	Brick				2 3 Fixture Bath																																																																																																		
X	Insulation				2 Fixture Bath																																																																																																		
					Softener, Auto																																																																																																		
(2)	Windows	(7) Excavation			Softener, Manual																																																																																																		
	Many	Basement: 0 S.F.			Solar Water Heat																																																																																																		
X	Avg.	Crawl: 1752 S.F.			No Plumbing																																																																																																		
	Few	Slab: 0 S.F.			Extra Toilet																																																																																																		
	Large	Height to Joists: 0.0			Extra Sink																																																																																																		
	Small				Separate Shower																																																																																																		
		(8) Basement			Ceramic Tile Floor																																																																																																		
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X	Patio Doors	Recreation SF			Public Water																																																																																																		
X	Storms & Screens	Living SF			1 Public Sewer																																																																																																		
(3)	Roof	Walkout Doors (B)			1 Water Well																																																																																																		
		No Floor SF			1000 Gal Septic																																																																																																		
		Walkout Doors (A)			2000 Gal Septic																																																																																																		
		(10) Floor Support			Lump Sum Items:																																																																																																		
		Joists:																																																																																																					
	Chimney: Vinyl	Unsupported Len:																																																																																																					
		Cntr.Sup:																																																																																																					
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0</p> <p>(11) Heating System: Forced Heat &amp; Cool</p> <p>Ground Area = 1752 SF Floor Area = 1752 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,752</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>228,600</td> <td>180,594</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,711</td> <td>3,722</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td>280</td> <td>19,272</td> <td>15,225</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,515</td> <td>1,197</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,890</td> <td>4,653</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,806</td> <td>2,217</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior 1 Story</td> <td>1</td> <td>5,414</td> <td>4,277</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Composite</td> <td>30</td> <td>1,370</td> <td>1,082</td> </tr> <tr> <td>Composite w/Roof (Deck Portion)</td> <td>25</td> <td>1,204</td> <td>951</td> </tr> <tr> <td>Composite w/Roof (Roof portion)</td> <td>25</td> <td>570</td> <td>450</td> </tr> <tr> <td colspan="3">Totals:</td> <td>271,352</td> <td>214,368</td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (2001 COMMERCIAL ) 0.839 =&gt; TCV: 179,855</p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,752			Total:				228,600	180,594	Item	Quantity	Unit Cost	Total Cost	Plumbing				3 Fixture Bath	1	4,711	3,722	Porches				WGEP (1 Story)	280	19,272	15,225	Water/Sewer				Public Sewer	1	1,515	1,197	Water Well, 100 Feet	1	5,890	4,653	Built-Ins				Appliance Allow.	1	2,806	2,217	Fireplaces				Interior 1 Story	1	5,414	4,277	Deck				Composite	30	1,370	1,082	Composite w/Roof (Deck Portion)	25	1,204	951	Composite w/Roof (Roof portion)	25	570	450	Totals:			271,352	214,368
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Desc. of Bldg/Section: Calculator Occupancy: Motels				<<<<< Calculator Cost Computations >>>>>																							
Class: D Floor Area: 1,440 Gross Bldg Area: 2,160 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght				Class: D Quality: Average Total Floor Area: 1440 # of Units: 2  Base Rate for Upper Floors = 101.46																							
Depr. Table : 3% Effective Age : 30 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100				Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 720 Total # Units: 2 Has Elevators:					High	Above Ave.	X	Ave.	Low														
High	Above Ave.	X	Ave.	Low																							
(10) Heating system: Forced Air Furnace Cost/SqFt: 7.33 100% Adjusted Square Foot Cost for Upper Floors = 108.79				Total Floor Area: 1,440 Base Cost New of Upper Floors = 156,657  Reproduction/Replacement Cost = 156,657 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 62,663																							
Year Built Remodeled  Overall Bldg Height				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td>(13) Roof Structure: Wood Joists, Wood or Composition Deck</td> <td>2 Up</td> <td>7.79</td> <td>472</td> <td>1.000</td> <td>1.000</td> <td>3,677</td> </tr> </tbody> </table> Total Cost of Upper Stories = 3,677 2 Stories Above Ground, Number of stories multiplier for upper stories = 1.000 Total Cost New = 3,677  <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost	(13) Roof Structure: Wood Joists, Wood or Composition Deck	2 Up	7.79	472	1.000	1.000	3,677					
Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost																					
(13) Roof Structure: Wood Joists, Wood or Composition Deck	2 Up	7.79	472	1.000	1.000	3,677																					
Area: Perimeter: Type: Heat:  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Average																											
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:																					
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:																					
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X	Poured Conc.	Brick/Stone	Block																								
Many Above Ave.	Average Typical	Few None																									
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Flex Conduit	Rigid Conduit	Armored Cable	Non-Metalic Bus Duct																								
Incandescent	Fluorescent	Mercury	Sodium Vapor Transformer																								
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		(40) Exterior Wall:																					
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0 472 SqFt, Wood Joists, Wood or Comp		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Thickness</td> <td style="width:15%;">Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.																		
Thickness	Bsmnt Insul.																										
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:																							
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Gas Oil</td> <td style="width:15%;">Coal Stoker</td> <td style="width:15%;">Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler																					
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Desc. of Bldg/Section: Calculator Occupancy: Motels		<<<<< Calculator Cost Computations >>>>>																			
Class: D Floor Area: 720 Gross Bldg Area: 2,160 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost					Class: D Quality: Good Total Floor Area: 720 # of Units: 0  Base Rate for Upper Floors = 196.39  Adjusted Square Foot Cost for Upper Floors = 196.39														
Depr. Table : 2.5% Effective Age : 31 Physical %Good: 46 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Good Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 720 Total # Units Has Elevators:														
Year Built Remodeled		Area: Perimeter: Type: Heat:					Total Floor Area: 720 Base Cost New of Upper Floors = 141,401  Reproduction/Replacement Cost = 141,401 Eff.Age:31 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 46 /100/100/100/46.0 Total Depreciated Cost = 65,044  ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 2 = 50,214 Replacement Cost/Floor Area= 196.39 Est. TCV/Floor Area= 69.74														
Overall Bldg Height		* Mezzanine Info *																			
Comments:		Area #1: Type #1: Area #2: Type #2:					* Sprinkler Info *  Area: Type:														
(1) Excavation/Site Prep:		(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:		(8) Plumbing:					Outlets:                      Fixtures:														
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few	Average	Many	Unfinished	Typical	Few	Average	Many	Unfinished	Typical					
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer				
(4) Floor Structure:		(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:									
(5) Floor Cover:		(10) Heating and Cooling:										Thickness                      Bsmnt Insul.									
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler		(14) Roof Cover:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address	Class: COMMERCIAL-IMPROVE	Zoning: R-1	Building Permit(s)	Date	Number	Status					
10360 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS	P.R.E. 50% 03/16/1995									
Owner's Name/Address	SA:										
ARENDRICHARD A & SANDRA K 10360 WEST SHORE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative										
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
L-732 P-211 234 COM AT NE COR OF NE 1/4 OF SE 1/4 SEC 28T23N R4W TH S 16' E 679 FT FOR POB TH S 89 DEG 44' W 322.1 FT TO CEN OF RD TH S 9 DEG 32' W 102.5 FT TH N 89 DEG 44' E339.5 FT TO E LINE TH N 16' W 101 FT TO POB.	X	Public Improvements	* Factors *								
	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Gravel Road	LAKEVIEW	101.00	150.00	1.0000	1.0000	2800	100		282,800
	X	Paved Road	101 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 282,800								
	X	Storm Sewer	Land Improvement Cost Estimates								
	X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
	X	Water	Fencing: Vnyl, Picket, 36-48	21.17	40	74	627				
	X	Sewer	D/W/P: 3.5 Concrete	5.95	748	74	3,294				
	X	Electric	D/W/P: 3.5 Concrete	5.95	144	49	420				
	X	Gas	D/W/P: Asphalt Paving	2.77	6495	49	8,816				
	X	Curb	Total Estimated Land Improvements True Cash Value = 13,157								
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									
	X	Topography of Site									
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
	X	Rolling	2024	Tentative	Tentative	Tentative			Tentative		
	X	Low	2023	141,400	67,200	208,600			89,909C		
	X	High	2022	121,200	59,600	180,800			85,628C		
	X	Landscaped	2021	111,100	56,000	167,100			82,893C		
	X	Swamp									
	X	Wooded									
	X	Pond									
	X	Waterfront									
	X	Ravine									
	X	Wetland									
	X	Flood Plain									
	QT	04/02/2021 INSPECTED									
	DMG	09/20/2010 INSPECTED									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan											

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage													
X	Single Family	X	Eavestrough	X	Gas						Appliance Allow.		Interior 1 Story	Area	Type	Year Built:												
	Mobile Home	X	Insulation		Wood		Oil		Elec.		Cook Top		Interior 2 Story				150	CCP (1 Story)	Car Capacity:									
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher	Garbage Disposal	Bath Heater	Vent Fan	Exterior 1 Story	Exterior 2 Story	160	CGEP (1 Story)	Class:	Exterior:											
	Duplex	0	Other Overhang		Wall Furnace													Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna
X	Wood Frame	(4) Interior			Central Air																							
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G																									
Yr Built	Remodeled	Ex	Ord	Min																								
Condition: Average		Size of Closets																										
		Lg	Ord	Small																								
Room List		Doors:	Solid	H.C.	Wood Furnace																							
	Basement	(5) Floors			(12) Electric																							
	1st Floor	Kitchen:			0 Amps Service																							
	2nd Floor	Other:			No./Qual. of Fixtures																							
	Bedrooms	Other:			Ex. X Ord. Min																							
(1) Exterior		(6) Ceilings			No. of Elec. Outlets																							
	Wood/Shingle				Many X Ave. Few																							
	Aluminum/Vinyl				(13) Plumbing																							
	Brick				Average Fixture(s)																							
X	Metal				1 3 Fixture Bath																							
	Insulation				2 Fixture Bath																							
(2) Windows		(7) Excavation			Softener, Auto																							
	Many		Large	Basement: 0 S.F.																								
X	Avg.	X	Avg.	Crawl: 0 S.F.																								
	Few		Small	Slab: 0 S.F.																								
		Height to Joists: 0.0			Softener, Manual																							
	Wood Sash				Solar Water Heat																							
	Metal Sash				No Plumbing																							
	Vinyl Sash				Extra Toilet																							
	Double Hung				Extra Sink																							
X	Horiz. Slide				Separate Shower																							
	Casement				Ceramic Tile Floor																							
	Double Glass				Ceramic Tile Wains																							
	Patio Doors				Ceramic Tub Alcove																							
X	Storms & Screens				Vent Fan																							
(3) Roof		(8) Basement			(14) Water/Sewer																							
	Gable				Public Water																							
	Hip				1 Public Sewer																							
X	Flat	Gambrel				1 Water Well																						
		Mansard				1000 Gal Septic																						
		Shed				2000 Gal Septic																						
	Asphalt Shingle				Lump Sum Items:																							
X	Comp. Roll				(10) Floor Support																							
Chimney:					Joists:																							
					Unsupported Len:																							
					Cntr.Sup:																							

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Desc. of Bldg/Section: Calculator Occupancy: Motels				<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Total Floor Area: 3536 # of Units: 7												
Class: D Floor Area: 3,536 Gross Bldg Area: 3,888 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost High Above Ave. X Ave. Low				Base Rate for Upper Floors = 101.46  (10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 7.71 100% Adjusted Square Foot Cost for Upper Floors = 109.17										
Depr. Table : 3% Effective Age : 40 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Individual thru-wall Heat Pu 100% Heat#2: Zoned A.C. Hot & Chilled Wat 0% Ave. SqFt/Story: 3536 Total # Units: 7 Has Elevators:				Total Floor Area: 3,536 Base Cost New of Upper Floors = 386,025  Reproduction/Replacement Cost = 386,025 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 135,109										
Year Built Remodeled		Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost										
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)				(13) Roof Structure: Wood Joists, light-gauge truss joints 1 Up 6.26 748 1.000 1.000 4,682  Total Cost of Upper Stories = 4,682 1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000 Total Cost New = 4,682										
Comments:		* Sprinkler Info * Area: Type: Average				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:				
(2) Foundation:		Footings		(8) Plumbing:				Outlets:				Fixtures:				
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X	Few Average	X	Few Average	(40) Exterior Wall:					
(3) Frame:				Total Fixtures	Urinals	Unfinished Typical	Unfinished Typical	Unfinished Typical	Unfinished Typical							
(4) Floor Structure:				3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Flex Conduit	Rigid Conduit	Armored Cable	Non-Metalic Bus Duct	Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure: Slope=0				Thickness Bsmnt Insul.				
(6) Ceiling:				(10) Heating and Cooling:				748 SqFt, Wood Joists, light-gauge				(14) Roof Cover:				
X	Gas Oil	Coal Stoker	Hand Fired Boiler													

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

Desc. of Bldg/Section: Calculator Occupancy: Pavilions				<<<<< Calculator Cost Computations >>>>>															
Class: D,Pole Floor Area: 352 Gross Bldg Area: 3,888 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght				Construction Cost				Class: D,Pole Quality: Fair Stories: 1 Story Height: 9 Perimeter: 76											
Depr. Table : 2% Effective Age : 41 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100				High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Fair Heat#1: No Heating or Cooling 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 352 Ave. Perimeter: 76 Has Elevators:				Base Rate for Upper Floors = 90.99  (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 90.99  Total Floor Area: 352 Base Cost New of Upper Floors = 32,028  Reproduction/Replacement Cost = 32,028 Eff.Age:41 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 14,092											
Year Built Remodeled				Area: Perimeter: Type: Heat:				ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 2 = 10,879 Replacement Cost/Floor Area= 90.99 Est. TCV/Floor Area= 30.91											
Overall Bldg Height				* Mezzanine Info *															
Comments:				Area #1: Type #1: Area #2: Type #2:															
				* Sprinkler Info *															
				Area: Type: Low															
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets: Fixtures:											
X Poured Conc. Brick/Stone Block				Many Above Ave. Average Typical Few None				Few Average Many Unfinished Typical				Few Average Many Unfinished Typical							
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Thickness Bsmnt Insul.							
(6) Ceiling:				Gas Oil Coal Stoker Hand Fired Boiler															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SOPER FRANK L		0	06/30/2014	OTH	07-DEATH CERTIFICATE	1166:1350	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status		
10336 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			ROOF	09/04/2018	PB18-0259	COMPLETE		
Owner's Name/Address		P.R.E. 74% 04/29/2021		SA:						
SOPER FRANK L & JOSEPHINE G TRUST 10336 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
SOPER FRANK L & JOSEPHINE G TRUST 9367 BEERS RD SWARTZ CREEK MI 48473		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		LAKEVIEW	55.00	150.00	1.0000 1.0000	2800 100	154,000	
		Paved Road		55 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =	154,000
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25	8	24	12		
		Sewer		D/W/P: 3.5 Concrete	6.25	8	24	12		
		Electric		D/W/P: 3.5 Concrete	6.25	78	24	117		
		Gas		Total Estimated Land Improvements True Cash Value =					141	
		Curb		Work Description for Permit PB18-0259, Issued 09/04/2018: REROOF						
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Tax Description		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
L-806 P-557 234 COM AT NE COR OF SEC 28 TH S0DEG16'E 3415.1FT TH S89DEG36'47"W 82.2FT FOR POB TH S89DEG36'47"W 257.43FT TO C/L OF W SHDR TH S9DEG49'W ALG C/L 53.63FT TH S88 DEG04'28"E 177.94FT TH N86DEG19'29"E 88.72FT TO SH OF LK TH N0DEG12'28"E ALG SH 55FT TO POB PART OF NE 1/4 OF SE 1/4 SEC 28 T23N R4W & THAT PART OF GOVT LOT 1 SEC 27 THAT MAY EXIST LYING E OF THIS PARCEL.		X Level		2024	Tentative	Tentative	Tentative			Tentative
Comments/Influences		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2023	77,000	43,200	120,200		72,622C
		QT	04/02/2021	INSPECTED	2022	66,000	32,600	98,600		69,164C
		DMG	09/20/2010	INSPECTED	2021	60,500	18,600	79,100		66,955C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets											
0	0				Lg	Ord	Small									
Condition: Good		Doors:		Solid	H.C.		Central Air Wood Furnace									
Room List		(5) Floors		(12) Electric												
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service												
(1) Exterior		No./Qual. of Fixtures														
Wood/Shingle Aluminum/Vinyl Brick		Ex.		X	Ord.	Min										
X Insulation		No. of Elec. Outlets														
		Many		X	Ave.	Few										
(2) Windows		(13) Plumbing														
Many Avg. Few		X Avg. Small		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(7) Excavation														
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 846 S.F. Height to Joists: 0.0														
(3) Roof		(8) Basement														
X Gable Hip Flat		X Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X Asphalt Shingle		(9) Basement Finish														
Chimney:		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Single Family 1 STORY														
		(11) Heating System: Forced Air w/ Ducts														
		Ground Area = 846 SF Floor Area = 846 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59														
		Building Areas														
		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost								
		1 Story		Siding	Slab	846										
		Total:					100,274	59,161								
		Other Additions/Adjustments														
		Water/Sewer														
		Public Sewer				1	1,345	794								
		Water Well, 100 Feet				1	5,720	3,375								
		Built-Ins														
		Appliance Allow.				1	1,961	1,157								
		Totals:					109,300	64,487								
		Notes:														
		ECF (4004 LAKEVIEW) 1.072 => TCV:														

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 56 Floor Area: 396 Total Base New : 48,774 Total Depr Cost: 21,948 Estimated T.C.V: 23,528			E.C.F. X 1.072		Bsmnt Garage:							
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Total Base New : 48,774 Total Depr Cost: 21,948 Estimated T.C.V: 23,528			E.C.F. X 1.072		Bsmnt Garage:				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY			Cls D		Blt 0						
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 396 SF Floor Area = 396 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45			Building Areas			Totals:		21,948				
Room List		Doors:	Solid	H.C.	(13) Plumbing			1 Story Siding			Foundation Slab		Size 396		Cost New 48,774	Depr. Cost 21,948			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Average Fixture(s)			Other Additions/Adjustments			Notes:			Totals:		48,774	21,948			
		Kitchen: Other: Other:		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Notes:			Totals:		48,774	21,948			
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45			Building Areas			Totals:		48,774	21,948			
				Many X Ave. Few			1 Story Siding			Foundation Slab			Size 396		Cost New 48,774	Depr. Cost 21,948			
X	Insulation	(7) Excavation		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		48,774	21,948			
(2) Windows	Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 396 S.F. Height to Joists: 0.0		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		48,774	21,948		
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		48,774	21,948
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		48,774	21,948		
X	Asphalt Shingle	(9) Basement Finish		Chimney: Block			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		48,774	21,948
		Joists: Unsupported Len: Cntr.Sup:		Chimney: Block			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		48,774	21,948

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWAGER MARK J & NOELLE A	PIZZIMENTI VINCENT M & CHA	246,500	08/17/2018	WD	03-ARM'S LENGTH	1166:2390	PROPERTY TRANSFER	100.0
SCHWAGER HENRY A III & GAI	SCHWAGER MARK J & NOELLE A	0	12/28/2012	QC	21-NOT USED/OTHER	1132/1133	OTHER	0.0
SCHWAGER HENRY A III & GAI	SCHWAGER HENRY A III & GAI	0	06/03/2008	QC	21-NOT USED/OTHER	1075/245	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
10334 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		GARAGE	09/28/2009	281	COMPLETE
	P.R.E. 0%		NEW RESIDENCE	06/06/2008	PB08-0128	COMPLETE
Owner's Name/Address	SA:		DEMO	05/23/2008	PB08-0105	COMPLETE

  

PIZZIMENTI VINCENT M & CHARLENE A 34575 31 MILE RD LENOX MI 48050-1408	2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	X Improved	Vacant							
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	45.00	150.00	1.0000	1.0000	2800 100	126,000
			45 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =	126,000	
			Land Improvement Cost Estimates						
			Description			Rate	Size % Good	Cash Value	
			D/W/P: Patio Blocks			15.83	78 74	914	
			Total Estimated Land Improvements True Cash Value =				914		

  

Tax Description	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
L-639 P-578 234 COM AT NE COR OF SEC 28 TH S0DEG16'E 3415.1FT TH S89DEG36'47"W 82.2FT TH S 0 DEG12'28"W ALG SH OF LK 55FT FOR POB TH S0DEG12'28"W 45FT TH S89DEG32'40"W 274.38FT TO C/L OF W SH DR TH N9DEG49'E ALG C/L 48.03FT TH S88DEG04'28"E 177.94 FT TH N86DEG19'29"E 88.72FT TO POB PART OF NE 1/4 OF SE 1/4 SEC 28 T23N R4W & THAT PART OF GOVT LOT 1 SEC 27 THAT MAY EXIST LYING E OF THIS PARCEL.	X Level		2024	Tentative	Tentative	Tentative			Tentative
	Rolling		2023	63,000	101,000	164,000			111,286C
	Low		2022	54,000	77,100	131,100			105,987C
	High		2021	49,500	64,600	114,100			102,602C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	X Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

  

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
QT	04/02/2021	INSPECTED	2023	63,000	101,000	164,000			111,286C
DMG	09/20/2010	INSPECTED	2022	54,000	77,100	131,100			105,987C
			2021	49,500	64,600	114,100			102,602C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240 20	Type CPP Treated Wood	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Class: C Effec. Age: 15 Floor Area: 1,176 Total Base New : 236,726 Total Depr Cost: 201,820 Estimated T.C.V: 216,351	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:																					
													(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						
X Wood Frame	Drywall Paneled			Plaster Wood T&G			Trim & Decoration			Size of Closets Lg Ord Small			Doors: Solid H.C.		(5) Floors Kitchen: Other: Other:		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:								
Building Style: 1 STORY	Yr Built 2008	Remodeled 0	Ex	Ord	Min	Condition: Good			Room List Basement 1st Floor 2nd Floor Bedrooms			(1) Exterior Wood/Shingle X Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. Few X Large Avg. Small		X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(3) Roof Gable Hip Flat Gambrel Mansard Shed		X Asphalt Shingle		Chimney:											
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,176</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>160,931</td> <td>136,790</td> </tr> </tbody> </table> Other Additions/Adjustments Porches CPP 240 4,178 3,551 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 864 30,240 25,704 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 864 30,240 26,309 *8 Water/Sewer Public Sewer 1 1,515 1,288 Water Well, 100 Feet 1 5,890 5,006 Built-Ins Appliance Allow. 1 2,806 2,385 Deck Treated Wood 20 926 787 Totals: 236,726 201,820 Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 216,351																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,176			Total:				160,931	136,790
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Crawl Space	1,176																														
Total:				160,931	136,790																												

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHWAGER HENRY A III & GAI	CHASE DAVID J & KIMBERLY J	141,000	11/08/2016	WD	21-NOT USED/OTHER	2016-8387	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
10330 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			GARAGE		07/18/2017	PB17-0176	COMPLETE			
Owner's Name/Address		P.R.E. 0%			GARAGE		06/16/2017	PB17-0175	COMPLETE			
CHASE DAVID J & KIMBERLY J 11411 WHISPERING PINES TRAIL FENTON MI 48430		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-639 P-577 234 COM AT NE COR SEC 28 S 0 DEG 16'E 3415.1FT TH S 89 DEG 28' W 82.2 FT TH S 0 DEG 09' 20" W 50 FT TH S 89 DEG 28'W 282.92 FT TH N 9 DEG 49'E 50.81 FT TH N 89 DEG 28'E 274.38 FT TO POB BEING PART OF GOVT LOT 1 NE 1/4 OF SE 1/4 SEC 28 T23N R4W .36A		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		212		71	1,005		
		Sewer		Wood Frame	32.76		80		46	1,206		
		Electric		Total Estimated Land Improvements True Cash Value = 2,211								
		Gas		Work Description for Permit PB17-0176, Issued 07/18/2017: ADDITIONAL 300 SF TO PERMIT PB17-0175.								
		Curb		Work Description for Permit PB17-0175, Issued 06/16/2017: 1-1/2 STY DETACHED GARAGE 30X50								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/04/2023	INSPECTED	70,000	73,400	143,400		104,907C				
Licensed To: Township of Lake, County of Roscommon, Michigan		QT 11/05/2018	INSPECTED	60,000	56,200	116,200		99,912C				
		MH 11/10/2017	INSPECTED	2022	55,000	53,900	108,900	96,721C				
				2021								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1320 % Good: 0 Storage Area: 660 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1 1/4 STORY		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 34 Floor Area: 1,236 Total Base New : 219,861 Total Depr Cost: 145,107 Estimated T.C.V: 155,555			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Yr Built 0	Remodeled 2017	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1116 SF Floor Area = 1236 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66			Cls C		Blt 0			
Condition: Good		Lg	X	Ord		Small	No. of Elec. Outlets			Building Areas								
Room List		Doors:		Solid	X	H.C.	(12) Electric			Stories			Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			1 Story Siding Slab 636 1.25 Story Siding Slab 480			Total: 154,938		102,259			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath 1 4,711 3,109 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Storage Over Garage 660 9,194 6,068 Common Wall: 1 Wall 1 -2,251 -1,486 Base Cost 1320 43,058 28,418 Water/Sewer Public Sewer 1 1,515 1,000 Water Well, 100 Feet 1 5,890 3,887 Built-Ins Appliance Allow. 1 2,806 1,852			Totals: 219,861		145,107		ECF (4004 LAKEVIEW) 1.072 => TCV: 155,555	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1116 S.F. Height to Joists: 0.0			(13) Plumbing			Notes:								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:											
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Chimney:											
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ZWERK LARRY & LINDA	ZWERK LARRY J & LINDA L	0	07/22/2014	QC	21-NOT USED/OTHER	1141-1620	PROPERTY TRANSFER	0.0				
		285,000	08/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10298 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ZWERK LARRY J & LINDA L 3990 TRESSLA RD VASSAR MI 48768		SA:										
Tax Description		2024 Est TCV Tentative										
L-896 P-463 (L-809 P-365) COM AT E 1/4 COR SEC 28 T23N R4W TH S 780 FT TH W 82.2 FT TH S 150 FT FOR POB TH W 282.92 FT TH S 9 DEG 49' W 55.39 FT TH E 292.19 FT TH N 58.6 FT TO POB .40 A. PARCEL 2.		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	59.00	150.00	1.0000	1.0000	2800	100		165,200
		Paved Road		59 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		165,200		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.68	2046	74	10,114	
		Sewer		Total Estimated Land Improvements				True Cash Value =		10,114		
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 04/02/2021 INSPECTED		2023	82,600	143,200	225,800			146,148C				
DMG 09/20/2010 INSPECTED		2022	70,800	111,000	181,800			139,189C				
		2021	64,900	110,900	175,800			134,743C				

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Roscommon, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 402 480 196	Type CCP (1 Story) Composite Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C +5 Effec. Age: 21 Floor Area: 2,325 Total Base New : 351,814 Total Depr Cost: 277,923 Estimated T.C.V: 297,933			E.C.F. X 1.072 Bsmnt Garage: Carport Area: Roof:			
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1425 SF Floor Area = 2325 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79			Cls C 5 Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas						
Condition: Good		Size of Closets		0 Amps Service			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79							
Room List		Doors:	Solid	H.C.	(13) Plumbing			Many X Ave. Few			Stories Exterior Foundation			Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			2 Story Siding Crawl Space			900				
		Kitchen:		0 Amps Service			3 Fixture Bath			1 Story Siding Crawl Space			300				
		Other:		No./Qual. of Fixtures			2 Fixture Bath			1 Story Siding Crawl Space			225				
		Other:		Ex. X Ord. Min			Softener, Auto			Other Additions/Adjustments							
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Softener, Manual			Exterior			165		6,353 5,019		
X	Insulation			Many X Ave. Few			Solar Water Heat			Stone Veneer			402		9,982 7,886		
(2) Windows	Many X Avg. Few	X	Large Avg. Small	(7) Excavation			No Plumbing			Plumbing			728		26,739 21,124		
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 1425 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet			3 Fixture Bath			2		9,423 7,444		
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Separate Shower			Porches			402		9,982 7,886	
X	Asphalt Shingle	(10) Floor Support		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ceramic Tile Wains			Garages			728		26,739 21,124		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Ceramic Tub Alcove			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			728		26,739 21,124		
				Public Water			Vent Fan			Base Cost			728		26,739 21,124		
				Public Sewer			Water Well, 100 Feet			Water/Sewer			1		1,515 1,197		
				Water Well			Built-Ins			Public Sewer			1		2,806 2,217		
				1000 Gal Septic			Appliance Allow.			Deck			480		7,565 5,976		
				2000 Gal Septic			Deck			Composite			196		3,359 2,654		
				Lump Sum Items:			Notes:			w/Roof (Roof portion)			Totals:		351,814 297,923		
							ECF (4004 LAKEVIEW) 1.072 => TCV:								297,933		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KUZIMSKI KURTIS J & MARIAN	KUZIMSKI KURTIS J & MARIAN	0	06/21/2019	QC	21-NOT USED/OTHER	1169:1893	DEED	0.0
HOLLAND JEANNETTE R	KUZIMSKI KURTIS J & MARIAN	425,000	06/05/2018	WD	19-MULTI PARCEL ARM'S LEN	1166:298	PROPERTY TRANSFER	100.0
HOLLAND KENNETH J		0	06/02/2017	OTH	07-DEATH CERTIFICATE	1166:297	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
10288 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		PORCH	05/09/2023	LU23-4577	NOT STARTE
	P.R.E. 76% 11/09/2022					

  

Owner's Name/Address	SA:
KUZIMSKI KURTIS J & MARIANNE L TRUST 10288 WEST SHORE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Public Improvements	Land Value Estimates for Land Table 4004.4004 LAKEVIEW
L-381 P-691 234 S 50 FT OF N 1039 FT OF NE 1/4 OF SE 1/4SEC 28 T23N R4W LYING E OF CO RD S 50 FT OF N 1039 FT OF GOV'T LOT 1 SEC 27 T23N R4W.	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value LAKEVIEW 50.00 296.00 1.0000 1.1456 2800 100 160,387 50 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 160,387
Comments/Influences	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates Description Rate Size % Good Cash Value Fencing: Wd, Picket, 30-40 12.56 30 75 283 Fencing: Wd, Solid, 6 ft. 29.22 80 75 1,753 Fencing: Gates, Wood/SqFt 15.50 36 75 418 Wood Frame 25.25 120 95 2,878 Total Estimated Land Improvements True Cash Value = 5,332

  

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	Tentative	Tentative	Tentative			Tentative
Who When What	2023	80,200	134,100	214,300			156,135C
QT 11/01/2022 INSPECTED	2022	68,700	91,800	160,500			140,891C
QT 11/05/2018 INSPECTED	2021	63,000	88,300	151,300			136,391C
DMG 09/20/2010 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 75 168 202	Type CCP (1 Story) CGEP (1 Story) Composite	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 38 Floor Area: 2,230 Total Base New : 321,643 Total Depr Cost: 199,419 Estimated T.C.V: 213,777			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2230 SF Floor Area = 2230 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62			Cls C Blt 0			
Yr Built 0	Remodeled 0	Ex	X Ord	Min	Size of Closets			Ex. X Ord. Min			Building Areas					
Condition: Good		Lg	X Ord	Small	No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors:	Solid X	H.C.	(5) Floors			(12) Electric			1 Story Siding Crawl Space 1,630					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(13) Plumbing			Average Fixture(s)			1+ Story Siding Slab 525						
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1630 S.F. Slab: 600 S.F. Height to Joists: 0.0			2 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 75						
(2) Windows	Many X Avg. Few	Large X Avg. Small	(8) Basement		Basement Finish			(14) Water/Sewer			Other Additions/Adjustments					
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing 3 Fixture Bath 1 4,711 2,921 Porches CCP (1 Story) 75 2,207 1,368 CGEP (1 Story) 168 11,159 6,919 Water/Sewer Public Sewer 1 1,515 939 Water Well, 100 Feet 1 5,890 3,652 Built-Ins Appliance Allow. 1 2,806 1,740 Fireplaces Exterior 1 Story 1 6,605 4,095 Deck Composite 202 4,242 2,630			Totals: 321,643 199,419			
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 213,777					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 40	Type CPP	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 572 Total Base New : 96,996 Total Depr Cost: 64,247 Estimated T.C.V: 68,873		E.C.F. X 1.072		Bsmnt Garage:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 572 SF Floor Area = 572 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 572	Cost New 75,193	Depr. Cost 48,875			
Condition: Average		Size of Closets		Lg Ord Small			(13) Plumbing			Other Additions/Adjustments						
Room List		Doors:	Solid	H.C.	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches CPP Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Local Cost Items STAND BY GENERATOR			18,892	12,280				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments			Totals: 96,996			64,247			
	(1) Exterior	Kitchen: Other: Other:		0 Amps Service			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 68,873						
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Notes:									
	Insulation	(7) Excavation		Ex. Ord. Min												
	(2) Windows	Basement: 0 S.F. Crawl: 572 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer												
	Many Avg. Few	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	(3) Roof	(9) Basement Finish		Lump Sum Items:												
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
	Asphalt Shingle	(10) Floor Support														
	Chimney:	Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KUZIMSKI KURTIS J & MARIAN	KUZIMSKI KURTIS J & MARIAN	0	06/21/2019	QC	21-NOT USED/OTHER	1169:1894	DEED	0.0
HOLLAND JEANNETTE R	KUZIMSKI KURTIS J & MARIAN	425,000	06/05/2018	WD	20-MULTI PARCEL SALE REF	1166:298	PROPERTY TRANSFER	100.0
HOLLAND KENNETH J		0	06/02/2017	OTH	07-DEATH CERTIFICATE	1166:297	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		SHED	04/27/2022	LU22-448	COMPLETE
	P.R.E. 100% 06/25/2018					

  

Owner's Name/Address	SA:
KUZIMSKI KURTIS J & MARIANNE L TRUST 10288 WEST SHORE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW																																																																			
L-381 P-691 234 S 50 FT OF N 1089 FT OF NE 1/4 OF SE 1/4 SEC 28 T23N R4W LYING E OF CO RD S 50 FT OF N 1089 FT OF GOVT LOT 1 SEC 27 T23N R4W.	X		<p>Public Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>LAKEVIEW</td> <td>50.00</td> <td>304.00</td> <td>1.0000</td> <td>1.1517</td> <td>2800</td> <td>100</td> <td></td> <td>161,244</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.35 Total Acres</td> <td>Total Est. Land Value = 161,244</td> </tr> </tbody> </table> <p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Fencing: Wd, Solid, 6 ft.</td> <td>29.22</td> <td>80</td> <td>72</td> <td>1,683</td> </tr> <tr> <td>Fencing: Wd, Solid, 5 ft.</td> <td>26.56</td> <td>80</td> <td>47</td> <td>999</td> </tr> <tr> <td>Fencing: Wd, Picket, 30-40</td> <td>12.56</td> <td>30</td> <td>47</td> <td>177</td> </tr> <tr> <td>D/W/P: Asphalt Paving</td> <td>2.93</td> <td>1120</td> <td>22</td> <td>722</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.25</td> <td>520</td> <td>50</td> <td>1,625</td> </tr> <tr> <td>Wood Frame</td> <td>22.24</td> <td>200</td> <td>95</td> <td>4,226</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>9,432</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	LAKEVIEW	50.00	304.00	1.0000	1.1517	2800	100		161,244	50 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 161,244	Description	Rate	Size	% Good	Cash Value	Fencing: Wd, Solid, 6 ft.	29.22	80	72	1,683	Fencing: Wd, Solid, 5 ft.	26.56	80	47	999	Fencing: Wd, Picket, 30-40	12.56	30	47	177	D/W/P: Asphalt Paving	2.93	1120	22	722	D/W/P: 3.5 Concrete	6.25	520	50	1,625	Wood Frame	22.24	200	95	4,226	Total Estimated Land Improvements True Cash Value =				9,432
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Comments/Influences	Topography of Site	Work Description for Permit LU22-448, Issued 04/27/2022: PERMIT FOR NEW SHED
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	

  

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	80,600	10,400	91,000			73,086C
2022	69,100	7,400	76,500			68,416C
2021	63,300	7,400	70,700			66,231C

  

Who	When	What
QT	11/01/2022	INSPECTED
QT	11/05/2018	INSPECTED
DMG	09/20/2010	INSPECTED



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: D Effec. Age: 30 Floor Area: 0 Total Base New : 17,306 Total Depr Cost: 12,114 Estimated T.C.V: 12,986			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: GARAGE		X	Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace			(12) Electric										
Yr Built		Remodeled	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls D Blt 0					
Condition: Good		Size of Closets		Lg	X	Ord		Small	Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
Room List		Doors:		Solid	X	H.C.	No. of Elec. Outlets			Building Areas			Size		Cost New		Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Laminate Other: Carpeted Other: Laminate			200 Amps Service			Stories Exterior Foundation			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		X	Drywall				Many X Ave. Few			(13) Plumbing			Other Additions/Adjustments		Garages		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			
(2) Windows	Many X Avg. Few		Large X Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish									
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:															
Chimney: Brick																			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10264 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
TATE DONALD ET AL TATE THOMAS J 5354 CHANNING RD INDIANAPOLIS IN 46226		SA:											
Tax Description		2024 Est TCV Tentative											
L-528 P-299 234 10264 D W SHORE DR 48651 S 51 FT OF N 1140 FT OF NE1/4 OF SE1/4 SEC 28 T23N R4W LYING E OF CO RD - S 51 FT OF N 1140 FT OF GOVT LOT 1 SEC 27 T23N R4W "NOW NON-EXISTANT"		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences			Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	51.00	150.00	1.0000	1.0000	2800	100		142,800
			Paved Road		51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 142,800								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		Metal Prefab	19.83	90	49	875				
			Electric		Total Estimated Land Improvements True Cash Value = 875								
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	71,400	42,600	114,000			83,725C		
			High		2022	61,200	32,200	93,400			79,739C		
			Landscaped		2021	56,100	38,100	94,200			77,192C		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/02/2021	INSPECTED	2023	71,400	42,600	114,000			83,725C		
		DMG	09/20/2010	INSPECTED	2022	61,200	32,200	93,400			79,739C		
					2021	56,100	38,100	94,200			77,192C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 444 100	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 41 Floor Area: 900 Total Base New : 143,572 Total Depr Cost: 84,707 Estimated T.C.V: 90,806		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 1/4 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY			Cls C		Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 720 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59			Size 720		Cost New 117,084		Depr. Cost 69,079		
Condition: Good		Size of Closets		Lg			Many			X Ave.			Few				
Room List		Doors:		Solid		H.C.		(13) Plumbing			Other Additions/Adjustments						
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			Average Fixture(s)			Deck							
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet		444 100		7,082 2,590		4,178 1,528	
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Built-Ins		1		2,806		1,656	
X Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well			Fireplaces		1		6,605		3,897	
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Exterior 1 Story		1		143,572		84,707	
Many X Avg. Few	Large X Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Notes:		Totals:		143,572		84,707	
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 90,806										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed															
X Asphalt Shingle		(10) Floor Support															
Chimney: Block																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SLEEPER MICHAEL A [LE]	DOAK RICHARD & NICOLE	400,000	05/14/2021	WD	03-ARM'S LENGTH	1176:2259	PROPERTY TRANSFER	100.0				
SLEEPER MICHAEL A	SLEEPER MICHAEL A [LE]	0	11/18/2019	WD	18-LIFE ESTATE	1171:526	PROPERTY TRANSFER	0.0				
		220,000	12/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
10258 WEST SHORE DR D		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
DOAK RICHARD & NICOLE 21761 AMBASSADOR DR MACOMB MI 48044		SA:										
Tax Description		2024 Est TCV Tentative										
L-1054 P-566-568 (L-697P-268) 234 COM AT NE COR OF NE 1/4 OF SE 1/4 SEC 28T23N R4W TH S 16' E 780 FT TH S 89 DEG 44' W 339.5 FT TO CEN OF CO RD TH S 9 DEG 32' W ON CEN LINE 360.2 FT TH N 89 DEG 44' E 267 FT FOR POB TH S 16' E 102 FT TH N 89 DEG 44' E TO E LINE OF SEC 28 TH N 16' W 102 FT TH S 89 DEG 44' W TO POB S 102 FT OF N 1242 FT OF GOVT LOT 1 SEC 27 T23N R4W "NON-EXISTANT". 10258-D WEST SHORE DR		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	75.00	150.00	1.0000	1.0000	2800	100		210,000
		Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 210,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		Water		D/W/P: 3.5 Concrete	6.68	400	71		1,897			
		X Sewer		D/W/P: 5in Ren. Conc.	9.07	748	94		6,377			
		Electric		Total Estimated Land Improvements True Cash Value = 8,274								
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2024	Tentative	Tentative	Tentative			Tentative		
		Rolling		2023	105,000	97,800	202,800			173,670C		
		Low		2022	90,000	75,400	165,400			165,400S		
		High		2021	82,500	52,300	134,800			111,328C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who		When		What						
		QT		08/20/2021		INSPECTED						
		MH		08/04/2017		INSPECTED						
		DMG		09/20/2010		INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 21 Floor Area: 1,196 Total Base New : 237,729 Total Depr Cost: 188,199 Estimated T.C.V: 201,749		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C 10 Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1196 SF Floor Area = 1196 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79									
Condition: Good		Size of Closets		Lg			X Ave.			Building Areas							
Room List		Doors:	Solid	H.C.	(12) Electric			Stories Exterior Foundation			Size		Cost New Depr. Cost				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			100 Amps Service			1 Story Siding Slab		1,196		Total: 174,246 137,646			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1196 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Stone Veneer		558		21,483 16,972			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath		1		4,711 3,722			
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages							
X	Many Avg. Few	Large Avg. X Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(15) Plumbing		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. Fireplaces Interior 1 Story Local Cost Items STAND BY GENERATOR			Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet		480 1 1 1		19,915 -2,251 1,515 5,890		15,733 -1,778 1,197 4,653	
(3) Roof		(16) Porches/Decks		(17) Garage			Notes:			Built-Ins		1		2,806 2,217			
X	Gable Hip Flat	Gambrel Mansard Shed	(17) Garage		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:			1		4,000 3,560		*8		
Asphalt Shingle X Metal		(17) Garage		Lump Sum Items:			ECF (4004 LAKEVIEW) 1.072 => TCV:			1		237,729 188,199		201,749			
Chimney: Stone		(17) Garage		Lump Sum Items:													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELKINS DONALD & AMY	ELKINS DONALD L & AMY J TR	0	04/16/2019	WD	21-NOT USED/OTHER	1169:0343	PROPERTY TRANSFER	0.0
LORD DANIEL J & CHRISTY A	ELKINS DONALD & AMY	78,000	01/27/2017	WD	03-ARM'S LENGTH	1161:1301	PROPERTY TRANSFER	100.0
		57,900	09/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status				
10258 WEST SHORE DR C	School: HOUGHTON LAKE COMM SCHOOLS									
	P.R.E. 0%									
Owner's Name/Address	SA:									
ELKINS DONALD L & AMY J TRUST 1224 GLENAIRE DR NW GRAND RAPIDS MI 49544	2024 Est TCV Tentative									
	X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			OFF LAKE GROUP1	58.00	102.00	1.0000	0.8246	400 100	19,131	
			58 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =		19,131			
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 3.5 Concrete	6.25	446	21	585			
			Wood Frame	31.63	64	46	931			
			Total Estimated Land Improvements		True Cash Value =		1,516			
	X Street Lights									
	X Standard Utilities									
	Underground Utils.									
	Topography of Site									
	X Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	QT	04/04/2023	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
	MH	08/04/2017	INSPECTED	2023	9,600	34,100	43,700			27,081C
	DMG	09/20/2010	INSPECTED	2022	8,400	27,800	36,200			25,792C
				2021	7,800	25,600	33,400			24,969C

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 Roscommon, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192	Type CGEP (2 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 28 Floor Area: 880 Total Base New : 130,168 Total Depr Cost: 95,807 Estimated T.C.V: 71,951			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:																			
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																											
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets																												
Condition: Average		Lg	X Ord		Small	No./Qual. of Fixtures																												
Room List		Doors:	Solid	X	H.C.	(12) Electric																												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service																											
(1) Exterior		(6) Ceilings		No. of Elec. Outlets																														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Many			X	Ave.		Few																								
(2) Windows		(7) Excavation		(13) Plumbing																														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 880 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																														
(3) Roof		(9) Basement Finish		(14) Water/Sewer																														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																													
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																														
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 880 SF Floor Area = 880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>880</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>103,758</td> <td>74,706</td> </tr> </tbody> </table> Other Additions/Adjustments Porches CGEP (2 Story) 192 17,384 14,603 *8 Water/Sewer Public Sewer 1 1,345 968 Water Well, 100 Feet 1 5,720 4,118 Built-Ins Appliance Allow. 1 1,961 1,412 Totals: 130,168 95,807 Notes: ECF (4006 OFF LAKE 1) 0.751 => TCv: 71,951																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	880			Total:				103,758	74,706
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																													
1 Story	Siding	Slab	880																															
Total:				103,758	74,706																													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		92,000	03/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10258.1 WEST SHORE DR B		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
FLUKER JOSEPH A & NICARLA Y 3041 VIKING DR WALLED LAKE MI 48390		SA:											
Tax Description		2024 Est TCV Tentative											
L-953 P-949& L-956 P-1212 (L-786 P-346) 234 COM AT NE COR OF NE 1/4 OF SE 1/4 SEC 28T23N R4W TH S 16' E 780 FT TH S 89 DEG 44' W 339.5 FT TO CEN OF RD TH S 9 DEG 32' W 360 .2 FT TH N 89 DEG 44' E 151 FTFOR POB TH S 16' E 102 FT TH N 89 DEG 44' E 58.5 FT TH N 16' W 102 FT TH S 89 DEG 44' W 58.5 FT TO POB.		X Improved		Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		X Public Improvements			* Factors *								
		X Street Lights			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Standard Utilities			OFF LAKE GROUP1	58.00	150.00	1.0000	1.0000	400	100		23,200
		X Underground Utils.			58 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	23,200
		Topography of Site			Land Improvement Cost Estimates								
		X Level			Description	Rate	Size	% Good				Cash Value	
		Rolling			D/W/P: 3.5 Concrete	5.86	496	21				610	
		Low			Wood Frame	23.18	100	46				1,066	
		High			Total Estimated Land Improvements True Cash Value = 1,676								
		Landscaped			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Swamp			2024	Tentative	Tentative	Tentative			Tentative		
		Wooded			2023	11,600	27,200	38,800			22,764C		
		Pond			2022	10,200	22,000	32,200			21,680C		
		Waterfront			2021	9,400	20,300	29,700			20,988C		
		Ravine											
		Wetland											
		Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/04/2023 INSPECTED											
		MH 08/04/2017 INSPECTED											
		DMG 09/20/2010 INSPECTED											

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 36	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 29 Floor Area: 880 Total Base New : 106,395 Total Depr Cost: 75,540 Estimated T.C.V: 56,731			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 880 SF Floor Area = 880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 880 Total: 96,489 68,507						
Yr Built 0	Remodeled 0	Ex	X Ord	Min	Size of Closets			No./Qual. of Fixtures			Other Additions/Adjustments					
Condition: Good		Lg	X Ord	Small	No. of Elec. Outlets			(13) Plumbing			Deck Treated Wood 36 1,468 1,042 Water/Sewer Public Sewer 1 1,192 846 Water Well, 100 Feet 1 5,584 3,965 Built-Ins Appliance Allow. 1 1,662 1,180 Totals: 106,395 75,540			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCv: 56,731		
Room List		Doors:	Solid X	H.C.	(5) Floors			(12) Electric			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			100 Amps Service			Other Additions/Adjustments					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(14) Water/Sewer								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Many X Ave. Few			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 880 S.F. Height to Joists: 0.0											
X	Many Avg. Few	X	Large Avg. Small				(8) Basement									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HARNER PATRICIA E	HARNER PATRICIA E TRUST	0	06/22/2021	WD	14-INTO/OUT OF TRUST	1177:920	DEED	0.0		
DORR ROBERT E ESTATE &	HARNER PATRICIA E	0	08/09/2017	AFF	21-NOT USED/OTHER	1163:0840	PROPERTY TRANSFER	50.0		
DORR ROBERT E & DORR GREGO	HARNER PATRICIA E &	60,000	08/10/2015	WD	21-NOT USED/OTHER	1152-897	PROPERTY TRANSFER	50.0		
DORR ROBERT E		0	04/18/2007	OTH	07-DEATH CERTIFICATE	1059:1148	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status	
10258 WEST SHORE DR A		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
HARNER PATRICIA E TRUST 12 CLARMARC CT FRANKENMUTH MI 48734		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
L-889 P-629-630 (L-293 P-201) 234 COM AT NE COR OF NE 1/4 OF SE 1/4 SEC 28T23N R4W TH S 16' E 780 FT TH S 89 DEG 44' W 339.5 FT TO CEN OF CO RD TH S 9 DEG 32' W ON CEN LINE 360.2 FT TH N 89 DEG 44' E 93.5 FT FOR POB TH S 16' E 102FT TH TH N 89 DEG 44' E 58 FT TH N 16' W 102 FT TH S 89 DEG 44 & W 58 FT TO POB.		X Improved		Vacant		* Factors *				
Comments/Influences		X Street Lights		X Standard Utilities		X Undergound Utils.				
		Topography of Site		X Level						
				Rolling						
				Low						
				High						
				Landscaped						
				Swamp						
				Wooded						
				Pond						
				Waterfront						
				Ravine						
				Wetland						
				Flood Plain						
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009.		QT	04/04/2023	INSPECTED	2023	23,600	26,300	49,900		31,800C
Licensed To: Township of Lake, County of		MH	08/04/2017	INSPECTED	2022	20,600	21,300	41,900		30,286C
Roscommon, Michigan		DMG	09/20/2010	INSPECTED	2021	19,100	19,600	38,700		29,319C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: RANCH			Drywall X Paneled		Plaster Wood T&G											
Yr Built 0	Remodeled 0	Ex	X	Ord	Min											
Condition: Good		Size of Closets		Lg	X	Ord	Small									
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Laminate Other: Carpeted Other: Laminate		100 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Insulation	X	Drywall	No. of Elec. Outlets												
(2) Windows		(7) Excavation		Many	X	Ave.	Few	(13) Plumbing								
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 880 S.F. Height to Joists: 0.0												
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer											
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family RANCH										Cls D		Blt 0				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 880 SF Floor Area = 880 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 880																
Total: 96,489 68,507																
Other Additions/Adjustments																
Water/Sewer																
Public Sewer 1 1,192 846																
Water Well, 100 Feet 1 5,584 3,965																
Built-Ins																
Appliance Allow. 1 1,662 1,180																
Totals: 104,927 74,498																
Notes:																
ECF (4006 OFF LAKE 1) 0.751 => TCV: 55,948																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
STOVALL DOUGLAS A & DENISE	HARNER BRADY	165,000	05/12/2022	WD	03-ARM'S LENGTH	1181:608	PROPERTY TRANSFER	100.0					
		85,000	10/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
10258 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		SCREENED PORCH		04/11/2014	3838	COMPLETE					
Owner's Name/Address		P.R.E. 100% 04/27/2023		GARAGE		10/31/2008	PB08-0339	COMPLETE					
HARNER BRADY 12 CLARMARC CT FRANKENMUTH MI 48734		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
(L-941 P-1738&L-864P-484&L-586 P-120) 234 L-947 P-722 COM AT NE COR OF NE1/4 OF SE1/4 SEC 28 T23N R4W TH S16'E 780FT TH S89DEG44'W 339.5FT TO CEN OF CO RD TH S9DEG32'W ON C/L 360.2FT FOR POB TH N89DEG44'E 93.5FTTH S16'E 102FT TH S89DEG44'W TO CEN OF RD TH N9DEG23'E TO POB		X	Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					OFF LAKE GROUP1	70.00	150.00	1.0000	1.0000	400	100		28,000
					70 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 28,000								
Comments/Influences		X	Street Lights		Land Improvement Cost Estimates								
		X	Standard Utilities		Description	Rate	Size	% Good	Cash Value				
		X	Underground Utils.		D/W/P: 3.5 Concrete	6.25	1212	75	5,681				
					Wood Frame	24.94	128	73	2,330				
					Electric	35.39	12	21	89				
					Gas	Total Estimated Land Improvements True Cash Value = 8,100							
					Curb								
		X	Topography of Site		Work Description for Permit 3838, Issued 04/11/2014: 10*16 PORCH								
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	Tentative	Tentative	Tentative			Tentative		
					2023	14,000	44,200	58,200			58,200S		
					2022	12,300	30,000	42,300			25,407C		
					2021	11,400	27,600	39,000			24,596C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	11/01/2022	INSPECTED									
		MH	08/04/2017	INSPECTED									
		DMG	09/20/2010	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 176 121	Type WSEP (1 Story) 4in Concrete	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 308 % Good: 81 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																		
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration																			
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets																	
Condition: Good		Lg	X Ord		Small	Central Air Wood Furnace																	
Room List		Doors:	Solid	X	H.C.	(12) Electric																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service																
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many X Ave. Few			(13) Plumbing																
(2) Windows		(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 880 S.F. Height to Joists: 0.0																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																			
(3) Roof		(9) Basement Finish		(14) Water/Sewer																			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																					
										Class: CD Effec. Age: 15 Floor Area: 880 Total Base New : 136,903 Total Depr Cost: 115,865 Estimated T.C.V: 87,015		E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:									
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 880 SF Floor Area = 880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Cls CD		Blt 0									
										Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
										1 Story		Siding		Slab		880		103,758		88,196			
										Other Additions/Adjustments		Porches		WSEP (1 Story)		176		8,372		7,116			
										4in Concrete		121		901		856		*9					
										Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		308		14,846		12,025			
										Water/Sewer		Public Sewer		1		1,345		1,143					
										Water Well, 100 Feet		1		5,720		4,862							
										Built-Ins		Appliance Allow.		1		1,961		1,667					
										Totals:		136,903		115,865									
										Notes:		ECF (4006 OFF LAKE 1) 0.751 =>		TCV:		87,015							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		146,500	05/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-2	Building Permit(s)		Date	Number	Status		
OLD 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
RBJ STORAGE & SERVICE INC PO BOX 1527 HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				COMM FF RATE	100.00	250.00	1.0000	1.2910	150	100	19,365
				RESIDENTIAL ACREAGE			3.000	Acres	5,000	100	15,000
				100 Actual Front Feet, 3.57 Total Acres Total Est. Land Value = 34,365							
(L-1037P-1600&L-724P-360) 234 L-1047 P-2540-2542 COM AT NE COR OF SEC 28 TH S8DEG15'E 145.8FT TH S5DEG35'W 1339.1FT TH S3DEG 40'W 1080.4FT TH S9DEG23'W 85.25FT TH S 89DEG19'W ALG 1/4 LINE 233.15FT FOR POB TH S89DEG19'W 581.85FT TH ELY R/W LINE OF OLD US 27 TH S11DEG32'24"E ALG R/W 336.03FT TH N89DEG19'E 461.08FT TH N9DEG11'57"E 334.96FT TO POB PART OF NE 1/4 OF SE 1/4 SEC 28 T23NR4W		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
Comments/Influences		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	06/13/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG	09/15/2010	INSPECTED	2023	17,200	77,300	94,500			76,015C
					2022	16,400	65,700	82,100			72,396C
					2021	16,500	61,100	77,600			70,084C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Boat Storage 4 Wall Buildings				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 10,000 Gross Bldg Area: 15,800 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 500 Overall Building Height: 16			
Depr. Table : 4% Effective Age : 18 Physical %Good: 48 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		Base Rate for Upper Floors = 26.29			
Year Built Remodeled 16 Overall Bldg Height		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 10000 Ave. Perimeter: 500 Has Elevators:		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 26.29			
Comments:		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Total Floor Area: 10,000 Base Cost New of Upper Floors = 262,900 Reproduction/Replacement Cost = 262,900 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 48 /100/100/100/48.0 Total Depreciated Cost = 126,192			
* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		* Sprinkler Info * Area: Type: Low		Unit in Place Items /CI16/YARI/CHALF/06'/29 22.72 1168 1.00 25 6,634 /CI16/YARI/CHALF/06'/3 3.87 240 1.00 25 232 /CI16/YARI/CHALF/06'/GATW15 1222.15 1 1.00 25 306			
(1) Excavation/Site Prep:				(7) Interior:			
(2) Foundation:				(8) Plumbing:			
X Poured Conc.		Footings		Outlets:			
Brick/Stone		Block		Fixtures:			
(3) Frame:		Many Above Ave.		X Few Average Many Unfinished Typical			
(4) Floor Structure:		Average Typical		X Few Average Many Unfinished Typical			
(5) Floor Cover:		Few None		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			
(6) Ceiling:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Incandescent Fluorescent Mercury Sodium Vapor Transformer			
		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		(40) Exterior Wall:			
		(9) Sprinklers:		Thickness Bsmnt Insul.			
		(10) Heating and Cooling:		(13) Roof Structure: Slope=0			
		X Gas Oil Coal Stoker Hand Fired Boiler		(14) Roof Cover:			

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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Boat Storage 4 Wall Buildings		<<<<< Calculator Cost Computations >>>>>								
Class: D,Pole Floor Area: 5,800 Gross Bldg Area: 15,800 Stories Above Grd: 1 Average Sty Hght : 13 Bsmnt Wall Hght		Construction Cost				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 13 Perimeter: 332				
		High	Above Ave.	X	Ave.	Low	Base Rate for Upper Floors = 27.43			
Depr. Table : 4% Effective Age : 18 Physical %Good: 48 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Wall or Floor Furnace 10% Heat#2: No Heating or Cooling 90% Ave. SqFt/Story: 5800 Ave. Perimeter: 332 Has Elevators:				(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.97 10% (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 90% Combined Heating System adjustment: 0.30 100% Adjusted Square Foot Cost for Upper Floors = 27.73				
Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling				Total Floor Area: 5,800 Base Cost New of Upper Floors = 160,817 Reproduction/Replacement Cost = 160,817 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 48 /100/100/100/48.0 Total Depreciated Cost = 77,192				
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)				ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 2 = 59,592 Replacement Cost/Floor Area= 27.73 Est. TCV/Floor Area= 10.27				
Comments:		* Sprinkler Info * Area: Type: Low								
(1) Excavation/Site Prep:		(7) Interior:				(11) Electric and Lighting:		(39) Miscellaneous:		
(2) Foundation:		(8) Plumbing:				Outlets:                      Fixtures:				
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X	Few Average Unfinished Typical	X	Few Average Unfinished Typical
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				
(4) Floor Structure:						Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(5) Floor Cover:		(9) Sprinklers:				(13) Roof Structure: Slope=0		(40) Exterior Wall:		
								Thickness                      Bsmnt Insul.		
(6) Ceiling:		(10) Heating and Cooling:				(14) Roof Cover:				
		X	Gas Oil	Coal Stoker	Hand Fired Boiler					

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
TYNER RONALD H & BARBARA J	ZYDOWICZ, DENNIS & DOLORES	0	12/18/2009	WD	16-LC PAYOFF	1089/1662	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
10497 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 04/26/2006											
ZYDOWICZ DENNIS P & DOLORES K 10497 WEST SHORE DRIVE HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-1040 P-1207 (L-536 P-623) 234 COM AT NE COR SEC 28 TH S8DEG15'E 145.8 FT TH S5DEG35'W 1339.1FT TH S3DEG40'W 1080.4FT TH S9DEG23'W 85.25FT TH S89DEG 19'W ALG 1/4 LINE 33.5FT FOR POB TH S9 DEG23'24"W 83.79FT TH S89DEG19'W 199.37 FT TH N9DEG11'57"E 83.74FT TO E & W 1/4 LINE TH N89DEG19'E 199.65FT TO POB PART OF NE1/4 OF SE1/4 SEC 28 T23NR4W PAR 1 .38 AC. 10497 W SHORE DR		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1		84.00	150.00	1.0000	1.0000	400	100		33,600
		Paved Road		84 Actual Front Feet, 0.29 Total Acres						Total Est. Land Value =		33,600	
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate	Size	% Good			Cash Value		
		Water		D/W/P: Asphalt Paving		3.15	2146	84			5,678		
		Sewer		D/W/P: 3.5 Concrete		6.68	96	84			538		
		Electric		Wood Frame		29.95	96	74			2,127		
		Gas		Wood Frame		24.59	240	74			4,367		
		Curb		Total Estimated Land Improvements True Cash Value =								12,710	
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative				Tentative		
		Low		2023	16,800	97,800	114,600				55,255C		
		High		2022	14,700	81,500	96,200				52,624C		
		Landscaped		2021	13,700	60,400	74,100				50,943C		
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who		When		What							
		QT		04/07/2021		DENIED ACC							
		DMG		09/15/2010		INSPECTED							
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 576	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 2576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		X	Drywall Paneled				Plaster Wood T&G										
Yr Built 0	Remodeled 0	Ex	X	Ord			Min										
Condition: Good		Trim & Decoration		Size of Closets													
		Lg	X	Ord			Small										
Room List		Doors:		Solid	X		H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
		Kitchen: Other: Other:		200 Amps Service													
(1) Exterior		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY													
		X	Ex.		Ord.		Min										
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets													
(2) Windows		(7) Excavation		(13) Plumbing													
		Average Fixture(s)		3 3 Fixture Bath													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat		Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													
Notes:												Class: C Effec. Age: 16 Floor Area: 1,344 Total Base New : 313,368 Total Depr Cost: 263,228 Estimated T.C.V: 197,684		E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Cost Est. for Res. Bldg: 1 Single Family 1 STORY												Cls		C		Blt 0	
(11) Heating System: Forced Heat & Cool																	
Ground Area = 1344 SF Floor Area = 1344 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84																	
Building Areas																	
Stories Exterior Foundation												Size		Cost New		Depr. Cost	
1 Story Siding Crawl Space												1,344					
Total:												181,131		152,149			
Other Additions/Adjustments																	
Plumbing																	
3 Fixture Bath												2		9,423		7,915	
Deck																	
Treated Wood												576		8,404		7,059	
Water/Sewer																	
Public Sewer												1		1,515		1,273	
Water Well, 100 Feet												1		5,890		4,948	
Built-Ins																	
Appliance Allow.												1		2,806		2,357	
Garages																	
Class: C Exterior: Siding Foundation: 18 Inch (Finished)																	
Base Cost												2576		104,199		87,527	
Totals:												313,368		263,228			
ECF (4006 OFF LAKE 1) 0.751 => TCv:																197,684	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
10491 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	06/04/2020	PB20-0095	COMPLETE				
Owner's Name/Address		P.R.E. 100% 05/05/1998										
NEILSEN DOUGLAS C & TANYA M 10491 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-941 P-2675 (L-647 P-542) 234 COM AT NE COR SEC 28 TH S8DEG15'E 145.8 FT TH S5DEG35'W 1339.1FT TH S3DEG40'W 1080.4FT TH S9DEG23'W 85.25FT TH S89DEG 19'W ALG 1/4 LINE 33.5FT TH S9DEG23'24"WALG WLY SIDE CO RD 83.79FT FOR POB TH S9DEG23'24"W 83.79FT TH S89DEG19'W 199.08 FT TH N9DEG11'57"E 83.74FT TH N89DEG19'E199.37FT TO POB PART OF NE1/4 OF SE1/4 SEC 28 T23NR4W .38 PAR 2.		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	84.00	75.00	1.0000	0.7071	400	100		23,759
		Paved Road		84 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 23,759								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.68	1028	74	5,082				
		X	Sewer	Fencing: Wire Mesh, #11	3.30	960	49	1,552				
		X	Electric	Fencing: Gates, Mesh, 3'	415.39	1	49	203				
		X	Gas	Fencing: Gates, Mesh, 10'	966.95	1	49	474				
		X	Curb	Wood Frame	29.95	96	49	1,409				
		X	Street Lights	Total Estimated Land Improvements True Cash Value = 8,720								
		X	Standard Utilities	Work Description for Permit PB20-0095, Issued 06/04/2020: ONE STORY RESIDENTIAL OPEN EXTERIOR TREATED DECK, 24' X 16' X 2' = 384 TOTAL SQ FT; LAKE TOWNSHIP LAND-USER PERMIT 4298; ROSCOMMON COUNTY SOIL EROSION WAIVER DATED 5/29/2020								
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2024	Tentative	Tentative	Tentative			Tentative		
		X	Rolling	2023	11,900	106,100	118,000			57,573C		
		X	Low	2022	10,400	88,100	98,500			54,832C		
		X	High	2021	9,700	80,700	90,400			53,081C		
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		QT	10/22/2020	INSPECTED								
		DMG	06/16/2011	INSPECTED								
		DMG	09/15/2010	INSPECTED								

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 160 384	Type WCP (1 Story) Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 21 Floor Area: 1,916 Total Base New : 368,506 Total Depr Cost: 292,193 Estimated T.C.V: 219,437			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1916 SF Floor Area = 1916 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79					Cls BC Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Building Areas								
Condition: Good		Lg	Ord	Small	(5) Floors			No. of Elec. Outlets			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,916		Cost New 311,415		Depr. Cost 246,016	
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			(12) Electric			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Plumbing 3 Fixture Bath Porches WCP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Deck Composite			Totals:		368,506		292,193	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1916 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes:								
(2) Windows	Many X Avg. Few	X	Large Avg. Small	(8) Basement			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
(3) Roof	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4006 OFF LAKE 1) 0.751 => TCV:								
(4) Chimney:		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PETRONELLI PAUL J & KATHY	PETRONELLI PAUL J & KATHY	0	10/06/2020	QC	14-INTO/OUT OF TRUST	1174:0678	DEED	0.0				
KESSLER FRANK D & JUDITH A	PETRONELLI PAUL J & KATHY	50,000	05/23/2014	WD	03-ARM'S LENGTH	1140/2085	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
10439 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
PETRONELLI PAUL J & KATHY L TRUST 10409 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-1016 P-492 (L-654 P-144) 234 COM AT NE COR SEC 28 TH S8DEG15'E 145.8 FT TH S5DEG35'W 1339.1FT TH S3DEG40'W 1080.4FT TH S9DEG23'W 85.25FT TH S89DEG 19'W 33.5FT TH S9DEG23'24"W 167.58FT FORPOB TH S9DEG23'24"W 83.79FT TH S89DEG19'W 198.08FT TH N9DEG11'57"E 83.74FT TH N 89DEG19'E 199.08FT TO POB PART OF NE1/4OF SE1/4 SEC 28 T23N R4W PAR 3 38AC		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	84.00	75.00	1.0000	0.7071	400	100		23,759
		Paved Road		84 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 23,759								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Vnyl, Solid, 6'	37.08	12	80	356				
		X Sewer		Fencing: Wire Mesh, #11	3.26	560	50	913				
		Electric		Fencing: Gates, Mesh, 10'	864.81	2	50	865				
		Gas		D/W/P: 3.5 Concrete	6.25	412	80	2,060				
		Curb		D/W/P: Asphalt Paving	2.93	958	90	2,526				
		X Street Lights		Wood Frame	25.25	120	75	2,272				
		X Standard Utilities		Total Estimated Land Improvements True Cash Value = 8,992								
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	11,900	53,000	64,900			27,270C		
		High		2022	10,400	25,700	36,100			25,972C		
		Landscaped		2021	9,700	23,700	33,400			25,143C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	06/13/2022	INSPECTED								
		DMG	06/16/2011	INSPECTED								
		DMG	09/15/2010	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Good		Lg	Ord	Small														
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		0 Amps Service														
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures														
		Ex.	X	Ord.	Min	No. of Elec. Outlets												
		Many	X	Ave.	Few	(13) Plumbing												
(2) Windows		(7) Excavation		Average Fixture(s)														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:														
Chimney:		Joists: Unsupported Len: Cntr.Sup:																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Class: C		E.C.F.						
(11) Heating System: Forced Air w/ Ducts										Effec. Age: 35		X 0.751						
Ground Area = 836 SF Floor Area = 836 SF.										Floor Area: 836								
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Total Base New : 155,503								
Building Areas										Total Depr Cost: 101,076								
Stories Exterior Foundation										Estimated T.C.V: 75,908								
1 Story Siding Crawl Space																		
Other Additions/Adjustments										Total: 115,304		74,947						
Exterior										Brick Veneer 100		1,743		1,133				
Porches										CCP (1 Story) 30		1,006		654				
Deck										WCP (1 Story) 28		2,153		1,399				
Garages										Treated Wood 80		2,296		1,492				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)										Base Cost 624		23,912		15,543				
Common Wall: 1/2 Wall										1		-1,122		-729				
Water/Sewer										Public Sewer 1		1,515		985				
Built-Ins										Water Well, 100 Feet 1		5,890		3,828				
Appliance Allow.										1		2,806		1,824				
Notes:										Totals: 155,503		101,076						
										ECF (4006 OFF LAKE 1) 0.751 =>		TCV:		75,908				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:																										
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																				
Yr Built 0	Remodeled 0	Ex	Ord	Min	X																																				
Condition: Average		Trim & Decoration			Size of Closets																																				
Room List		Doors:	Solid	H.C.	Lg			Ord	Small																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																				
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																				
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			Ex.	X	Ord.	Min																														
X	Insulation	No. of Elec. Outlets			Many			X	Ave.	Few																															
(2) Windows		(7) Excavation			(13) Plumbing			Average Fixture(s)																																	
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 468 S.F. Height to Joists: 0.0			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer																																	
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:																																			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																							
Chimney:																																									
Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0 (11) Heating System: Space Heater Ground Area = 468 SF Floor Area = 468 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>468</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>58,125</td> <td>37,781</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer Public Sewer <table border="1"> <thead> <tr> <th></th> <th>1</th> <th>1,345</th> <th>874</th> </tr> </thead> <tbody> <tr> <td>Totals:</td> <td>59,470</td> <td>38,655</td> <td></td> </tr> </tbody> </table> Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 29,030																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	468			Total:				58,125	37,781		1	1,345	874	Totals:	59,470	38,655	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																				
1 Story	Siding	Slab	468																																						
Total:				58,125	37,781																																				
	1	1,345	874																																						
Totals:	59,470	38,655																																							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PETRONELLI PAUL & KATHY	PETRONELLI PAUL J & KATHY	0	10/06/2020	QC	14-INTO/OUT OF TRUST	1174:678	PROPERTY TRANSFER	0.0					
PRATER BURNICE & ALYCE	PETRONELLI PAUL & KATHY	90,000	05/17/2018	WD	03-ARM'S LENGTH	1166:0035	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
10409 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		GARAGE		06/15/2018	LU18-4175	COMPLETE					
Owner's Name/Address		P.R.E. 100% 05/17/2018		MISC		06/12/2017	PB17-0168	COMPLETE					
PETRONELLI PAUL J & KATHY L TRUST 10409 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-754 P-71 234 COM AT NE COR SEC 28 TH S8DEG15E 145.8FTTH S5DEG35'W 1339.1FT TH S3DEG40'W 1080. 4FT TH S9DEG23'W 85.25FT TH S89DEG19'W ALG 1/4 LINE 33.5FT TH S9DEG23'24"W 251.37FT FOR POB TH S9DEG23'24"W 83.79FT TH S89DEG19'W 198 52FT TH N9DEG11'57"E 83. 74FT TH N89DEG19'E 198.8FT TO POB PART OF NE 1/4 OF SE 1/4 SEC 28 T23N R4W .38AC PAR 4		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1		83.00	75.00	1.0000	0.7071	400	100		23,476
		Paved Road		83 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value =	23,476
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete		7.69		44		70	237		
		Sewer		D/W/P: 3.5 Concrete		7.69		240		90	1,661		
		Electric		Fencing: Wire Mesh, #9		4.03		80		45	145		
		Gas		Fencing: Gates, Mesh, 10'		1,205.29		1		45	542		
		Curb		Wood Frame		34.17		160		45	2,460		
		Street Lights		Total Estimated Land Improvements True Cash Value =									5,045
		Standard Utilities		Work Description for Permit LU18-4175, Issued 06/15/2018: 24X26 GARAGE									
		Underground Utils.		Work Description for Permit PB17-0168, Issued 06/12/2017: REROOF									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Level		2024	Tentative	Tentative	Tentative			Tentative			
		Rolling		QT 04/04/2023	INSPECTED	2023	11,700	50,900	62,600		52,241C		
		Low		QT 11/05/2018	INSPECTED	2022	10,300	42,500	52,800		49,754C		
		High		DMG 09/15/2010	INSPECTED	2021	9,500	39,300	48,800		48,165C		
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who		When		What							
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan											

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	X	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home		Insulation		Wood											Coal	Steam
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher	Garbage Disposal	Two Sided	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Auto. Doors: 0
	Duplex	0	Other Overhang		Wall Furnace	Warm & Cool Air	Heat Pump										
	A-Frame																
X	Wood Frame	(4) Interior		Central Air			Microwave			Class: Good			Bsmnt Garage:				
		Drywall	Plaster	Wood Furnace			Standard Range			Effec. Age: 17			Carport Area:				
		X Paneled	Wood T&G	100 Amps Service			Self Clean Range			Floor Area:			Roof:				
Building Style:		Trim & Decoration		No./Qual. of Fixtures			Sauna			Total Base New : 215,210			E.C.F.				
MANUFACTURED				Ex. X Ord Min			Trash Compactor			Total Depr Cost: 138,990			X 0.751				
Yr Built	Remodeled	Ex	X Ord	No. of Elec. Outlets			Central Vacuum			Estimated T.C.V: 104,381							
0	0			Many X Ave. Few			Security System										
Condition: Good		Size of Closets		(13) Plumbing			Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED			Cls Good			Blt 0				
		Lg	X Ord	Average Fixture(s)			Ground Area = 1548 SF Floor Area = 1548 SF.										
				2 3 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61										
Room List		Doors:	Solid X H.C.	2 Fixture Bath			Building Areas										
	Basement			Extra Toilet			Type										
	1st Floor			Extra Sink			Ext. Walls										
	2nd Floor			Separate Shower			Roof/Fnd.										
	Bedrooms			Ceramic Tile Floor			Metal										
(1) Exterior				Ceramic Tile Wains			Slab										
	Wood/Shingle			Ceramic Tub Alcove			Total:										
	Aluminum/Vinyl			Vent Fan			129,924										
	Brick			(14) Water/Sewer			79,254										
	Insulation			Public Water			10,333										
				Public Sewer			3,977										
				Water Well			26,589										
				1000 Gal Septic			1,941										
				2000 Gal Septic			6,333										
				Lump Sum Items:			4,031										
							2,732										
							96										
							2,732										
							96										
							Totals:										
							215,210										
							138,990										
							104,381										
							ECF (4006 OFF LAKE 1) 0.751 =>										
							TCV:										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
STATE OF MI DNR	GURLEY ASHLYN R	9,300	09/19/2022	QC	13-GOVERNMENT	1182:1158	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status		
OLD US 27 & W SHORE		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
GURLEY ASHLYN R 10186 ELIZABETH LAKE RD WHITE LAKE MI 48386		SA:								
		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
L-474 P-428 234 COM AT PT 330 FT S & 316.12 FT W OF NE COR OF SE 1/4 SEC 28 T23N R4W TH W 1003.88 FT TH S 124.5 FT TH E 982.54 FT TH N'LY 126.36 FT TO POB EXC THAT PART LYING W OF FORMER US 27.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE			1.700 Acres	7,529 100	12,800	
		Paved Road				1.70 Total Acres		Total Est. Land Value =	12,800	
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	Tentative	Tentative	Tentative			Tentative
		Low		2023	6,400	0	6,400			6,400S
		High		2022	0	0	0			0
		Landscaped		2021	0	0	0			0
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		QT	04/07/2021	INSPECTED						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ELY EDWARD D 12660 MOOSE RD JACKSONVILLE FL 32226		SA:									
		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				OFF LAKE GROUP2	126.00	100.00	1.0000	1.0000	150	100	18,900
				126 Actual Front Feet, 0.29 Total Acres				Total Est. Land Value =		18,900	
Tax Description											
234 L-557 P-176 BEG 579 FT S & 257.34 FT W OF NE COR OF NE 1/4 OF SE 1/4 SEC 28 TH W 1062.66 FT TO W LINE OF SAID NE 1/4 OF SE 1/4 TH N ON 1/8 LINE 124.5 FT TH E 1079.8 FT TOPT 240.2 FT FROM SEC LINE TH S'LY 126.36 FT TO POB PART OF NE 1/4 OF SE 1/4 SEC 28 T23N R4W EXC THAT PART LYING W'LY OF FORMER US 27.		X		Dirt Road							
				Gravel Road							
				Paved Road							
				Storm Sewer							
				Sidewalk							
				Water							
		X		Sewer							
				Electric							
				Gas							
				Curb							
				Street Lights							
		X		Standard Utilities							
				Underground Utils.							
				Topography of Site							
		X		Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/07/2021	INSPECTED	2023	9,500	0	9,500	684C		
		DMG	09/15/2010	INSPECTED	2022	9,500	0	9,500	652C		
					2021	9,500	0	9,500	632C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KESSLER JOHN J	KESSLER JOHN J & ROSAN L	0	04/19/2021	QC	09-FAMILY	1176:1486	PROPERTY TRANSFER	0.0				
KESSLER FRANK D ETAL	KESSLER JOHN J	0	03/30/2021	PTA	09-FAMILY		PROPERTY TRANSFER	0.0				
DAMAN JUDY K		0	06/16/2019	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0				
KESSLER FRANK D		0	05/25/2014	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status			
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		SA:										
KESSLER JOHN J & ROSAN L 6033 DRUMHELLER ROAD BATH MI 48808		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4005.4005 OFF LAKE 2							
Tax Description		Public Improvements		* Factors *								
234 L-923 P-142 S 50 FT OF N 629 FT OF NE 1/4 OF SE 1/4 SEC 28 T23N R4W LYING W OF CO RD & E OF FORMER US 27 "NOW CO RD NO 270".		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		OFF LAKE GROUP2	50.00	150.00	1.0000	1.0000	150	100		7,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value =						7,500
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size		% Good		Cash Value
		Water		Wood Frame		26.70		160		24		1,025
		Sewer		Total Estimated Land Improvements		True Cash Value =						1,025
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 04/02/2021 INSPECTED		2023	3,800	400	4,200			1,031C				
DMG 09/20/2010 INSPECTED		2022	3,800	400	4,200			982C				
		2021	3,800	0	3,800			951C				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: R-2	Building Permit(s)	Date	Number	Status					
10360 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
ARENDT RICHARD A & SANDRA K 10360 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-732 P-211 234 ALL THAT PART OF S 50 FT OF N 679 FT OF NE 1/4 OF SE 1/4 SEC 28 T23N R4W LYING BETWEEN CO RD 270 AND WEST SHORE DR		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
Comments/Influences		X	Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					COMM FF RATE	150.00	300.00	1.0000	1.4142	150	100		31,820
					150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 31,820								
					Land Improvement Cost Estimates								
					Description	Rate	Size	%	Good	Cash Value			
					Fencing: Wd, Solid, 6 ft.	29.22	96	24		673			
					Fencing: Vnyl, Solid, 6'	37.08	150	74		4,116			
					D/W/P: 3.5 Concrete	6.25	120	49		367			
					D/W/P: 3.5 Concrete	6.25	120	49		367			
					D/W/P: 3.5 Concrete	6.25	8640	24		12,960			
					D/W/P: Asphalt Paving	2.93	9010	24		6,336			
					Wood Frame	21.12	320	49		3,311			
					Total Estimated Land Improvements True Cash Value = 28,130								
					Topography of Site								
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	Tentative	Tentative	Tentative			Tentative		
		QT	04/02/2021	INSPECTED	2023	15,900	29,600	45,500			23,405C		
		DMG	09/20/2010	INSPECTED	2022	15,900	25,600	41,500			22,291C		
					2021	17,100	11,800	28,900			21,579C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Excellent		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures												
		Ex.	Ord.	Min	No. of Elec. Outlets											
		Many	Ave.	Few	(13) Plumbing											
(2) Windows		(7) Excavation		Average Fixture(s)												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
Asphalt Shingle		(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Water/Sewer Public Sewer 1 1,515 970 Water Well, 100 Feet 1 5,890 3,770 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1120 28,907 18,500 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1152 29,733 19,029 Totals: 66,045 42,269 Notes: ECF (2001 COMMERCIAL ) 0.839 => TCV: 35,464																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status			
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ARENDT RICHARD A & SANDRA K 10360 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
		Improved	X	Vacant								
		Public Improvements			* Factors *							
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road			COMM FF RATE	100.00	463.00	1.0000	1.7569	150	100	26,353
		Paved Road			RESIDENTIAL ACREAGE							12,720
		Storm Sewer			100 Actual Front Feet, 2.74 Total Acres Total Est. Land Value = 39,073							
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/02/2021	INSPECTED	2023	19,500	0	19,500	5,194C				
		DMG 09/20/2010	INSPECTED	2022	17,900	0	17,900	4,947C				
				2021	19,000	0	19,000	4,789C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STATE OF MI DNR	COREY KAREN S	6,200	09/19/2022	QC	13-GOVERNMENT	1182:1159	DEED	100.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status
OLD US 27 & W SHORE		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
COREY KAREN S 5443 WILSON RD HARRISON MI 48625		SA:						
Tax Description		2024 Est TCV Tentative						
234 COM AT NW COR OF NE 1/4 OF SE 1/4 SEC 28TH S 680 FT TH E 433.9 FT TO R/W OF CO RD 270 FT TH S 11 DEG 26' E ALG R/W 101.8 FT FOR POB TH E 493.3 FT TO R/W OF CO RD 300 TH S 9 DEG 53' W 209 FT TH W 417.3 FT TO R/W TH N 11 DEG 26' W 209 FT TO POB SEC 28 T23N R4W.		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Comments/Influences		Public Improvements		* Factors *				
		Dirt Road		Description		Frontage		Depth
		Gravel Road		RESIDENTIAL ACREAGE		3.000 Acres		5,000
		Paved Road				Rate %Adj.		50
		Storm Sewer				Reason		50% WETLAND, UNBUILDABLE
		Sidewalk				Total Est. Land Value =		7,500
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	Tentative	Tentative	Tentative			Tentative
		QT 04/02/2021 INSPECTED	2023	3,800	0	3,800		3,800S
			2022	0	0	0		0
			2021	0	0	0		0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KUZIMSKI KURTIS J & MARIAN	KUZIMSKI KURTIS J & MARIAN	0	06/21/2019	QC	21-NOT USED/OTHER	1169:1892	DEED	0.0
HOLLAND JEANNETTE R	KUZIMSKI KURTIS J & MARIAN	425,000	06/05/2018	WD	20-MULTI PARCEL SALE REF	1166:298	PROPERTY TRANSFER	100.0
HOLLAND KENNETH J		0	06/02/2017	OTH	07-DEATH CERTIFICATE	1166:297	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
10291 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		FENCE	04/27/2022	LU22-4483	COMPLETE
	P.R.E. 100% 06/25/2018					

  

Owner's Name/Address	SA:
KUZIMSKI KURTIS J & MARIANNE L TRUST 10288 WEST SHORE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
L-381 P-691 234 COM AT NW COR OF NE 1/4 OF SE 1/4 SEC 28TH S 680 FT TH E 433.9 FT TH E'LY TO R/W OF CO RD 270 TH S 11 DEG 26' E 310.8FT FOR POB TH E 417.3 FT TO R/W LINE OF CO RD 300 FT TH S 9 DEG 53' W 100 FT TH W TO R/W LINE OF CO RD 270 TH N 11 DEG 26' W 100 FT TO POB SEC 28 T23N R4W.	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value OFF LAKE GROUP1 100.00 150.00 1.0000 1.0000 400 100 40,000 100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 40,000						
	X		Land Improvement Cost Estimates Description Rate Size % Good Cash Value Fencing: Wd, Solid, 6 ft. 31.32 16 95 476 D/W/P: 3.5 Concrete 6.68 480 49 1,571 Total Estimated Land Improvements True Cash Value = 2,047						
	X		Work Description for Permit LU22-4483, Issued 04/27/2022: FENCING						
	X		Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
	X		Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain						
Comments/Influences			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	Tentative	Tentative	Tentative			Tentative
	QT	11/01/2022	INSPECTED	20,000	6,400	26,400			21,315C
	QT	04/02/2021	INSPECTED	17,500	5,300	22,800			20,110C
	DMG	09/20/2010	INSPECTED	2021	16,300	4,600	20,900		19,468C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min	(12) Electric											
Condition: Good		Trim & Decoration		200 Amps Service												
Room List		Lg	Ord	Small	No./Qual. of Fixtures											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Ex. X Ord. Min												
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Many X Ave. Few												
X	Metal			(13) Plumbing												
X	Insulation	(7) Excavation		Average Fixture(s)												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Many Avg. Few	X Avg. Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer												
(3) Roof		(9) Basement Finish		Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Asphalt Shingle X Metal		(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
STATE OF MI DNR	SOBH RAED M & GHAITH MYRIAM	14,250	09/19/2022	QC	13-GOVERNMENT	1182:1160	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status				
1208 N HARRISON RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SOBH RAED M & GHAITH MYRIAM A 25159 LARKINS ST SOUTHFIELD MI 48033		SA:											
Tax Description		2024 Est TCV Tentative											
L-348 P-182 234 COM AT NW COR OF NE 1/4 OF SE 1/4 SEC 28TH S 680 FT TH E 433.9 FT TO R/W OF CO RD 270 TH S 11 DEG 26' E ALG R/W 410.8 FT FOR POB TH E 381 FT TO R/W OF CO RD 300 TH S 9 DEG 53' W 258 FT TH W 287.2 FT TO R/W TH N 11 DEG 26' W 258.2 FT TO POB SEC 28 T23N R4W.		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1									
Comments/Influences		Public Improvements		* Factors *									
		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		2.142 Acres		6,669	100				14,284
		Paved Road				2.14 Total Acres		Total Est. Land Value =					14,284
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative					
QT	04/04/2023	INSPECTED	2023	7,100	0	7,100		7,100S					
			2022	0	0	0		0					
			2021	0	0	0		0					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:								
Tax Description		2024 Est TCV Tentative								
234 S 50 FT OF N 679 FT OF THAT PART OF NE 1/4 OF SE 1/4 SEC 28 T23N R4W LYING WOF HWY US 27. .16 A.		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			0.160 Acres	9,000	100	1,440
		Paved Road					0.16 Total Acres		Total Est. Land Value =	1,440
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
317 CLEARVIEW		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
BAHR JAMES J 310 CLEARVIEW HOUGHTON LAKE MI 48629		SA:										
Taxpayer's Name/Address		2024 Est TCV Tentative										
BAHR JAMES J 7 TIFFANY DR CARLISLE PA 17013		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Tax Description		Public Improvements		* Factors *								
L-596 P-557 234 COM AT SE COR OF SEC 28 TH W 166.3 FT THN5DEG20'W 150 FT FOR POB TH W 343.5 FT TO E R/W OF US 27 TH NLY ON R/W 141.2 FTTH N1DEG18'W 77.5 FT TH ON ARC OF 4DEG06' CUR TO RT 126.3 FT TH E 338.55 FT TH S5DEG20'E TO POB PART OF SE1/4 OF SE1/4 SEC 28 T23N R4W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		OFF LAKE GROUP1 210.00 100.00 1.0000 0.8165 400 100 68,586								
		Paved Road		210 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 68,586								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		Water		D/W/P: 3.5 Concrete	6.25	138	49		423			
		Electric		D/W/P: 3.5 Concrete	6.25	12	49		37			
		Gas		Total Estimated Land Improvements True Cash Value = 460								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	34,300	29,900	64,200			14,352C		
		High		2022	30,000	24,100	54,100			13,669C		
		Landscaped		2021	27,900	0	27,900			13,233C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	04/08/2021	INSPECTED								
		DMG	09/21/2010	INSPECTED								
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																														
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets																																													
0	0				Lg	Ord	Small																																											
Condition: Average																																																		
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																													
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures																																													
X	Insulation				Ex. Ord. Min																																													
(2) Windows		(7) Excavation			No. of Elec. Outlets																																													
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 588 S.F. Height to Joists: 0.0			Many Ave. Few																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement			(13) Plumbing																																													
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																													
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																												
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																													
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 588 SF Floor Area = 588 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>588</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>69,284</td> <td>40,877</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer <table border="1"> <thead> <tr> <th></th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Public Sewer</td> <td>1</td> <td>1,192</td> <td>703</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,584</td> <td>3,295</td> </tr> <tr> <td colspan="4">Totals:</td> <td>82,761</td> <td>48,829</td> </tr> </tbody> </table> Notes: ECF (4006 OFF LAKE 1) 0.751 => TCv: 36,671															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	588			Total:				69,284	40,877		Size	Cost New	Depr. Cost	Public Sewer	1	1,192	703	Water Well, 100 Feet	1	5,584	3,295	Totals:				82,761	48,829
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																													
1 Story	Siding	Slab	588																																															
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24	Type CGEP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 41 Floor Area: 336 Total Base New : 61,497 Total Depr Cost: 36,282 Estimated T.C.V: 27,248		E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 336 SF Floor Area = 336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59			Cls D		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Average		Lg	Ord	Small	(5) Floors			(12) Electric			1 Story Siding Slab 336			Total: 43,382 25,594		
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments			Garages		
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			No. of Elec. Outlets			Average Fixture(s)			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 280 10,875 6,416		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Many Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Common Wall: 1 Wall 1 -1,870 -1,103			Water/Sewer		
	Insulation	(8) Basement			(13) Plumbing			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer 1 1,192 703			Water Well, 100 Feet 1 5,584 3,295		
(2) Windows	Many Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 336 S.F. Height to Joists: 0.0			(14) Water/Sewer			Public Water Public Sewer Water Well			Porches			CGEP (1 Story) 24 2,334 1,377		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Totals: 61,497 36,282			Notes:		
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 27,248				
	Asphalt Shingle	(10) Floor Support														
	Chimney:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HUNDT LEON K & MARGARET 819 W MOUNT HOPE AVENUE LANSING MI 48910		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
L-340 P-436 234 COM AT SEC COR COM TO SEC 27-28-33-34 TH W ON SEC LINE 166.3 FT TH N 5 DEG 20' W 100 FT FOR POB TH N 5 DEG 20' W 50FT TH W TO E R/W OF HWY TH S ON R/W TO PT DUE W OF POB TH E TO POB PART OF SE 1/4 OF SE 1/4 SEC 28 T23N R4W.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100	20,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres						Total Est. Land Value =	20,000
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/08/2021	INSPECTED	2023	10,000	0	10,000	1,778C			
		DMG 06/08/2012	INSPECTED	2022	8,800	0	8,800	1,694C			
		DMG 09/21/2010	INSPECTED	2021	8,100	0	8,100	1,640C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DITCHIE RONALD A & BETTY J	ROBINSON DAVID R & COLLEEN	60,000	10/11/2016	WD	03-ARM'S LENGTH	1160-1067	PROPERTY TRANSFER	100.0			
		230,000	02/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS		GARAGE		09/17/2010	234	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
ROBINSON DAVID R & COLLEEN M 5258 CHAMBERS RD MAYVILLE MI 48744		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
L-1040 P-1920-1922 (L-328 P-404) 234 COM AT SEC COR COM TO SEC 27-28-33-34 TH W ON SEC LINE 166.3 FT FOR POB TH W ON SEC LINE 327.2 FT TO R/W OF HWY TH N 11 DEG 30' W 101.6 FT TH E 338.2 FT TH S 5 DEG 20' E 100 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 28 T23N R4W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value OFF LAKE GROUP1 100.00 100.00 1.0000 0.8165 400 100 100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 32,660						
Comments/Influences		X	Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
		X	Topography of Site								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/08/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG	06/11/2012	INSPECTED	2023	16,300	18,300	34,600			20,970C
		DMG	09/21/2010	INSPECTED	2022	14,300	15,400	29,700			19,972C
					2021	13,300	10,800	24,100			19,334C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2010 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 600 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 12 Floor Area: 0 Total Base New : 59,486 Total Depr Cost: 52,347 Estimated T.C.V: 39,313			E.C.F. X 0.751		Bsmnt Garage:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 2010	
Yr Built 2010	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Size		Cost New	Depr. Cost		
Condition: Excellent		Size of Closets		Lg			Many			Average Fixture(s)			Totals:			
Room List		Doors:	Solid	H.C.	(5) Floors			(13) Plumbing			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Storage Over Garage Base Cost Fireplaces Wood Stove			600 8,358 1200 48,540 1 2,588 59,486		7,355 42,715 2,277 52,347	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Building Areas			Notes:			
X	Insulation	(6) Ceilings		Many			Ave.			Stories Exterior Foundation			ECF (4006 OFF LAKE 1) 0.751 => TCV:		39,313	
(2) Windows	Many Avg. Few	Large Avg. Small	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments					
X	Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(7) Excavation		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages						
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:								
X	Asphalt Shingle	(9) Basement Finish		(9) Basement Finish			(14) Water/Sewer			Fireplaces						
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Wood Stove						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
OLD US 27 & W SHORE		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
234 N 450 FT OF W 30 A OF SE 1/4 OF SE 1/4 LYING E OF E R/W OF OLD US-27 EXC THAT PART E OF CO RD PART OF SE 1/4 OF SE 1/4 SEC 28 T23N R4W		Improved	X	Vacant	* Factors *				
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE			3.000 Acres	5,000 100	15,000
		Gravel Road		3.00 Total Acres Total Est. Land Value =					15,000
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
			2022	0	0	0		0	
			2021	0	0	0		0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
OLD US 27 & W SHORE		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
ROSCOMMON CO ROAD COMMISSION 820 E WEST BRANCH RD PRUDENVILLE MI 48651		SA:								
		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Tax Description		Public Improvements		* Factors *				Value		
234 THAT PART OF W 30 A SE 1/4 OF SE 1/4 LYING E OF E R/W LINE OF OLD US-27 EXC N450 FT EXC THAT PART E OF CO RD PART OF SE 1/4 OF SE 1/4 SEC 28 T23N R4W		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		0.00 Total Acres				Total Est. Land Value =	0	
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2022	0	0	0	0		
				2021	0	0	0	0		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)		Date	Number	Status	
US 27		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
234 E1/2 OF NE1/4 SEC 29 T23NR4W		Improved	X	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE		80.000	Acres	1,575	100	126,000
		Gravel Road				80.00	Total Acres		Total Est. Land Value =	126,000
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
**QUAL AGR 100.00% STATE # 4758 PA 513 OF 2004 234 W1/2 OF NE1/4 - N1/2 OF NW1/4 - SE1/4 OF NW1/4 EXC BEG AT SW COR OF SE1/4 OF NW1/4 TH N0DEG26'W 277.44FT TH S89DEG 34'E 325FT TH S PAR TO W 1/8 LINE TO CL OF CTY RD 303 TH NW'LY ALG CL TO W 1/8 LINE TH N'LY ALG W 1/8 LINE TO POB 6.99 AC M/L - NE1/4 OF SW1/4 - N1/2 OF SE1/4 - SE1/4 OF SE1/4 SEC 29 T23N R4W 352.67 AC M/L		Improved	X	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		
					2023	0	0	0		120,335S
					2022	0	0	0		114,605S
					2021	0	0	0		110,944S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SPINK MILDRED E & PATNODE	LAKE TOWNSHIP	7,500	01/13/1978	WD	13-GOVERNMENT	0341:318	DEED	0.0				
Property Address		Class: COMMERCIAL-VACANT		Zoning: PUBLIC		Building Permit(s)		Date	Number	Status		
		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%		SA:								
LAKE TOWNSHIP 1380 N MICHELSON RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
Tax Description		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			3.30	Acres	4,818	100		15,900
		Paved Road					3.30 Total Acres		Total Est. Land Value =		15,900	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: Asphalt Paving				2.93	9340	24	6,568	
		Sewer		Fencing: Wire Mesh, #9				3.79	8000	49	14,857	
		Electric		Wood Frame				25.25	120	74	2,242	
		Gas		Total Estimated Land Improvements True Cash Value = 23,667								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT				
QT		10/20/2020	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT				
				2022	0	0	0	0				
				2021	0	0	0	0				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SECRETARY OF HOUSING DEV	POTTER, KEVIN	56,000	10/08/2012	OTH	10-FORECLOSURE	1120/572	OTHER	100.0
SECRETARY OF HOUSING	SECRETARY OF HOUSING DEV	0	06/25/2012	WD	10-FORECLOSURE	1115/1753	OTHER	100.0
BRECHTELSBAUER JUSTIN	SECRETARY OF HOUSING	0	03/12/2012	WD	10-FORECLOSURE		OTHER	0.0
		16,900	09/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: AG	Building Permit(s)	Date	Number	Status
1676 MICHELSON RD	School: HOUGHTON LAKE COMM SCHOOLS		GARAGE	10/07/2014	PB15-0111	COMPLETE
	P.R.E. 100% 10/23/2012					

  

Owner's Name/Address	SA:
POTTER KEVIN 1676 MICHELSON ROAD HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1																											
L-994 P-1783 (L-988P-2420&L-768P-3) 234 COM AT W 1/4 COR SEC 29 TH NODEG11'18"W ALG SEC LINE 1171.38FT FOR POB TH N0DEG 11'18"W 148.44FT TH S89DEG52'03"E 819.33FT TH S0DEG26'E 148.44FT TH N89DEG52'03"W 820.80FT TO POB PART OF SW1/4 OF NW 1/4 SEC 29 T23N R4W 2.80 AC N 1/2 OF PAR D	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>RESIDENTIAL ACREAGE</td> <td></td> <td></td> <td>2.800</td> <td></td> <td>5,357</td> <td>100</td> <td></td> <td>15,000</td> </tr> <tr> <td colspan="8">2.80 Total Acres Total Est. Land Value =</td> <td>15,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	RESIDENTIAL ACREAGE			2.800		5,357	100		15,000	2.80 Total Acres Total Est. Land Value =								15,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
RESIDENTIAL ACREAGE			2.800		5,357	100		15,000																						
2.80 Total Acres Total Est. Land Value =								15,000																						
			<p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Wood Frame</td> <td>22.54</td> <td>192</td> <td>45</td> <td>1,948</td> </tr> <tr> <td>Wood Frame</td> <td>23.74</td> <td>160</td> <td>70</td> <td>2,659</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>4,607</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Wood Frame	22.54	192	45	1,948	Wood Frame	23.74	160	70	2,659	Total Estimated Land Improvements True Cash Value =				4,607							
Description	Rate	Size	% Good	Cash Value																										
Wood Frame	22.54	192	45	1,948																										
Wood Frame	23.74	160	70	2,659																										
Total Estimated Land Improvements True Cash Value =				4,607																										

  

Comments/Influences	Work Description for Permit PB15-0111, Issued 10/07/2014: 24*40*10 ATTACHED GARAGE

  

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	Tentative	Tentative	Tentative			Tentative
X Rolling	2023	7,500	77,700	85,200			52,560C
X Low	2022	6,600	64,600	71,200			50,058C
X High	2021	5,000	60,200	65,200			48,459C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

  

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
QT	04/10/2023	INSPECTED	2023	7,500	77,700	85,200			52,560C
MH	12/29/2016	INSPECTED	2022	6,600	64,600	71,200			50,058C
CSZ	01/25/2016	INSPECTED	2021	5,000	60,200	65,200			48,459C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 340 36	Type Treated Wood Treated Wood	Year Built: 2016 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 93 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,676 Total Base New : 237,484 Total Depr Cost: 193,542 Estimated T.C.V: 162,382					E.C.F. X 0.839	Bsmnt Garage:		
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH						Cls CD Blt 0		
Condition: Good		Size of Closets			Lg	X	Ord		Small	No. of Elec. Outlets			Ground Area = 1676 SF Floor Area = 1676 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
Room List		Doors:		Solid	X	H.C.	(12) Electric			Building Areas								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			0 Amps Service			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,676	Cost New 186,610	Depr. Cost 149,287		
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation									X	Ex.		Ord.		Min	Plumbing		
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 1676 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall			1 1 340 36	3,915 4,614 5,720 5,817 1,497	3,132 3,691 4,576 4,654 1,198		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Appliance Allow.					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes:							
(3) Roof		(10) Floor Support			Lump Sum Items:			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv:							
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status	
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
WAINWRIGHT DORTHA R & ARTHUR A 3217 W MEAD RD ST JOHNS MI 48879		SA:							
		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE			2.80 Acres	5,357 100	15,000
							2.80 Total Acres	Total Est. Land Value =	15,000
				Dirt Road					
				Gravel Road					
				Paved Road					
				Storm Sewer					
				Sidewalk					
				Water					
				Sewer					
				Electric					
				Gas					
				Curb					
				Street Lights					
				Standard Utilities					
				Underground Utils.					
				Topography of Site					
				Level					
				Rolling					
				Low					
				High					
				Landscaped					
				Swamp					
				Wooded					
				Pond					
				Waterfront					
				Ravine					
				Wetland					
				Flood Plain					
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
		QT 04/10/2023	INSPECTED	7,500	0	7,500		2,499C	
		MH 12/29/2016	INSPECTED	6,600	0	6,600		2,380C	
		DMG 08/17/2011	INSPECTED	5,000	0	5,000		2,304C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status		
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
PATNODE HILMER R J C/O DAVID L WATERS-DEIR 7507 WOODSIDE LN APT 12 LORTON VA 22079-2033		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-618 P-685 234 COM AT W 1/4 COR SEC 29 TH N0DEG11'18"W ALG SEC LINE 925.28FT FOR POB TH N0DEG 11'18"W 97.66FT TH S89DEG52'03"E 820.80 FT TH S29DEG33'34"W 160.69FT TH N89DEG 52'03"W 739.52FT TH NLY 42.34FT ALG ARC OF RAD CUR TO LONG CRD N2DEG14'30"W 42. 33FT TO POB PART OF SW 1/4 OF NW 1/4 SEC 29 T23N R4W PAR C 2.51AC		Improved	X	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE			2.510	Acres	5,976 100	15,000
		Gravel Road		2.51 Total Acres Total Est. Land Value = 15,000						
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling	2024	Tentative	Tentative	Tentative			Tentative
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		QT	04/10/2023 INSPECTED	2023	7,500	0	7,500			2,319C
		MH	07/08/2019 INSPECTED	2022	6,300	0	6,300			2,209C
		CSZ	01/25/2016 INSPECTED	2021	4,700	0	4,700			2,139C

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Roscommon, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
ROEDER KAREN	ROEDER DAVID	71,750	05/01/2020	WD	09-FAMILY	1172:1475	PROPERTY TRANSFER	100.0							
ANCELTRUST	ROEDER KAREN	71,750	06/04/2013	WD	03-ARM'S LENGTH	1130/2110	OTHER	100.0							
ANCEL FLOYD C & DORA J	ANCEL TRUST	0	02/23/2011	QC	09-FAMILY		OTHER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status						
1580 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
ROEDER DAVID 7916 SHADY BEACH ST WHITMORE LAKE MI 48189		SA:		2024 Est TCV Tentative											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1									
L-618 P-687 234 COM AT W 1/4 COR SEC 29 T23N R4W TH N0 DEG11'18"W ALG SEC LINE 925.28FT TH SELY 494.88FT ALG ARC OF A 590.82 FT RAD CURVE TO THE LEFT THE CENTRAL ANGLE OF WHICH IS 47D59'31" THE LONG CHORD OF WHICH BEARS S24DEG08'59"E 480.41FT TH S48DEG10'50"E 145.74FT FOR POB TH S48DEG10'50"E 140FT TH N29DEG33'34"E 672.45 FT TH N89DEG52'03'W 157.07 FT TH S29DEG33'34"W 565.49FT TO POB PT OF SW 1/4 OF NW 1/4 SEC 29 T23NR4W PAR A 1.94AC		X		Public Improvements		* Factors *									
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						RESIDENTIAL ACREAGE			1.940	Acres	7,093	100		13,760	
						1.94 Total Acres		Total Est. Land Value =						13,760	
Comments/Influences		Topography of Site				Land Improvement Cost Estimates									
		X		Level		Description		Rate		Size		% Good		Cash Value	
				Rolling		D/W/P: 3.5 Concrete		6.68		876		48		2,809	
				Low		Total Estimated Land Improvements		True Cash Value =						2,809	
				High											
				Landscaped											
				Swamp											
				Wooded											
				Pond											
				Waterfront											
				Ravine											
				Wetland											
				Flood Plain											
		X		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other	Taxable Value
				2024		Tentative		Tentative		Tentative					Tentative
		QT		10/20/2020		INSPECTED		6,900		65,000					59,546C
		DMG		06/16/2011		INSPECTED		4,900		54,200					56,711C
		DMG		08/07/2009		INSPECTED		4,000		50,900					54,900S

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																									
X	Single Family	X	Eavestrough	X	Gas			1	Appliance Allow.		Interior 1 Story	Area	Type	Year Built:	Car Capacity:	Class: C	Exterior: Siding																																																																																																								
	Mobile Home	X	Insulation		Wood		Oil		Cook Top		Interior 2 Story							96	WCP (1 Story)	Class: C	Exterior: Siding																																																																																																				
	Town Home	0	Front Overhang	X	Forced Warm Air			X	Dishwasher	Garbage Disposal	Bath Heater	Vent Fan	Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Class: Good	Effec. Age: 10	Floor Area:	Total Base New : 213,436	Total Depr Cost: 163,368	Estimated T.C.V: 137,066	E.C.F. X 0.839	Storage Area: 0	No Conc. Floor: 0																																																																																						
Duplex	0	Other Overhang	Wall Furnace			Warm & Cool Air																														Heat Pump			Two Sided		Exterior 1 Story		Exterior 2 Story		Prefab 1 Story		Prefab 2 Story		Heat Circulator		Raised Hearth		Wood Stove		Direct-Vented Gas		Bsmnt Garage:																																																																
X	Wood Frame	(4) Interior			Central Air			Wood Furnace			Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED			Cls Good		Blt 0																																																																																																									
Building Style: MANUFACTURED		Drywall	Paneled	Plaster	Wood T&G			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Average Fixture(s)			2 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			(14) Water/Sewer			Public Water			Public Sewer			1 Water Well			1 1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																																
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			Lg Ord Small			Room List			Doors: Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			Wood/Shingle			X Aluminum/Vinyl			X Brick			X Insulation			(2) Windows			Many Avg. Few			X Large Avg. Small			Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(3) Roof			X Gable			Gambrel			X Hip			Mansard			X Flat			Shed			X Asphalt Shingle			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:		
Condition: Good	Trim & Decoration			Condition: Good			Lg Ord Small			Room List			Doors: Solid H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			Wood/Shingle			X Aluminum/Vinyl			X Brick			X Insulation			(2) Windows			Many Avg. Few			X Large Avg. Small			Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(3) Roof			X Gable			Gambrel			X Hip			Mansard			X Flat			Shed			X Asphalt Shingle			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																																																																																									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:									
Tax Description		2024 Est TCV Tentative									
L-405 P-133 234 E 495 FT OF SW 1/4 OF NW 1/4 EXC TH S 277.44 FT SEC 29 T23N R4W		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			11.400	Acres	2,816	100	32,100
		Paved Road					11.40	Total Acres		Total Est. Land Value =	32,100
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
					2022	0	0	0		0	
					2021	0	0	0		0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		14,500	11/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status			
1636 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		06/08/2015		PB15-0123	COMPLETE				
Owner's Name/Address		P.R.E. 100% 04/21/2005		SA:									
NICHOLS TRACY M 1636 N MICHELSON RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
L-996 P-194 (L-904 P-445) 234 COM AT A PT ON CENTER OF CO RD 303 TH N0DEG11'18"W ALG W LINE OF NW 1/4 925.28 FT TO CEN OF CO RD TH S02DEG14'30"E CHRDLNENGT 42.33FT FROM W 1/4 POST OF SAID SEC FOR POB TH ALG RAD CUR S18DEG48'00"E299.14FT TH N060DEG13'34"E 561.57FT TH N89DEG52'03"W 582.45FT TO POB - PART OF SW 1/4 OF NW1/4 SEC 29 T23NR4W PAR B-2 1.96AC PP: 006-029-007-0025		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		RESIDENTIAL ACREAGE			1.960		7,061	100		13,840
		X	Paved Road										
		X	Storm Sewer		1.96 Total Acres Total Est. Land Value = 13,840								
		X	Sidewalk		Land Improvement Cost Estimates								
		X	Water		Description	Rate	Size	% Good	Cash Value				
		X	Sewer		Wood Frame	32.76	80	0	0				
		X	Electric		Total Estimated Land Improvements True Cash Value = 0								
		X	Gas		Work Description for Permit PB15-0123, Issued 06/08/2015: 16*24 ADDITION TO HOUSE								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	6,900	58,700	65,600			39,706C		
		X	High		2022	5,000	48,700	53,700			37,816C		
		X	Landscaped		2021	4,000	45,500	49,500			36,608C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/10/2023	INSPECTED									
		MH	07/08/2019	INSPECTED									
		CSZ	01/25/2016	INSPECTED									

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 229 48 16	Type CPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 37 Floor Area: 1,665 Total Base New : 238,807 Total Depr Cost: 150,449 Estimated T.C.V: 126,227			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1665 SF Floor Area = 1665 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63			Cls C Blt 0			
Yr Built 0	Remodeled 0	Ex	X Ord	Min	Size of Closets			Ex. X Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Good		Lg	X Ord	Small	(5) Floors			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63			Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Doors:	Solid X	H.C.	(6) Ceilings			(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Average Fixture(s)			Other Additions/Adjustments			Total: 218,641 137,744		
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick Insulation	Kitchen: Other: Other:			150 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CPP Deck Treated Wood Treated Wood Built-Ins Appliance Allow.			Totals: 238,807 150,449		
(2) Windows	Many X Avg. Few	X Avg.	Large Small	Basement: 0 S.F. Crawl: 1665 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 126,227			
(3) Roof	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation			(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic								
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:										
X	Asphalt Shingle	(9) Basement Finish			(10) Floor Support											
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status				
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
WAINWRIGHT DORTHA R & ARTHUR A 3217 W MEAD RD ST JOHNS MI 48879		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Tax Description		Public Improvements		* Factors *				Value				
L-904 P-444 234 COM AT A PT ON CENTER OF CO RD 303 TH N0DEG11.18"W ALG W LINE OF NW 1/4 925.28 FT TO CEN OF CO RD TH SELY ALG CHR D S16 DEG44'49"E 336.75FT & 341.48FT FROM W1/4POST OF SAID SEC FOR POB TH SELY ALG ARC& CHR D s40DEG44'34"E 153.40FT TO A PT OF TANGENT S48DEG10'50"E ALG CEN RD 145.74FT N29DEG33'34"E 565.49FT TH S60DEG13' 34"W 561.57FT TO POB - PART OF SW1/4 OF NW1/4 SEC 29 T23NR4W PAR B-1 PP; 006-029-007-0025		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X		Gravel Road	RESIDENTIAL ACREAGE		1.900	Acres	7,158	100		13,600
		X		Paved Road			1.90	Total Acres	Total Est. Land Value =			13,600
		X		Storm Sewer								
		X		Sidewalk								
		X		Water								
		X		Sewer								
		X		Electric								
		X		Gas								
		X		Curb								
		X		Street Lights								
		X		Standard Utilities								
		X		Underground Utils.								
		X		Topography of Site								
		X		Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X		Rolling	2024	Tentative	Tentative	Tentative			Tentative	
		X		Low	2023	6,800	0	6,800			1,693C	
		X		High	2022	4,900	0	4,900			1,613C	
		X		Landscaped	2021	4,000	0	4,000			1,562C	
		X		Swamp								
		X		Wooded								
		X		Pond								
		X		Waterfront								
		X		Ravine								
		X		Wetland								
		X		Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/10/2023 INSPECTED										
		MH 07/08/2019 INSPECTED										
		CSZ 01/25/2016 INSPECTED										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status				
1550 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 03/29/2000										
NICHOLS EDWARD L & ROBERTA L TRUST 1550 N MICHELSON RD HOUGHTON LAKE MI 48629		SA:										
		2024 Est TCV Tentative										
		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				RESIDENTIAL ACREAGE			5.000	Acres	4,000	100		20,000
				5.00 Total Acres					Total Est. Land Value =		20,000	
Tax Description				Land Improvement Cost Estimates								
L-1026 P-2681 (L-798 P-610) 234 COM AT W1/4 COR SEC 29 TH N89DEG 44'30"E734.34FT TH N48DEG 10'50"W 89.53FT FOR POB TH N48DEG 10'50"W 350FT TH N29DEG 33'34"E 833.09FT TH S 0DEG 26'E 957.35FTTH S89DEG 44'30"W 157.39FT TO POB BEING PART OF SW1/4 OF NW1/4 OF SEC 29 T23N R4W PAR A-1 5A		X	Dirt Road									
		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
Comments/Influences		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/20/2020	INSPECTED	2023	10,000	70,600	80,600	41,546C			
		DMG	08/17/2011	INSPECTED	2022	9,500	59,000	68,500	39,568C			
		DMG	08/07/2009	INSPECTED	2021	7,500	54,900	62,400	38,304C			

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120 160 64	Type WPP Treated Wood Composite	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 27 Floor Area: 1,040 Total Base New : 235,395 Total Depr Cost: 171,836 Estimated T.C.V: 144,170			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls CD Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73											
Condition: Good		Size of Closets			Lg			X Ave.			Building Areas								
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size		Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			1 Story Siding Basement			1,040		144,954 105,814			
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room Exterior Stone Veneer Basement, Outside Entrance, Below Grade Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WPP Deck Treated Wood Composite			520 160 1 1 120 160 64		9,771 5,547 2,191 4,614 5,720 2,992 3,547 2,060		7,133 4,049 1,599 3,368 4,176 2,184 2,589 1,504	
X	Insulation	(7) Excavation			(13) Plumbing			(14) Water/Sewer			Garages								
(2) Windows		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.			624 1 960 1		21,222 -2,074 32,890 1,961		15,492 -1,514 24,010 1,432				
Many Avg. Few	X Large Avg. Small	(8) Basement			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.			624 1 960 1		21,222 -2,074 32,890 1,961		15,492 -1,514 24,010 1,432				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.			624 1 960 1		21,222 -2,074 32,890 1,961		15,492 -1,514 24,010 1,432				
(3) Roof		(9) Basement Finish			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.			624 1 960 1		21,222 -2,074 32,890 1,961		15,492 -1,514 24,010 1,432				
X	Gable Hip Flat	Gambrel Mansard Shed	520 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.			624 1 960 1		21,222 -2,074 32,890 1,961		15,492 -1,514 24,010 1,432			
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.			624 1 960 1		21,222 -2,074 32,890 1,961		15,492 -1,514 24,010 1,432				
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.			624 1 960 1		21,222 -2,074 32,890 1,961		15,492 -1,514 24,010 1,432				
<p style="text-align: center;">&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		30,000	10/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
1555 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS			NEW RESIDENCE	07/31/2009	182	COMPLETE			
Owner's Name/Address		P.R.E. 100% 07/30/2010		SA:							
NICHOLS EDWARD L & RENEE L 1555 MICHELSON ROAD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-937 P-21 (L-683 P-649) 234 COM AT W1/4 COR SEC 29 FOR POB TH N89DEG44'30"E 734.34FT TH N48DEG10'50"W 725.27FT TH ALG ARC & RAD CURV TO RIGHT 494.88FT TH S0DEG11'18"E ALG SEC LINE 925.28FT TO POB - PART OF SW 1/4 OF NW 1/4 SEC 29 T23NR4W PAR B - 5.79AC M/L		X	Public Improvements		* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
					RESIDENTIAL ACREAGE		5.000	Acres	4,000	100	20,000
					5.00 Total Acres Total Est. Land Value =				20,000		
Comments/Influences		X	Dirt Road		Land Improvement Cost Estimates						
			Gravel Road		Description						
			Paved Road		Rate						
			Storm Sewer		Size % Good						
			Sidewalk		Cash Value						
			Water		D/W/P: 3.5 Concrete						
			Sewer		6.68 112 89 666						
			Electric		D/W/P: 3.5 Concrete						
			Gas		6.68 480 89 2,853						
			Curb		Total Estimated Land Improvements True Cash Value =						
			Street Lights		3,519						
		X	Standard Utilities								
			Underground Utils.								
			Topography of Site								
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling		2024	Tentative	Tentative	Tentative			Tentative
			Low		2023	10,000	99,000	109,000			66,215C
			High		2022	9,500	82,300	91,800			63,062C
			Landscaped		2021	7,500	76,700	84,200			61,048C
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/20/2020	INSPECTED							
		DMG	08/17/2011	INSPECTED							
		DMG	08/07/2009	INSPECTED							

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 69 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								348	WCP (1 Story) 28 Treated Wood 128 Treated Wood			
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 13 Floor Area: 1,536 Total Base New : 292,226 Total Depr Cost: 249,506 Estimated T.C.V: 209,336					E.C.F. X 0.839	Bsmnt Garage: Carport Area: Roof:
Yr Built	Remodeled	Trim & Decoration			No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87					Cls C Blt 0	
0	0	Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Building Areas						
Condition: Good		Lg Ord Small			(13) Plumbing			(14) Water/Sewer			Stories Exterior Foundation 1 Story Siding Basement			Size 1,536		Cost New Depr. Cost 229,007 199,237	
Room List		Doors: Solid H.C.			Average Fixture(s)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Total:			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Basement, Outside Entrance, Below Grade 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Deck Treated Wood Treated Wood			1 2,596 1 4,711 1 4,933 1 5,890 348 11,557 28 1,302 128 3,132			1 2,806		2,259 4,099 4,292 5,124 10,055 1,133 2,725 2,441	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			(8) Basement			Notes:			Appliance Allow.			1 2,806		2,441	
X	Insulation	(7) Excavation			(9) Basement Finish			Garages			Class: CD Exterior: Pole (Unfinished) Base Cost			1200 26,292		18,141 *6	
(2) Windows	Many Avg. Few X Avg. X Avg. Small	Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(10) Floor Support			Totals:			292,226			249,506			
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Joists: Unsupported Len: Cntr.Sup:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TC			209,336						
(3) Roof	Gable Hip Flat X Asphalt Shingle Metal Chimney:	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:												
X	Gambrel Mansard Shed																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-COMMON		Zoning: AG	Building Permit(s)	Date	Number	Status			
1495 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HOSE JUANITA W & BRUCE 1495 MICHELSON RD HOUGHTON LAKE MI 48629		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-850 P-279 (L-445 P-383) 234 COM AT W1/4 COR SEC 29 TH N89DEG44'30"E 498.94FT FOR POB TH N89DEG44'30"E 235.4 FT TO CENTER OF RD TH NWLY ALG RD 174FT TH SWLY TO POB PART OF SW1/4 OF NW1/4 SEC 29 T23N R4W ASSESSED WITH 029-010-0040		Public Improvements		* Factors *					Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		0.00 Total Acres Total Est. Land Value = 0							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
			2022	0	0	0		0			
			2021	0	0	0		0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DEPT OF NATURAL RESOURCES	LAKE TOWNSHIP	0	01/19/1982	WD	13-GOVERNMENT	0409:611	DEED	0.0					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: PUBLIC	Building Permit(s)		Date	Number	Status				
1380 N MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
LAKE TOWNSHIP 1380 N MICHELSON RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
L-409 P-611 234 BEG AT SW COR OF SE 1/4 OF NW 1/4 SEC 29T23N R4W TH N O DEG 26'W 277.44 FT TH N 89 DEG 34' E 325 FT TH S PAR TO W 1/8 LINE TO CL OF CTY RD 303 TH NWLY ALG CL TO W 1/8 LINE TH NLY ALG W 1/8 LINE TO POB 6.99 A M/L		X	Public Improvements		* Factors *								
Comments/Influences					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					RESIDENTIAL ACREAGE			6.990	Acres	3,502	100		24,478
					6.99 Total Acres Total Est. Land Value = 24,478								
		X	Dirt Road										
		X	Gravel Road										
		X	Paved Road										
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT				
QT		10/20/2020	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT				
				2022	0	0	0		0				
				2021	0	0	0		0				

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Desc. of Bldg/Section: TOWNSHIP HALL Calculator Occupancy: Governmental Buildings				<<<<< Calculator Cost Computations >>>>>			
Class: D Floor Area: 1,936 Gross Bldg Area: 1,936 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght				Class: D Quality: Low Cost Stories: 1 Story Height: 9 Perimeter: 192			
Depr. Table : 2% Effective Age : 51 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 125.60			
Year Built Remodeled Overall Bldg Height		Area: Perimeter: Type: Heat: * Mezzanine Info *		(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.14 100% Adjusted Square Foot Cost for Upper Floors = 152.74			
Comments:		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info *		Total Floor Area: 1,936 Base Cost New of Upper Floors = 295,705 Reproduction/Replacement Cost = 295,705 Eff.Age:51 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 118,282			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:		(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:	
(5) Floor Cover:		(10) Heating and Cooling:		Gas Oil Coal Stoker Hand Fired Boiler		Thickness Bsmnt Insul.	
(6) Ceiling:				(13) Roof Structure: Slope=0			
				(14) Roof Cover:			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status	
1495 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 05/03/1994								
HOSE BRUCE E & JUANITA M 1495 MICHELSON ROAD HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L-543 P-675 234 BEG AT W 1/4 COR SEC 29 T23N R4W TH E 685.10 FT TH S 48 DEG 10' 50" E 159.17 FT TH S 39 DEG 43' 53" W 112.9 FT TH S 70 DEG 03' 23" W 778.15 FT TH N 455.32 FT TO POB PARCEL A. 5.54 A. 006-029-007-0400 ASSESSED WITH THIS		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE	5.540 Acres		3,829	100		21,215
		Paved Road		5.54 Total Acres		Total Est. Land Value =				21,215
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	19.16	280	12	644		
		Sewer		Total Estimated Land Improvements True Cash Value =					644	
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	Tentative	Tentative	Tentative			Tentative
		Low		2023	10,600	50,100	60,700			11,312C
		High		2022	10,100	41,700	51,800			10,774C
		Landscaped		2021	7,800	38,800	46,600			10,430C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
		QT	04/10/2023	INSPECTED	2023	10,600	50,100	60,700		11,312C
		MH	11/16/2017	INSPECTED	2022	10,100	41,700	51,800		10,774C
		DMG	08/17/2011	INSPECTED	2021	7,800	38,800	46,600		10,430C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 96 56	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 39 Floor Area: 1,372 Total Base New : 192,291 Total Depr Cost: 127,606 Estimated T.C.V: 107,061			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1372 SF Floor Area = 1372 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61			Cls D		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord		Min	100 Amps Service			Building Areas			Cost New		Depr. Cost		
Condition: Good		Size of Closets		Lg	X Ord		Small	(13) Plumbing			Total:		143,095	93,116		
Room List		Doors:	Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			Water/Sewer						
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		100 Amps Service			Many			X	Ave.		Few			
(2) Windows	Many X Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1372 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex.			X	Ord.		Min			
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1 1000 Gal Septic 1 2000 Gal Septic						
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	(8) Basement			Lump Sum Items:			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv:		107,061	
X	Asphalt Shingle	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well			Appliance Allow. Breezeways Frame Wall						
Chimney: Brick		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Base Cost Common Wall: 1 Wall Class: D Exterior: Pole (Unfinished) Base Cost						
		Joists: Unsupported Len: Cntr.Sup:								Totals:			192,291		127,606	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
PLACKOWSKI THOMAS & SHIRLE	PLACKOWSKI THOMAS & SHIRLE	0	03/06/2021	QC	18-LIFE ESTATE	1176:691	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status		
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/03/1994						
Owner's Name/Address		SA:		2024 Est TCV Tentative						
PLACKOWSKI THOMAS & SHIRLEE [LE] PO BOX 427 HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Tax Description		Public Improvements		* Factors *		Value				
L-389 P-632 234 1461 N MICHELSON RD 48629 COM AT W 1/4 COR SEC 29 TH S ALG SEC LINE 874.93 FT FOR POB TH N 52 DEG 16' 10" E 993.4 FT TH N 39 DEG 43' 53" E 134.3 FT TH S 48 DEG 10' E 91.11 FT TH S41 DEG 48' 08" W 1409.19 FT TH N 400 FT TO POB BEING PART OF NW 1/4 OF SW 1/4 SEC 29 T23N R4W		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights	RESIDENTIAL ACREAGE	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		X	Standard Utilities Underground Utils.	Land Improvement Cost Estimates		Description			Cash Value	
		X	Topography of Site	Description		Rate	Size	% Good	Cash Value	
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/20/2020 INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG	08/17/2011 INSPECTED	2023	10,000	7,900	17,900			6,883C
		DMG	08/07/2009 INSPECTED	2022	9,500	6,800	16,300			6,556C
				2021	7,500	6,600	14,100			6,347C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 36	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: D Effec. Age: 41 Floor Area: 0 Total Base New : 25,482 Total Depr Cost: 15,034 Estimated T.C.V: 12,614			E.C.F. X 0.839		Bsmnt Garage: Carport Area: 360 Roof: Aluminum	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 25,482 Total Depr Cost: 15,034 Estimated T.C.V: 12,614			E.C.F. X 0.839		Bsmnt Garage: Carport Area: 360 Roof: Aluminum	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls D Blt 0		
Condition: Average		Lg	Ord	Small	X			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59					
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service			Other Additions/Adjustments			Deck			
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			No./Qual. of Fixtures			Treated Wood			36 1,468 866			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Garages			Class: D Exterior: Pole (Unfinished)			
X	Metal Insulation	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Carports			Base Cost			
(2) Windows		(7) Excavation		Average Fixture(s)			Average Fixture(s)			Aluminum			960 19,478 11,492			
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			Totals: 360 4,536 2,676			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:			12,614			
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Asphalt Shingle Metal	(10) Floor Support														
	Chimney:	Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PLACKOWSKI THOMAS & SHIRLE	PLACKOWSKI THOMAS & SHIRLE	0	03/06/2021	QC	18-LIFE ESTATE	1176:691	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
1461 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 05/03/1994									
PLACKOWSKI THOMAS & SHIRLEE [LE] PO BOX 427 HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-358 P-48 234 1461 N MICHELSON RD 48629COM AT W 1/4 COR SEC 29 TH S ALG SEC LINE 455.32 FT FOR POB TH S 419.61 FT TH N 52 DEG 16' 10" E 993.4 FT TH N 39 DEG 43' 53" E 134.3 FT TH N 48 DEG 10' W 91.07 FT TH S 39 DEG 43' 53" W 112.98 FTTH S 70 DEG 03' 23" W 778.15 FT TO POB BEING PART OF NW 1/4 OF SW 1/4 SEC 29 T23N R4W		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		X	Public Improvements		* Factors *						
		X	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		X	Gravel Road		RESIDENTIAL ACREAGE			5.000	4,000	100	20,000
		X	Paved Road					5.00	Total Acres	Total Est. Land Value =	20,000
		X	Storm Sewer		Land Improvement Cost Estimates						
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value		
		X	Water		Fencing: Wd, Solid, 6 ft.	29.22	32	24	224		
		X	Sewer		D/W/P: Asphalt Paving	2.93	2494	74	5,407		
		X	Electric		Total Estimated Land Improvements True Cash Value = 5,631						
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	10,000	65,200	75,200			31,879C	
		High		2022	9,500	54,600	64,100			30,361C	
		Landscaped		2021	7,500	50,800	58,300			29,392C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/20/2020	INSPECTED							
		DMG	08/17/2011	INSPECTED							
		DMG	08/07/2009	INSPECTED							

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:									
		0	Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								60 20 320 400	CCP (1 Story) CPP Composite Treated Wood		Class: CD Effec. Age: 36 Floor Area: 1,432 Total Base New : 250,652 Total Depr Cost: 160,418 Estimated T.C.V: 134,591		Class: CD E.C.F. X 0.839	Bsmnt Garage:							
X	Wood Frame		Other Overhang		Central Air Wood Furnace																					
Building Style: 1 STORY		(4) Interior			(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY															
Yr Built	Remodeled	Ex	Ord	Min	0 Amps Service			Ex.	X	Ord.	Min	Ground Area = 1432 SF Floor Area = 1432 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64														
0	0				No. of Elec. Outlets			Many	X	Ave.	Few	Building Areas														
Condition: Good		Size of Closets			(13) Plumbing			(14) Water/Sewer			Stories			Size	Cost New	Depr. Cost										
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Public Water			1 Story			1,232												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			1 Story			200											
	(1) Exterior	(6) Ceilings	(8) Basement			Lump Sum Items:			Notes:			1 Story														
X	Wood/Shingle Aluminum/Vinyl Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Public Sewer			Siding														
X	Insulation	(7) Excavation	(9) Basement Finish						Water Well			Siding														
	(2) Windows	Basement: 1232 S.F. Crawl: 200 S.F. Slab: 0 S.F. Height to Joists: 0.0							1000 Gal Septic			Foundation														
X	Many Avg. Few	X	Large Avg. Small							Water Well, 100 Feet			Basement			1,232										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens										Porches			Crawl Space			200									
	(3) Roof										CCP (1 Story) CPP Deck Treated Wood Composite			Total:			187,643									
X	Gable Hip Flat	Gambrel Mansard Shed										Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			624	21,222	13,582						
X	Asphalt Shingle													Built-Ins			Appliance Allow.			1	1,961	1,255				
	Chimney:													Carports			Comp.Shingle			728	11,058	7,077				
														Totals:			250,652									
														ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:								134,591				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HULL WILLIAM A & MARGARET	PLACKOWSKI THOMAS & SHIRLE	0	12/21/2021	QC	32-SPLIT VACANT	1179:877	PROPERTY TRANSFER	50.0				
PLACKOWSKI THOMAS & SHIRLE	PLACKOWSKI THOMAS & SHIRI	0	03/06/2021	QC	18-LIFE ESTATE	1176:691	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status				
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 11/17/2021								
Owner's Name/Address		SA:		2024 Est TCV Tentative								
PLACKOWSKI THOMAS & SHIRLEE [LE] PO BOX 427 HOUGHTON LAKE MI 48629		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Tax Description		Public Improvements		* Factors *				Value				
L-845 P-263 (L-565 P-151) L-457 P-42 234 COM AT W 1/4 COR SEC 29 T23N R4W TH S 1274.93 FT FOR POB TH S 47.47 FT TH E 582.3 FT TH N26DEG53'33"E 1089.67 FT TH N48DEG10'50"W 182.13 FT TH S41DEG48'08"W 1409.19 FT TO POB. AND ALSO A PARC OF LAND LOCATED IN THE SW 1/4 OF SEC 29 T23N R4W DESC AS COM AT THE SW COR OF SD SEC 29 TH N00DEG02'28"W 990.85 FT ALG THE W LINE OF SD SEC 29 FOR A POB TH CONT N00DEG02'28"W 330.93 FT ALG SD W SEC LINE TO THE S 1/8 LINE OF SD SEC 29 TH N89DEG29'47"E 1316.50 FT ALG SD S 1/8 LINE TH S00DEG02'29"E 331.06 FT TH S89DEG30'07"W 1316.50 FT TO THE POB N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 PARC A. 20.00 AC M/L. SPLIT/COMBINED ON 12/31/2021 FROM 006-029-011-0040, 006-029-010-0070;		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Topography of Site		RESIDENTIAL ACREAGE	20.00	Acres	2,000	100	Total Est. Land Value =		40,000	
Split/Comb. on 12/31/2021 completed 12/31/2021 MIKE OWNER REQUEST ; Parent Parcel(s): 006-029-011-0040, 006-029-010-0070; Child Parcel(s): 006-029-010-0075, 006-029-012-0010;		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
-----		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/20/2020	INSPECTED	2023	20,000	0	20,000		19,375C		
		DMG	08/17/2011	INSPECTED	2022	19,000	0	19,000		18,453C		
		DMG	08/07/2009	INSPECTED	2021	0	0	0		0		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
TRIBELHORN CHRISTOPHER	LUPMAN LANCE J & TAMMY M	190,000	05/05/2023	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0					
ROSE CASSIDY & SCOTT TAYLO	TRIBELHORN CHRISTOPHER	150,000	03/17/2023	WD	03-ARM'S LENGTH	1183:2301	PROPERTY TRANSFER	100.0					
WATTS BARBARA C [LE]	ROSE CASSIDY & SCOTT TAYLO	0	11/14/2022	OTH	07-DEATH CERTIFICATE	1182:2498	OTHER	100.0					
WATTS BARBARA C	WATTS BARBARA C [LE]	0	05/30/2017	QC	18-LIFE ESTATE	1164:0216	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status				
1395 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
LUPMAN LANCE J & TAMMY M 22282 DERBY RD BROWNSTOWN MI 48183		SA:											
Tax Description		2024 Est TCV Tentative											
L-406 P-394 234 COM AT NE COR OF NW 1/4 OF SW 1/4 TH S 580 FT TO SW R/W OF CO RD 303 FOR POB TH S 740 FT TO 1/8 LINE TH W 740 FT TH NE'LY 1085 FT TO S R/W TH SE'LY ALG R/W 330 FT TO POB SEC 29 T23N R4W.		X Improved		Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			RESIDENTIAL ACREAGE			10.000	Acres	3,000	100		30,000
		Paved Road						10.00	Total Acres			Total Est. Land Value =	30,000
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description		Rate	Size		% Good	Cash Value		
		Water			Fencing: Wire Mesh, #11		3.30	576	23		437		
		Sewer			Fencing: Gates, Mesh, 5'		606.05	2	23		279		
		Electric			Wood Frame		29.24	100	48		1,404		
		Gas			Wood Frame		29.03	105	23		701		
		Curb			Total Estimated Land Improvements True Cash Value = 2,821								
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT 05/11/2023	INSPECTED	2023	15,000	60,900	75,900	75,900S					
Licensed To: Township of Lake, County of Roscommon, Michigan		QT 10/20/2020	INSPECTED	2022	14,000	50,700	64,700	40,421C					
		DMG 08/17/2011	INSPECTED	2021	12,500	47,700	60,200	39,130C					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: AG	Building Permit(s)		Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		SA:								
LAKE TOWNSHIP 1380 N MICHELSON RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative								
		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE			0.340 Acres		9,000 100	3,060
				0.34 Total Acres Total Est. Land Value =						3,060
Tax Description		Dirt Road								
L-370 P-285 234 COM AT THE W 1/4 COR OF SEC 29 T23N R4W TH N 89 DEG 44' 30" E 734.34 FT TO CEN OF RD TH S 48 DEG 10' 50" E 612.23 FT FOR POB TH S 48 DEG 10' 50" E 175 FT TH N 0 DEG 05' 53" W ON 1/8 LINE 261.95 FT TH S 41 DEG 49' 10" W 194.92 FT TO POB PARCEL C. .34 A.		X	Gravel Road							
		X	Paved Road							
		X	Storm Sewer							
		X	Sidewalk							
		X	Water							
		X	Sewer							
		X	Electric							
		X	Gas							
		X	Curb							
		X	Street Lights							
		X	Standard Utilities							
		X	Underground Utils.							
Comments/Influences		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
		QT	10/20/2020	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
					2022	0	0	0	0	
					2021	0	0	0	0	

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Desc. of Bldg/Section: Calculator Occupancy: Sheds - Material Storage, 4 Wall				<<<<< Calculator Cost Computations >>>>>			
Class: C Floor Area: 480 Gross Bldg Area: 480 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: C Quality: Average Stories: 1 Story Height: 8 Perimeter: 88			
Depr. Table : 2% Effective Age : 41 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100				Base Rate for Upper Floors = 50.55  (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 50.55			
Year Built Remodeled Overall Bldg Height				Total Floor Area: 480 Base Cost New of Upper Floors = 24,264  Reproduction/Replacement Cost = 24,264 Eff.Age:41 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 10,676			
Comments:				ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 8,242 Replacement Cost/Floor Area= 50.55 Est. TCV/Floor Area= 17.17			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Flex Conduit		Incandescent	
		3-Piece Baths		Rigid Conduit		Fluorescent	
		2-Piece Baths		Armored Cable		Mercury	
		Shower Stalls		Non-Metalic		Sodium Vapor	
		Toilets		Bus Duct		Transformer	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		Bsmnt Insul.	
		Gas Oil					
		Coal Stoker					
(6) Ceiling:		Hand Fired Boiler					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
SHINGLEDECKER TRACY	HOSE SAMANTHA	30,000	12/04/2019	WD	16-LC PAYOFF	1171:2235	DEED	0.0									
SHINGLEDECKER TRACY ANN	DEAN JAMES & HOSE SAMANTHA	30,000	03/24/2016	LC	22-OUTLIER	201600002329	PROPERTY TRANSFER	100.0									
POTTER PAMELA ETAL	SHINGLEDECKER TRACY ANN	0	03/06/2015	OTH	18-LIFE ESTATE	1147-1736	PROPERTY TRANSFER	100.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status								
1416 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS															
Owner's Name/Address		P.R.E. 100% 07/17/2017															
HOSE SAMANTHA & DEAN JAMES 1416 MICHELSON RD HOUGHTON LAKE MI 48629		SA:															
Tax Description		2024 Est TCV Tentative															
(L-850P-37&L-848P-358-359&L-688 P-472) 234 L-1212P-2297&2369-2376&L-1022P-963 COM AT W 1/4 COR SEC 29 TH N89DEG44'30"E734.34FT ALG E-W 1/4 LINE TO C/L OF CO RD TH S 48DEG10'50"E 488.88FT FOR POBTH S48DEG10'50"E 123.35FT TH N41DEG49' 20"E 194.92FT TO W 1/8 LINE TH N0DEG05' 53"W 194.58FT TH S40DEG42'05"W 339.78FT TO POB PART OF SW 1/4 SEC 29 T23NR4W PAR B .77AC PP; 006-029-010-0090 Comments/Influences		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1											
		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value									
		Dirt Road		RESIDENTIAL ACREAGE		0.770 Acres 9,000 100		6,930									
		Gravel Road		0.77 Total Acres		Total Est. Land Value =		6,930									
		Paved Road		Land Improvement Cost Estimates		Rate Size % Good Cash Value											
		Storm Sewer		Description		Fencing: Wire Mesh, #9		684									
		Sidewalk		Wood Frame		21.70 144 21		656									
		Water		Total Estimated Land Improvements True Cash Value =				1,340									
		Sewer															
		Electric															
		Gas															
		Curb															
		Street Lights															
		Standard Utilities															
		Underground Utils.															
		Topography of Site															
		X Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Rolling		2024		Tentative		Tentative		Tentative						Tentative	
		Low		2023		3,500		27,600		31,100						19,736C	
		High		2022		2,900		23,000		25,900						18,797C	
		Landscaped		2021		1,900		21,500		23,400						18,197C	
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/10/2023 INSPECTED															
		MH 08/04/2017 INSPECTED															
		DMG 08/17/2011 INSPECTED															

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 36	Type Wood Balcony	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D -10 Effec. Age: 54 Floor Area: 1,284 Total Base New : 150,595 Total Depr Cost: 69,280 Estimated T.C.V: 58,126			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 3/4 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures									
Room List		Doors:		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY			Cls D-10		Blt 0	
X	Wood/Shingle Aluminum/Vinyl Brick									(11) Heating System: Forced Air w/ Ducts Ground Area = 518 SF Floor Area = 1284 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46						
	Insulation									Building Areas						
(2) Windows		(7) Excavation								Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 518 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding Slab 518 0.75 Story Siding Overhang 504 Total: 113,994 52,442						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		Basement Finish						Other Additions/Adjustments						
X	Casement Double Glass Patio Doors Storms & Screens									1000 Gal Septic 1 4,323 1,989 Water Well, 100 Feet 1 5,584 2,569 Balcony Wood Balcony, Roof 176 8,041 3,699 Wood Balcony 36 1,236 569 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 504 15,755 7,247 Built-Ins Appliance Allow. 1 1,662 765 Totals: 150,595 69,280						
(3) Roof		(9) Basement Finish								Notes:						
	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv:					58,126	
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:									
Chimney:				Joists: Unsupported Len: Cntr.Sup:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
BLANCHER REVOCABLE FAMILY	JONES PHILLIP	159,900	05/05/2023	WD	03-ARM'S LENGTH	1184:630	PROPERTY TRANSFER	100.0	
BLANCHER MICHAEL O	BLANCHER REVOCABLE FAMILY	0	02/27/2023	OTH	07-DEATH CERTIFICATE	1184:628	OTHER	0.0	
BLANCHER JOANN E		0	03/28/2020	OTH	07-DEATH CERTIFICATE	1172:1844	OTHER	0.0	
BLANCHER MICHAEL O & JOANN	BLANCHER MICHAEL O & JOANN	0	09/21/2012	QC	15-LADY BIRD	1119:1893	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status
1432 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
JONES PHILLIP 1432 N MICHELSON RD HOUGHTON LAKE MI 48629		SA:							
Tax Description		2024 Est TCV Tentative							
L-848 P-359 234 COM AT W 1/4 COR SEC 29 TH N89DEG44'30" E 734.34FT TO C/L OF CO RD TH S48DEG10' 50"E 311FT FOR POB TH S48DEG10'50"E 177.88FT TH N40DEG42'05"E 339.78FT TO W 1/8 LINE TH N0DEG05'53:W 71.02FT TO E-W 1/4 TH S89DEG44'30"W 160.69FT TH S41DEG49' 14"W 280.75FT TO POB - PART OF SW 1/4 SEC 29 T23NR4W PAR A 1.38AC PP; 006-029-010-0090		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1			
Comments/Influences		X Standard Utilities		Underground Utils.					
		Topography of Site							
		X Level		Rolling					
				Low					
				High					
				Landscaped					
				Swamp					
				Wooded					
				Pond					
				Waterfront					
				Ravine					
				Wetland					
				Flood Plain					
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 10/20/2020 INSPECTED	5,600	63,500	69,100			45,558C	
		DMG 08/17/2011 INSPECTED	4,300	53,500	57,800			43,389C	
		DMG 08/07/2009 INSPECTED	3,200	50,400	53,600			42,003C	

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 720	
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration			X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Good Effec. Age: 8 Floor Area: Total Base New : 190,934 Total Depr Cost: 152,748 Estimated T.C.V: 128,156			108	Treated Wood	E.C.F. X 0.839 Bsmnt Garage: Carport Area: Roof:			
Building Style: MOBILE HOME		Condition: Good			Room List			Central Air Wood Furnace			Total Base New : 190,934 Total Depr Cost: 152,748 Estimated T.C.V: 128,156			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Size of Closets			Doors:			(5) Floors			Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME			Cls Good		Blt 0	
0	0	Lg Ord Small			Solid H.C.			Kitchen: Other: Other:			Ground Area = 1572 SF Floor Area = 1572 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick	Wood/Alum/Vinyl/Brick			Ex. X Ord. Min			Many X Ave. Few			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
X	Insulation	(7) Excavation			(13) Plumbing			(14) Water/Sewer			Addition Siding Crawl						
(2) Windows		Basement: 0 S.F. Crawl: 220 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments 42" frost-free footings, foundation Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Garages Class: CD Exterior: Pole (Unfinished) Base Cost No Concrete Floor Built-Ins Appliance Allow.			Total: 144,503		115,603	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:									
(3) Roof		(9) Basement Finish			Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:											
X	Asphalt Shingle Metal	Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:			Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:												
Chimney:		Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:			Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:												

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RATHBUN TERESA J	ROSE BRANDON	50,000	09/09/2022	WD	03-ARM'S LENGTH	1182:777	PROPERTY TRANSFER	100.0
RATHBUN JAMES A		0	02/04/2017	OTH	07-DEATH CERTIFICATE	1161:2506	PROPERTY TRANSFER	0.0
		25,000	04/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: AG	Building Permit(s)	Date	Number	Status				
1466 MICHELSON RD	School: HOUGHTON LAKE COMM SCHOOLS									
	P.R.E. 0%									
Owner's Name/Address	SA:									
ROSE BRANDON 12400 WEST SHORE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative									
	X Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			RESIDENTIAL ACREAGE			1.000 Acres	9,000 100		9,000	
						1.00 Total Acres	Total Est. Land Value =		9,000	
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 3.5 Concrete	6.68	440	48	1,411			
			Wood Frame	25.35	192	73	3,553			
			Total Estimated Land Improvements True Cash Value =							4,964
	X Standard Utilities									
	Underground Utils.									
	Topography of Site									
	X Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	QT	10/20/2020	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
	DMG	08/17/2011	INSPECTED	2023	4,500	21,300	25,800			25,800S
	DMG	08/07/2009	INSPECTED	2022	3,800	23,600	27,400			24,700C
				2021	2,500	22,200	24,700			23,911C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 91 1031 161 20	Type CCP (1 Story) Roof Cover Onl Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																													
X	Wood Frame	(4) Interior			X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																								
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																								
Condition: Average		Lg	Ord	Small																																									
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																								
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																								
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures																																								
X	Metal				Ex. X Ord. Min																																								
X	Insulation				No. of Elec. Outlets																																								
(2) Windows		(7) Excavation			Many X Ave. Few																																								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 160 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																											
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer																																							
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																								
Chimney:		(10) Floor Support			Lump Sum Items:																																								
		Joists: Unsupported Len: Cntr.Sup:																																											
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0 (11) Heating System: Forced Warm Air Ground Area = 844 SF Floor Area = 844 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=41/100/100/100/41 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Comp.Shingle</td> <td>684</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>160</td> <td></td> <td></td> </tr> <tr> <td>Expando</td> <td></td> <td></td> <td>147</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>59,555</td> <td>24,418</td> </tr> </tbody> </table> Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 152 1,707 700 Plumbing 3 Fixture Bath 1 2,765 1,134 Water/Sewer 1000 Gal Septic 1 4,614 1,892 Water Well, 100 Feet 1 5,720 2,345 Porches CCP (1 Story) 91 2,006 822 Deck Treated Wood w/Roof (Deck Portion) 161 3,563 1,461 Treated Wood w/Roof (Roof portion) 161 2,586 1,060 Treated Wood w/Roof (Roof portion) 20 907 372 1031 14,321 5,872 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 20,074 8,230 Common Wall: 1/2 Wall 1 -1,037 -425 Built-Ins Appliance Allow. 1 1,961 804 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Comp.Shingle	684			Addition	Siding	Crawl	160			Expando			147			Total:				59,555	24,418
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																								
Main Home	Ribbed	Comp.Shingle	684																																										
Addition	Siding	Crawl	160																																										
Expando			147																																										
Total:				59,555	24,418																																								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDBORN BRADLEY & DIANE	SANDBORN BRADLEY L & DIANE	0	03/27/2023	QC	15-LADY BIRD	1183:2463	PROPERTY TRANSFER	0.0
HARDING JEFFERY S & SALLY	SANDBORN, BRADLEY & DIANE	45,000	02/13/2012	WD	03-ARM'S LENGTH	1111/2572	OTHER	100.0
		70,000	07/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: AG	Building Permit(s)	Date	Number	Status	
MICHELSON & RANDALL TRL	School: HOUGHTON LAKE COMM SCHOOLS						
	P.R.E. 0%						
Owner's Name/Address	SA:						
SANDBORN BRADLEY L & DIANE M [LE] PO BOX 74 HOUGHTON LAKE HEIGHTS MI 48630	2024 Est TCV Tentative						
	Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1			
	Public Improvements	* Factors *					
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value	
		RESIDENTIAL ACREAGE		10.000	Acres	3,000 100 30,000	
			10.00	Total Acres	Total Est. Land Value =	30,000	
Tax Description	Dirt Road						
L-1030 P-922 (L-421 P-238&240) 234 COM AT SW COR SEC 29 TH N ALG SEC LINE 661.2 FT FOR POB TH N 0 DEG 00'30"W 330.6 FT TH N 89 DEG 31' 22" E 1322.3 FT TH S 329.7 FT TH S 89 DEG 28' 45" W 1322.3 FT TO POB BEING PART OF SW 1/4 SEC 29 T23N R4W 10.02 A PARCEL 1	Gravel Road						
	Paved Road						
	Storm Sewer						
	Sidewalk						
	Water						
	Sewer						
	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						
Comments/Influences	Topography of Site						
	Level						
	Rolling						
	Low						
	High						
	Landscaped						
	Swamp						
	Wooded						
	Pond						
	Waterfront						
	Ravine						
	Wetland						
	Flood Plain						
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2024	Tentative		Tentative
	KH	10/30/2019	INSPECTED	2023	15,000	0	15,000
	DMG	12/04/2013	INSPECTED	2022	14,000	0	14,000
	DMG	08/17/2011	INSPECTED	2021	12,500	0	12,500

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SANDBORN BRADLEY & DIANE	SANDBORN BRADLEY L & DIANE	0	03/27/2023	QC	15-LADY BIRD	1183:2463	PROPERTY TRANSFER	0.0		
HARDING JEFFERY S & SALLY	SANDBORN, BRADLEY & DIANE	0	02/13/2012	WD	03-ARM'S LENGTH	1111/2572	OTHER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status		
RANDALL TRL		School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING		08/12/2013	169	COMPLETE		
Owner's Name/Address		P.R.E. 0%		SA:						
SANDBORN BRADLEY L & DIANE M [LE] PO BOX 74 HOUGHTON LAKE HEIGHTS MI 48630		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
L-1030 P-922 (L-536 P-104) 234 COM AT SW COR SEC 29 FOR POB TH N 661.2 FT TH N 89 DEG 28' 45" E 661.15 FT TH S 660.3 FT TH S 89 DEG 23' 30" W 661.15 FT TO POB BEING PART OF SW 1/4 SEC 29 T23N R4W 10.03 A PARCEL2		Public Improvements		* Factors *				Value		
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		10.000 Acres	3,000	100		30,000
		Paved Road				10.00 Total Acres	Total Est. Land Value =		30,000	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description		Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete		6.25	364	93	2,116	
		Sewer		D/W/P: 3.5 Concrete		6.25	84	87	457	
		Electric		Total Estimated Land Improvements True Cash Value =					2,573	
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative	
		KH 10/30/2019 INSPECTED		2023	15,000	38,000	53,000		41,793C	
		DMG 08/17/2011 INSPECTED		2022	14,000	31,300	45,300		39,803C	
		DMG 08/07/2009 INSPECTED		2021	12,500	27,500	40,000		38,532C	

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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood Oil Coal Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type 128 CCP (1 Story)	Year Built: 2013 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 2048 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	X Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration					Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Building Style: 1 STORY	Ex Ord Min	X Central Air Wood Furnace	Cost Est. for Res. Bldg: 1 Single Family 1 STORY				Cls CD Blt 2013
Yr Built Remodeled 2013 0	Size of Closets Lg Ord Small		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min	(11) Heating System: Space Heater Ground Area = 384 SF Floor Area = 384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			
Condition: Good	Doors: Solid H.C.	(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Building Areas Stories Exterior Foundation 1 Story Siding Slab Size 384 Cost New 48,617 Depr. Cost 42,784				
Room List	(5) Floors Kitchen: Other: Other:	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic	Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,614 4,060 Water Well, 100 Feet 1 5,720 5,034 Porches CCP (1 Story) 128 3,273 2,880 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 2048 44,872 39,487 Totals: 107,096 94,245				
Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings	(9) Basement Finish	Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 79,071				
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Metal X Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					
(2) Windows	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 384 S.F. Height to Joists: 0.0	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:					
Many Avg. Few X Avg. X Avg. Large Small							
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens							
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						
X Gable Hip Flat X Asphalt Shingle							
Chimney:							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		259,000	03/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status		
10788 RANDALL TRAIL		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 12/26/2002								
KING SANDRA L 10788 RANDALL TRL HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L-922 P-261 (L-371 P-264) 234 COM AT SW COR SEC 29 TH N 89 DEG 23' 30" E 661.15 FT FOR POB TH N 660.3 FT TH N 89 DEG 28' 45" E 661.15 FT TH S 659.4 FT TH S 89 DEG 23' 30" W 661.15 FT TO POB BEING PART OF SW 1/4 SEC 29 T23N R4W 10.03 A PARCEL 3		X Improved		Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE			10.000 Acres	3,000 100	30,000	
		Paved Road					10.00 Total Acres	Total Est. Land Value =	30,000	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: Asphalt Paving	3.15	5222	49	8,060		
		Sewer		D/W/P: 3.5 Concrete	6.68	114	49	373		
		Electric		Wood Frame	28.40	120	49	1,670		
		Gas		Wood Frame	24.58	241	10	592		
		Curb		Total Estimated Land Improvements True Cash Value =					10,695	
		Street Lights								
		X Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	Tentative	Tentative	Tentative			Tentative
		Low		2023	15,000	85,100	100,100			62,198C
		High		2022	14,000	71,700	85,700			59,237C
		Landscaped		2021	12,500	66,700	79,200			57,345C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
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		DMG 08/17/2011 INSPECTED								
		DMG 08/07/2009 INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 600 53 60 332	Type WGEP (1 Story) CPP CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C -5 Effec. Age: 41 Floor Area: 2,250 Total Base New : 348,046 Total Depr Cost: 205,362 Estimated T.C.V: 172,299			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X			Total Base New : 348,046 Total Depr Cost: 205,362 Estimated T.C.V: 172,299			E.C.F. X 0.839		Bsmnt Garage:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Lg			Ord	Small				
Condition: Good		Doors:		Solid	H.C.		Central Air Wood Furnace									
Room List		(5) Floors		(12) Electric			0 Amps Service			No./Qual. of Fixtures						
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		No. of Elec. Outlets			Many			X	Ave.	Few				
(1) Exterior		(6) Ceilings		(13) Plumbing			Average Fixture(s)			2			3 Fixture Bath			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(7) Excavation			Basement: 0 S.F. Crawl: 1500 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			
(2) Windows		Many Avg. Few	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			
X	Wood Sash	X	Metal Sash	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			Water Well 1 1000 Gal Septic 2000 Gal Septic			
X	Vinyl Sash	Double Hung		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			1			Water Well 1 1000 Gal Septic 2000 Gal Septic			
X	Horiz. Slide Casement	Double Glass		Patio Doors			Lump Sum Items:			1			Water Well 1 1000 Gal Septic 2000 Gal Septic			
X	Storms & Screens	Storms & Screens		Patio Doors			Lump Sum Items:			1			Water Well 1 1000 Gal Septic 2000 Gal Septic			
(3) Roof		Gable		Gambrel Mansard Shed			Lump Sum Items:			1			Water Well 1 1000 Gal Septic 2000 Gal Septic			
X	Asphalt Shingle	Asphalt Shingle		Patio Doors			Lump Sum Items:			1			Water Well 1 1000 Gal Septic 2000 Gal Septic			
Chimney: Metal		Chimney: Metal		Patio Doors			Lump Sum Items:			1			Water Well 1 1000 Gal Septic 2000 Gal Septic			
<p>Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C -5 Blt 0                  (11) Heating System: Forced Heat &amp; Cool                  Ground Area = 1500 SF Floor Area = 2250 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  1.5 Story Siding Crawl Space 1,500                  Total: 248,795 146,805</p> <p>Other Additions/Adjustments                  Plumbing 3 Fixture Bath 1 4,711 2,779                  Water/Sewer 1000 Gal Septic 1 4,933 2,910                  Water Well, 100 Feet 1 5,890 3,475                  Porches WGEP (1 Story) 600 39,684 23,414                  CPP 53 1,282 756                  CCP (1 Story) 60 1,802 1,063                  Deck Treated Wood 332 5,860 3,457                  Garages                  Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)                  Base Cost 720 26,532 15,654                  Common Wall: 1 Wall 1 -2,251 -1,328                  Built-Ins Appliance Allow. 1 2,806 1,656                  Fireplaces Interior 1 Story 1 5,414 3,194                  Wood Stove 1 2,588 1,527                  Totals: 348,046 205,362</p>																
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
HULL WILLIAM A & MARGARET	JOLES DAVID	161,000	11/17/2021	WD	31-SPLIT IMPROVED	1179:0060	PROPERTY TRANSFER	100.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status							
1225 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 11/17/2021													
Owner's Name/Address		SA:		2024 Est TCV Tentative													
JOLES DAVID 1225 MICHELSON RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1												
Tax Description		Public Improvements		* Factors *													
L-845 P-263 (L-565 P-151) 234 A PARC OF LAND LOCATED IN THE SW 1/4 OF SEC 29 T23N R4W DESC AS COM AT THE SW COR OF SD SEC 29 TH N00DEG02'28"W 990.85 FT ALG THE W LINE OF SD SEC 29 TH N89DEG30'07"E 1316.50 FT FOR A POB TH N00DEG02'29"W 331.06 FT TO THE S 1/8 LINE OF SD SEC 29 TH N89DEG29'47"E 811.86 FT ALG SD S 1/8 LINE TO THE WLY ROW OF CO RD 303 TH 405.35 FT ALG THE ARC OF A 1910.68 FT RAD CIR CURVE TO THE RT CHD BEARING S35DEG34'14"E 404.59 FT ALG SD WLY ROW LINE TH S89DEG30'07"W 1046.98 FT TO THE POB. 7.10 AC M/L. THAT PART OF N 1/2 OF N 1/2 OF SE 1/4 OF SW 1/4 LYING W OF CO RD 303 PARC B. SPLIT ON 12/31/2021 FROM 006-029-011-0040, 006-029-010-0070;		Dirt Road		RESIDENTIAL ACREAGE		7.100 Acres		3,477 100		24,683							
Comments/Influences		Level		Land Improvement Cost Estimates													
Split/Comb. on 12/31/2021 completed 12/31/2021 MIKE OWNER REQUEST ; Parent Parcel(s): 006-029-011-0040, 006-029-010-0070; Child Parcel(s): 006-029-010-0075, 006-029-012-0010;		Rolling		Description		Rate		Size % Good		Cash Value							
-----		Low		Fencing: Wd, Split, 2 Rail		16.72		30 23		115							
		High		Wood Frame		32.76		80 68		1,782							
		Landscaped		Total Estimated Land Improvements True Cash Value = 1,897													
		Swamp		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Wooded		2024		Tentative		Tentative		Tentative						Tentative	
		Pond		2023		12,300		53,000		65,300						58,170C	
		Waterfront		2022		12,000		43,400		55,400						55,400S	
		Ravine		2021		0		0		0						0	
		Wetland															
		Flood Plain															
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 10/20/2020 INSPECTED															
		DMG 08/17/2011 INSPECTED															
		DMG 08/07/2009 INSPECTED															

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 290 48	Type Treated Wood Treated Wood	Year Built: 2009 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 83 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Building Style: MANUFACTURED		Drywall Paneled	Plaster Wood T&G														
Yr Built 2005		Remodeled 0		Ex	Ord	Min											
Condition: Good		Size of Closets															
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures													
X Insulation				Ex. X Ord. Min													
(2) Windows		(7) Excavation		No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED										Cls Good		Blt 2005					
(11) Heating System: Forced Warm Air																	
Ground Area = 1188 SF Floor Area = 1188 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83																	
Building Areas																	
Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost																	
Main Home Siding Comp.Shingle 1188																	
Total: 107,604 89,310																	
Other Additions/Adjustments																	
42" frost-free footings, foundation 142 9,287 7,708																	
Plumbing 3 Fixture Bath 1 3,977 3,301																	
Water/Sewer 1000 Gal Septic 1 5,716 4,744																	
Water Well, 100 Feet 1 6,333 5,256																	
Deck																	
Treated Wood 290 5,681 4,715																	
Treated Wood 48 1,859 1,543																	
Garages																	
Class: D Exterior: Pole (Unfinished)																	
Base Cost 768 16,259 13,495																	
Built-Ins																	
Appliance Allow. 1 4,031 3,346																	
Totals: 160,747 133,418																	
Notes:																	
ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
HEIJKA THADDEUS A		0	09/11/2010	OTH	07-DEATH CERTIFICATE	1166:1894	OTHER	0.0													
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status											
10598 RANDALL TRAIL		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		09/25/2020		PB20-0318	COMPLETE												
Owner's Name/Address		P.R.E. 0%		SA:		2024 Est TCV Tentative															
HEJKA JANINA C 22122 AUDETTE DEARBORN MI 48124		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1															
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value															
L-532 P-470 L-570 P-41 L-488 P-602 234 BEG AT S1/4 COR SEC 29 TH N 657.8 FT TH S89DEG28'45"W 144.1 FT TO WLY R/W LINE OF CO RD 303 TH 355.7 FT ALG ARC OF CUR LG CHD BR N22DEG39'07"W 355.05 FT TH S89DEG31'22"W 1041.5 FT TH S 329.7 FT THN89DEG28'45"E 695.77 FT TH S 658.6 FT TH N89DEG23'30"E 626.4 FT TO POB PART OF SW1/4 SEC 29 T23N R4W 17.86A		X Gravel Road		RESIDENTIAL ACREAGE		17.860 Acres		2,180 100		38,930											
Comments/Influences		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value															
		X Storm Sewer		D/W/P: 3.5 Concrete		6.25		253 49		775											
		X Sidewalk		D/W/P: 3.5 Concrete		6.25		654 49		2,003											
		X Water		Total Estimated Land Improvements True Cash Value =		2,778															
		X Sewer		Work Description for Permit PB20-0318, Issued 09/25/2020: REROOF																	
		X Electric		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		X Gas		2024		Tentative		Tentative		Tentative						Tentative					
		X Curb		2023		19,500		43,800		63,300						23,217C					
		X Street Lights		2022		18,300		36,700		55,000						22,112C					
		X Standard Utilities		2021		17,900		34,200		52,100						21,406C					
		X Underground Utils.																			
		Topography of Site																			
		X Level																			
		Rolling																			
		Low																			
		High																			
		Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		QT		10/20/2020		INSPECTED		2023		19,500		43,800		63,300						23,217C	
		DMG		08/07/2009		INSPECTED		2022		18,300		36,700		55,000						22,112C	
								2021		17,900		34,200		52,100						21,406C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 143	Type CPP Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 51 Floor Area: 1,416 Total Base New : 222,574 Total Depr Cost: 109,062 Estimated T.C.V: 91,503			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 1416 SF Floor Area = 1416 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49					
Condition: Good		Lg	Ord	Small	Kitchen: Other: Other:			No. of Elec. Outlets			Building Areas					
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1 Story Siding Basement			1,416			
(1) Exterior		(7) Excavation		Average Fixture(s)			Other Additions/Adjustments			Plumbing			Total: 183,278		89,806	
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1416 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Garages			1 3,915 1,918 1 4,614 2,261 1 5,720 2,803 143 3,296 1,615						
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall			624 21,222 10,399 1 -2,074 -1,016			
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Built-Ins			Appliance Allow.			1 1,961 961			
X	Many Avg. Few	X	Large Avg. Small	Public Water Public Sewer Water Well			Porches			CPP			24 642 315			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		1 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:			91,503			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)		Date	Number	Status	
RANDALL TRL		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
KAMINSKI CHARLES N & PAMELA A 1693 MICHIGAN LINCOLN PARK MI 48146		SA:								
Tax Description		2024 Est TCV Tentative								
L-443 P-667 234 COM AT SW COR SEC 29 TH N 89 DEG 23' 30" E 1322.3 FT FOR POB TH N 659.4 FT TH N 89 DEG 28' 45" E 695.77 FT TH S 658.6 FT TH S 89 DEG 23' 30" W 695.77 FT TO POB BEING PART OF SW 1/4 SEC 29 T23N R4W 10.53 A PARCEL 4		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		10.530	Acres	2,925	100	30,795
		Paved Road				10.53	Total Acres		Total Est. Land Value =	30,795
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		X Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
		QT	10/19/2020	INSPECTED	2023	15,400	0	15,400		8,786C
		DMG	08/07/2009	INSPECTED	2022	14,300	0	14,300		8,368C
					2021	12,900	0	12,900		8,101C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
STRAUB PAMELA L	STRAUB PAMELA L	0	12/24/2009	QC	21-NOT USED/OTHER	1090/52	OTHER	0.0									
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status							
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 01/17/2000													
Owner's Name/Address		SA:		2024 Est TCV Tentative													
STRAUB PAMELA L 1130 MICHELSON RD HOUGHTON LAKE MI 48629		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1													
Tax Description		Public Improvements		* Factors *													
L-1021 P-860 (L-703 P-157) 234 COM AT S 1/4 COR SEC 29 TH N0DEG00'30"W ALG 1/4 LINE 1031.04FT FOR POB TH S89DEG 41'42"W 230.99FT TO WLY R/W OF CO RD 303 TH 343.65FT ALG CUR TH N89DEG36'13"E427.19FT TO 1/8 COR TH N89DEG47'11"E ALG1/8 LINE 447.80FT TH S0DEG00'30"E 282.44 FT TH S89DEG 41'42"W 447.80FT TO POB PART OF S 1/2 OF SEC 29 T23NR4W 5AC PP; 006-029-015-0021 & 029-015-0070		X		Dirt Road		RESIDENTIAL ACREAGE		5.000 Acres		4,000 100		Reason		Value			
Comments/Influences		X		Gravel Road		5.00 Total Acres		Total Est. Land Value =		20,000		20,000					
		X		Paved Road													
		X		Storm Sewer													
		X		Sidewalk													
		X		Water													
		X		Sewer													
		X		Electric													
		X		Gas													
		X		Curb													
		X		Street Lights													
		X		Standard Utilities													
		X		Underground Utils.													
		X		Topography of Site													
		X		Level													
		X		Rolling													
		X		Low													
		X		High													
		X		Landscaped													
		X		Swamp													
		X		Wooded													
		X		Pond													
		X		Waterfront													
		X		Ravine													
		X		Wetland													
		X		Flood Plain													
		X		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		X		Who		When		What		2024		Tentative		Tentative		Tentative	
		X		QT		10/20/2020		INSPECTED		2023		10,000		0		10,000	
		X		DMG		08/07/2009		INSPECTED		2022		9,500		0		9,500	
		X								2021		7,500		0		7,500	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan																3,890C	
																3,705C	
																3,587C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
STRAUB PAMELA L	STRAUB PAMELA	0	12/24/2009	QC	21-NOT USED/OTHER	1090/52	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
1130 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 01/17/2000									
STRAUB PAMELA L 1130 MICHELSON RD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-1021 P-860 (L-703 P-157) 234 COM AT S 1/4 COR SEC 29 TH N0DEG0'30"W ALG 1/4 LINE 612FT FOR POB TH N0DEG00' 30"W 45.04FT TH S89DEG37'31"W 75.84FT TOWLY R/W OF CO RD 303 TH 405.16FT ALG R/WWHICH BEARS N22DEG34'33"W 404.28FT TH N89DEG41'42"E 678.79FT TH N0DEG00'30"W 282.44FT TH N89DEG47'11"E ALG 1/8 LINE 868.62FT TH S0DEG40'31"E ALG 1/8 LINE 653.45FT TH S89DEG37'31"W 1024.51FT TH S0DEG07'12"E 45.03FT TH S89DEG37'22"W 299.65FT TO POB - PART OF S 1/2 OF SEC 29 T23NR4W PAR A 18.51AC PP; 006-029-015-0021 & 029-015-0070		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			18.510	Acres	2,121	100	39,255
		Paved Road		18.51 Total Acres				Total Est. Land Value =		39,255	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value	
		Water		D/W/P: 3.5 Concrete	6.68	2352	49		7,698		
		Sewer		D/W/P: Asphalt Paving	3.15	3503	49		5,407		
		Electric		Wood Frame	26.70	160	68		2,905		
		Gas		Wood Frame	25.35	192	68		3,310		
		Curb		Total Estimated Land Improvements True Cash Value =				19,320			
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
Comments/Influences		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	Tentative	Tentative	Tentative			Tentative	
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	2023	2022	2021				
		QT	10/20/2020	INSPECTED	19,600	104,200	123,800			71,618C	
		DMG	08/07/2009	INSPECTED	18,500	88,100	106,600			68,208C	
					18,300	82,100	100,400			66,030C	

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame													25 572 240 80	Treated Wood Treated Wood Composite Brzwy, FW		
Building Style: 1 STORY		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 0	Remodeled 0	Ex	Ord	Min													
Condition: Good		Size of Closets															
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric												
(1) Exterior		Kitchen: Other: Other:			0 Amps Service												
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures												
(2) Windows		No. of Elec. Outlets			Ex. X Ord. Min												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2160 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few										
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(7) Excavation			(13) Plumbing												
(3) Roof		Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat	(8) Basement			(14) Water/Sewer												
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
Chimney:		(9) Basement Finish			Lump Sum Items:												
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1												
		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:												
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0  (11) Heating System: Forced Heat &amp; Cool  Ground Area = 2160 SF Floor Area = 2172 SF.  Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64  Building Areas  Stories Exterior Foundation Size Cost New Depr. Cost  1 Story Siding Crawl Space 2,160  1 Story Siding Overhang 12  Total: 275,410 176,263  Other Additions/Adjustments  Exterior  Stone Veneer 72 2,772 1,774  Plumbing  3 Fixture Bath 1 4,711 3,015  Water/Sewer  1000 Gal Septic 1 4,933 3,157  Water Well, 100 Feet 1 5,890 3,770  Deck  Treated Wood 25 1,200 768  Treated Wood 572 8,368 6,611 *7  Composite 240 4,867 3,115  Garages  Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  Base Cost 768 27,740 17,754  Common Wall: 1/2 Wall 1 -1,122 -718  Class: CD Exterior: Pole (Unfinished)  Base Cost 1200 26,292 16,827  Built-Ins  Appliance Allow. 1 2,806 1,796  Breezeways  &lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MORSE JAN W	MORSE JAN W [LE]	0	12/14/2022	QC	15-LADY BIRD	1183:257	PROPERTY TRANSFER	0.0		
MORSE SHEILA J		0	07/21/2022	OTH	07-DEATH CERTIFICATE	1182:2538	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status		
1040 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 05/03/1994								
MORSE JAN W [LE] 1040 MICHELSON RD HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L-527 P-150 234 S1/2 OF SW1/4 OF SE1/4 SEC 29 T23N R4W EXC TH N45FT OF W300 FT THEREOF		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE			19.000 Acres	2,079 100	39,500	
		Paved Road					19.00 Total Acres	Total Est. Land Value =	39,500	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description		Rate	Size % Good	Cash Value		
		Water		Wood Frame		26.62	96 49	1,252		
		Sewer		Total Estimated Land Improvements True Cash Value =				1,252		
		Electric								
		Gas								
		Curb								
		Street Lights								
		X	Standard Utilities							
		Underground Utils.								
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	Tentative	Tentative	Tentative			Tentative
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2023	19,800	52,700	72,500		24,936C
		QT	10/19/2020	INSPECTED	2022	18,700	44,200	62,900		23,749C
		DMG	08/07/2009	INSPECTED	2021	18,500	41,200	59,700		22,991C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 936 % Good: 68 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							56 180 211	CGEP (1 Story) Treated Wood Treated Wood			
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Class: CD Effec. Age: 51 Floor Area: 1,546 Total Base New : 266,914 Total Depr Cost: 133,750 Estimated T.C.V: 112,216						
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY			E.C.F. X 0.839						
Room List		Doors:	Solid	H.C.	(12) Electric			Ground Area = 1336 SF Floor Area = 1546 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49			Stories						
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Building Areas									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Average Fixture(s)			Stories									
	Insulation	(8) Basement			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding 1 Story Siding 1 Story Siding									
(2) Windows		(9) Basement Finish			(13) Plumbing			Other Additions/Adjustments									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1336 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath No Plumbing 1000 Gal Septic Water Well, 100 Feet			Plumbing 3 Fixture Bath Water/Sewer							
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support			(14) Water/Sewer			Garages									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Pole (Unfinished) Base Cost									
X	Storms & Screens	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: D Exterior: Pole (Unfinished) Base Cost									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Pole (Unfinished) Base Cost									
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Block			Appliance Allow.			Built-Ins								
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow.									
<p>*** Information herein deemed reliable but not guaranteed***</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		45,000	05/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status				
11041 AQUA RD & MICHELSON		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 12/26/2002										
RIX WILLIAM C & DEBRA S 11041 AQUA RD HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-724 P-436 234 11041 AQUA DRIVE 48629 BEG AT NE COR OF SEC 30 TH W 124.7FT TH S 160.5FT TH E 124.7 FT TH N 160.5FT TO POB PART OF NE1/4 OF NE1/4 SEC 30 T23NR4W .46A		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	125.00	100.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE			0.287	Acres	9,000	100		2,583
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		125 Actual Front Feet, 0.29 Total Acres				Total Est. Land Value =		2,583		
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		D/W/P: 3.5 Concrete	5.86	945	73	4,043				
		Gas		Total Estimated Land Improvements True Cash Value =				4,043				
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative				Tentative	
		Low		2023	1,300	35,700	37,000				23,065C	
		High		2022	1,100	29,800	30,900				21,967C	
		Landscaped		2021	700	27,900	28,600				21,266C	
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/06/2023	INSPECTED	2023	1,300	35,700	37,000			23,065C	
		MH	07/08/2019	INSPECTED	2022	1,100	29,800	30,900			21,967C	
		DMG	05/08/2012	INSPECTED	2021	700	27,900	28,600			21,266C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 64 220 36	Type WSEP (1 Story) CGEP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets										
Condition: Good		Lg	X Ord		Small	Central Air Wood Furnace										
Room List		Doors:	Solid X		H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			100 Amps Service								
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Many X Ave. Few			(13) Plumbing								
(2) Windows		(7) Excavation			Average Fixture(s)											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1190 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Class: D		E.C.F.				
(11) Heating System: Forced Air w/ Ducts										Effec. Age: 47		X 0.734				
Ground Area = 1190 SF Floor Area = 1190 SF.										Floor Area: 1,190		Total Base New : 183,807				
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53										Total Depr Cost: 98,818		Estimated T.C.V: 72,532				
Building Areas										Total: 127,371		67,507				
Stories Exterior Foundation										Size		Cost New		Depr. Cost		
1 Story Siding Crawl Space										1,190						
Other Additions/Adjustments																
Water/Sewer										1		4,323		2,291		
1000 Gal Septic										1		5,584		2,960		
Water Well, 100 Feet																
Porches										64		3,542		1,877		
WSEP (1 Story)										220		10,690		5,666		
CGEP (1 Story)										36		2,197		1,164		
WCP (1 Story)																
Garages										768		24,438		12,952		
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost																
Built-Ins										1		1,662		881		
Appliance Allow.																
Local Cost Items										1		4,000		3,520		
STAND BY GENERATOR																
Totals:										183,807		98,818		*8		
Notes:												ECF (4003 OFF LAKE 3) 0.734 => TCv:		72,532		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BELL HARRY & MARJORIE M	DEXTER SHERRY V	0	05/17/2012	QC	21-NOT USED/OTHER	1115/588	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status				
11053 AQUA RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
DEXTER SHERRY V 818 E SHAW ST CHARLOTTE MI 48813		SA:										
Tax Description		2024 Est TCV Tentative										
L-247 P-682 P-483 P-84 234 COM AT NE COR OF SEC 30 TH S88DEG26'W 124.7FT FOR POB TH S 160.5FT TH W 110FT TH N 160.5FT TH E 110FT TO POB PART OF NE 1/4 OF NE1/4 SEC 30 T23NR4W .41A		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	64.00	150.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE			0.220	Acres	9,000	100		1,980
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		64 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		1,980		
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		Metal Prefab	16.21	64	23	239				
		Gas		Metal Prefab	17.50	48	23	193				
		Curb		Total Estimated Land Improvements True Cash Value = 432								
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	1,000	15,500	16,500			10,555C		
		High		2022	800	12,600	13,400			10,053C		
		Landscaped		2021	600	11,800	12,400			9,732C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	04/06/2023	INSPECTED								
		MH	07/08/2019	INSPECTED								
		DMG	05/08/2012	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 128	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: D Effec. Age: 53 Floor Area: 704 Total Base New : 95,396 Total Depr Cost: 44,836 Estimated T.C.V: 32,909			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	X			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls D		Blt 0		
Condition: Good		Size of Closets		Lg	X Ord		Small	100 Amps Service			Ground Area = 704 SF Floor Area = 704 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47			X 0.734		
Room List		Doors:	Solid	X	H.C.	No. of Elec. Outlets			Building Areas							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Ex. X Ord. Min			Stories Exterior Foundation			Size		Cost New Depr. Cost	
(1) Exterior		Kitchen: Other: Other:		100			Many X Ave. Few			1 Story Siding Crawl Space			704		80,829 37,990	
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments						
X	Aluminum Insulation			No. of Elec. Outlets			1 3 Fixture Bath			Water/Sewer						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 704 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet			1 4,323 2,032 1 5,584 2,624			
	Many X Avg. Few		X Avg. Small	(8) Basement			1 1000 Gal Septic 2000 Gal Septic			Deck Treated Wood Built-Ins Appliance Allow.			128 2,998 1,409			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Notes:			1 1,662 781			
X	Double Glass Patio Doors			(9) Basement Finish			Public Water Public Sewer Water Well			Totals:			95,396 44,836			
X	Storms & Screens			(10) Floor Support			1 1000 Gal Septic 2000 Gal Septic			ECF (4003 OFF LAKE 3) 0.734 => TC			32,909			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle															
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		28,000	06/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status					
11085 AQUA RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 12/19/2006											
HOOVER RICHARD & DEBRA L 11085 AQUA RD HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
(L-1026P-2681&L-939P-950&L-788 P-370) 234 L-1045 P-2099 COM AT NE COR OF SEC 30 TH W ON SEC LN 324 FT FOR POB TH S 160.5 FT TH W 64 FT TH N 160.5 FT TH E 64 FT TO POB PART OF NE1/4 OF NE1/4 SEC 30 T23N R4W 11085 AQUA RD		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
Comments/Influences		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		OFF LAKE G3	64.00	150.00	1.0000	0.0000	150	100*		0
			Paved Road		RESIDENTIAL ACREAGE			0.220	Acres	9,000	100		1,980
			Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
			Sidewalk		64 Actual Front Feet, 0.22 Total Acres		Total Est. Land Value =						1,980
			Water		Land Improvement Cost Estimates								
			Sewer		Description	Rate		Size		% Good	Cash Value		
			Electric		Wood Frame	35.58		64		48	1,093		
			Gas		Total Estimated Land Improvements True Cash Value =								
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	1,000	9,600	10,600			6,723C		
			High		2022	800	7,600	8,400			6,403C		
			Landscaped		2021	600	7,100	7,700			6,199C		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/06/2023	INSPECTED									
		MH	07/08/2019	INSPECTED									
		DMG	05/08/2012	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:			
	Mobile Home			Wood	Coal	Steam		Cook Top						Interior 2 Story	65	WCP (1 Story)
	Town Home	0	X	Forced Warm Air				Dishwasher	2nd/Same Stack	64	Treated Wood	Exterior:				
	Duplex	0		Wall Furnace				Garbage Disposal	Two Sided			Brick Ven.:				
	A-Frame		Warm & Cool Air				Bath Heater	Exterior 1 Story			Stone Ven.:					
X	Wood Frame	(4) Interior		Heat Pump				Vent Fan	Exterior 2 Story			Common Wall:				
		Drywall		Plaster				Hot Tub	Prefab 1 Story			Foundation:				
		X	Paneled	Wood T&G				Unvented Hood	Prefab 2 Story			Finished ?:				
Building Style: MOBILE HOME		Trim & Decoration						Vented Hood	Heat Circulator			Auto. Doors:				
Yr Built	Remodeled	Ex	X	Ord		Min		Intercom	Raised Hearth			Mech. Doors:				
0	0							Jacuzzi Tub	Wood Stove			Area:				
Condition: Good		Size of Closets						Jacuzzi repl.Tub	Direct-Vented Gas			% Good:				
		Lg	X	Ord		Small		Oven				Storage Area:				
Room List		Doors:		Solid	X	H.C.		Microwave	Class: Fair			No Conc. Floor:				
	Basement	(5) Floors		Central Air				Standard Range	Effec. Age: 30			Bsmnt Garage:				
	1st Floor	Kitchen:		Wood Furnace				Self Clean Range	Floor Area:			Carport Area:				
	2nd Floor	Other:		(12) Electric				Sauna	Total Base New : 76,134		E.C.F.	Roof:				
	Bedrooms	Other:		100 Amps Service				Trash Compactor	Total Depr Cost: 26,647		X 0.734					
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets				Central Vacuum	Estimated T.C.V: 19,559							
		Ex.		Ord.	X	Min		Security System								
		Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME		Cls Fair		Blt 0										
		(11) Heating System: Wall Furnace		Ground Area = 1078 SF		Floor Area = 1078 SF.										
		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		Building Areas												
		Type		Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost								
		Main Home		Ribbed	Metal	1078										
(2) Windows		(7) Excavation		Average Fixture(s)												
		Basement: 0 S.F.		2 3 Fixture Bath												
		Crawl: 0 S.F.		2 Fixture Bath												
		Slab: 0 S.F.		Softener, Auto												
		Height to Joists: 0.0		Softener, Manual												
		(8) Basement		Solar Water Heat												
		Conc. Block		No Plumbing												
		Poured Conc.		Extra Toilet												
		Stone		Extra Sink												
		Treated Wood		Separate Shower												
		Concrete Floor		Ceramic Tile Floor												
		(9) Basement Finish		Ceramic Tile Wains												
				Ceramic Tub Alcove												
				Vent Fan												
(3) Roof		(14) Water/Sewer		Notes:												
		Recreation SF		Public Water												
		Living SF		Public Sewer												
		Walkout Doors (B)		1 Water Well												
		No Floor SF		1 1000 Gal Septic												
		Walkout Doors (A)		2000 Gal Septic												
		(10) Floor Support		Lump Sum Items:												
		Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KOLAR JAMES & KOLAR CHRIS	LONGFELLOW HEATHER	17,000	04/09/2019	WD	03-ARM'S LENGTH	1169:0338	PROPERTY TRANSFER	100.0				
KOLAR JAMES A	KOLAR JAMES & KOLAR CHRIS	0	04/08/2019	QC	21-NOT USED/OTHER	1169:0337	DEED	0.0				
KOLAR JAMES A & CHRIS	KOLAR JAMES	0	12/08/2011	QC	21-NOT USED/OTHER	1110/905	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status				
11099 AQUA RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
LONGFELLOW HEATHER 2621 COVE CAY DR #105 CLEARWATER FL 33760		SA:										
Tax Description		2024 Est TCV Tentative										
L-965/1072 L-922/562 L-746/566 L-967/1124 - 234 - COM AT NE COR SEC 30 TH W 388FT FOR POB TH W 64FT TH S 190FT TH E 51.6FT TH N 30FT TH E 12.4FT TH N 160.5FT TO POB - PART OF NE 1/4 OF NE 1/4 SEC 30 T23NR4W. SPLIT ON 01/12/2012 FROM 006-030-001-0075, 006-030-001-0086;		X Improved		Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	64.00	180.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE			0.264	Acres	9,000	100		2,376
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		64 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		2,376		
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		Wood Frame	31.55	32	48	485				
		Gas		Total Estimated Land Improvements True Cash Value = 485								
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	1,200	9,800	11,000			8,893C		
		High		2022	1,000	7,800	8,800			8,470C		
		Landscaped		2021	700	7,500	8,200			8,200S		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/06/2023 INSPECTED										
		MH 07/08/2019 INSPECTED										
		DMG 08/29/2011 INSPECTED										

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32	Type WCP (1 Story)				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:															
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																											
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G		Central Air Wood Furnace																											
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures																											
Condition: Good		Lg	X Ord	Small	60 Amps Service																											
Room List		Doors:	Solid	X H.C.	(12) Electric																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:																											
(1) Exterior		(6) Ceilings			No. of Elec. Outlets																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation																															
(2) Windows		(7) Excavation			(13) Plumbing																											
X	Many Avg. Few	X	Large Avg. Small		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story)																											
(3) Roof		(9) Basement Finish			(14) Water/Sewer																											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																										
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 288 SF Floor Area = 288 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>35,719</td> <td>21,074</td> </tr> </tbody> </table> Notes: ECF (4003 OFF LAKE 3) 0.734 => TCv: 20,646															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	288			Total:				35,719	21,074
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	288																													
Total:				35,719	21,074																											

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 506 112	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 42 Floor Area: 1,008 Total Base New : 186,677 Total Depr Cost: 108,274 Estimated T.C.V: 90,842			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58					Cls D Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			100 Amps Service			Building Areas					
Condition: Good		Size of Closets		Lg	X Ord	Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors:	Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors				Average Fixture(s)			Recreation Room 432 7,944 4,608							
(1) Exterior		Kitchen: Other: Other:				1 3 Fixture Bath			Basement, Outside Entrance, Below Grade 1 1,849 1,072							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				2 Fixture Bath			Water/Sewer							
(2) Windows		(7) Excavation				Softener, Auto			1000 Gal Septic							
Many X Avg. Few	Large X Avg. Small	Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Softener, Manual			Water Well, 100 Feet							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens	(8) Basement				Solar Water Heat			Porches							
(3) Roof		(9) Basement Finish				No Plumbing			Deck							
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Extra Toilet			Treated Wood						
X	Asphalt Shingle	(10) Floor Support				Extra Sink			Built-Ins							
Chimney:		Joists: Unsupported Len: Cntr.Sup:				Separate Shower			Appliance Allow.							
						Ceramic Tile Floor			Fireplaces							
						Ceramic Tile Wains			Exterior 1 Story							
						Ceramic Tub Alcove			Garages							
						Vent Fan			Class: D Exterior: Pole (Unfinished)							
						(14) Water/Sewer			Base Cost							
						Public Water			Totals:							
						Public Sewer			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TC							
						1 Water Well			Notes:							
						1 1000 Gal Septic										
						2000 Gal Septic										
						Lump Sum Items:										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DURALL JAMES R SR	SHREVE DAVID M & JEANINE I	47,500	02/29/2016	WD	03-ARM'S LENGTH	1157-1790	PROPERTY TRANSFER	100.0			
BANK OF N Y	DURALL SR, JAMES R.	1	05/28/2011	QC	21-NOT USED/OTHER	1103/852	OTHER	100.0			
CWABS, INC	WHITE, PAULA S.	9,500	05/12/2009	WD	21-NOT USED/OTHER	1083/2504	OTHER	100.0			
MISSAR RAYMOND P	CWABS, INC	0	07/25/2008	SD	10-FORECLOSURE	1074/1796	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status		
11115 AQUA RD		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 02/29/2016									
Owner's Name/Address		SA:									
SHREVE DAVID M & JEANINE L 11115 AQUA RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	64.00	150.00	0.9518	1.0000	150	100	9,138
		Paved Road		RESIDENTIAL ACREAGE			0.220	Acres	9,000	100	1,980
		Storm Sewer		64 Actual Front Feet, 0.44 Total Acres				Total Est. Land Value =		11,118	
		Sidewalk		Land Improvement Cost Estimates							
		Water		Description	Rate		Size % Good		Cash Value		
		Sewer		Fencing: Wd, Solid, 6 ft.	29.22		40 23		269		
		Electric		Wood Frame	31.63		64 23		466		
		Gas		Total Estimated Land Improvements True Cash Value = 735							
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	Tentative	Tentative	Tentative				Tentative
		Low		QT 04/06/2023	INSPECTED	5,600	34,000	39,600			26,829C
		High		MH 07/08/2019	INSPECTED	3,900	28,000	31,900			25,552C
		Landscaped		DMG 05/08/2012	INSPECTED	3,600	26,200	29,800			24,736C
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 180 112	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 42 Floor Area: 1,312 Total Base New : 170,113 Total Depr Cost: 98,666 Estimated T.C.V: 72,421			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1312 SF Floor Area = 1312 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,312 151,221 87,709						
Yr Built 0	Remodeled 0	Ex	X Ord	Min	Size of Closets			No./Qual. of Fixtures			Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood Built-Ins Appliance Allow.					
Condition: Good		Lg	X Ord	Small	No. of Elec. Outlets			(13) Plumbing			Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV:					
Room List		Doors:	Solid X	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:			100 Amps Service									
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 1312 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:									
Many X Avg. Few	Large X Avg. Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BELLOR, JULIE	SCHUKNECHT, ROBERT	26,000	09/20/2010	WD	03-ARM'S LENGTH		OTHER	100.0
LYNCH THOMAS M.	LYNCH, THOMAS & BELLOR, JU	0	05/19/2007	QC	21-NOT USED/OTHER	1060/1109	OTHER	100.0
		21,000	10/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: AG	Building Permit(s)	Date	Number	Status				
11121 AQUA RD	School: HOUGHTON LAKE COMM SCHOOLS									
	P.R.E. 0%									
Owner's Name/Address	SA:									
SCHUKNECHT ROBERT J 516 N CHARLES SAGINAW MI 48602		2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			OFF LAKE G3	66.00	150.00	1.0000	0.0000	150 100*	0	
			RESIDENTIAL ACREAGE			0.227	Acres	9,000 100	2,043	
			* denotes lines that do not contribute to the total acreage calculation.							
			66 Actual Front Feet,	0.23 Total Acres				Total Est. Land Value =	2,043	
			Land Improvement Cost Estimates							
			Description			Rate		Size % Good	Cash Value	
			Wood Frame			21.16		160 23	779	
			Total Estimated Land Improvements True Cash Value =							779
Tax Description										
L-902 P-389 (L-827 P-37) 234 COM AT NE COR SEC 30 TH W 580 FT FOR POB TH W 66 FT TH S 466.7 FT TH E 66 FT TH N 466.7 FT TO POB BEING PART OF NE 1/4 OF NE 1/4 SEC 30 T23N R4W	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights								
	X	Standard Utilities Underground Utils.								
		Topography of Site								
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			2024	Tentative	Tentative	Tentative			Tentative	
	QT	04/06/2023 INSPECTED	2023	1,000	17,500	18,500			11,818C	
	MH	07/08/2019 INSPECTED	2022	900	14,100	15,000			11,256C	
	DMG	05/08/2012 INSPECTED	2021	600	13,300	13,900			10,897C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144 156	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:														
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 47 Floor Area: 612 Total Base New : 94,499 Total Depr Cost: 50,085 Estimated T.C.V: 36,762			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:														
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																							
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets																								
Condition: Good		Lg	X Ord		Small																									
Room List		Doors:	Solid	X	H.C.	(5) Floors			(12) Electric																					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		60 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls D		Blt 0															
(1) Exterior		Ex.	Ord.	X	Min	No. of Elec. Outlets			Ground Area = 612 SF Floor Area = 612 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53																					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			X	Ave.	Few	(13) Plumbing																				
	Insulation			Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 612 S.F. Height to Joists: 0.0						Other Additions/Adjustments			1 Story		Siding		Slab		612		Total:		71,608		37,953					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement						Water/Sewer			1000 Gal Septic		1		4,323		2,291		Water Well, 100 Feet		1		5,584		2,960			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Porches			CGEP (1 Story)		144		7,910		4,192		Deck		Treated Wood		156		3,412		1,808	
(3) Roof		(10) Floor Support								Built-Ins			Appliance Allow.		1		1,662		881		Totals:		94,499		50,085					
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCv:																			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEUTSCHE BANK NATIONAL TRU	GREEN JEFFREY WILLIAM	18,001	12/22/2013	OTH	21-NOT USED/OTHER	1135/2585	OTHER	100.0
VARNEY TRAVIS J	DEUTCHE BANK NATIONAL TRUS	18,459	08/31/2012	SD	10-FORECLOSURE	1118/2574	OTHER	0.0
		63,000	11/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: AG	Building Permit(s)	Date	Number	Status			
11133 AQUA RD	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
GREEN JEFFREY & LESLEY 782 6TH ST MARYSVILLE MI 48040		2024 Est TCV Tentative							
	X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			OFF LAKE G3	93.00	150.00	1.0000	0.0000	150 100*	0
			RESIDENTIAL ACREAGE			0.320 Acres	9,000	100	2,880
			* denotes lines that do not contribute to the total acreage calculation.						
			93 Actual Front Feet, 0.32 Total Acres		Total Est. Land Value =				2,880
Tax Description	X	Dirt Road							
L-1037 P-1942-1945 (L-623 P-53) 234 11133 AQUA RD 48629COM 571.36 FT E OF NW COR OF NE 1/4 OF NE 1/4 SEC 30 FOR POB TH S 466.7 FT TH E 93.34 FT TH N 466.7 FT TH W 93.34 FT TO POB	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							
Comments/Influences		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	04/06/2023	INSPECTED	2023	1,400	29,100	30,500		21,000C
	MH	07/08/2019	INSPECTED	2022	1,200	23,800	25,000		20,000C
	DMG	05/08/2012	INSPECTED	2021	800	22,300	23,100		19,362C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 180 128	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 42 Floor Area: 800 Total Base New : 146,685 Total Depr Cost: 85,077 Estimated T.C.V: 62,447					E.C.F. X 0.734	Bsmnt Garage: Carport Area: Roof:
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 800 SF Floor Area = 800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 800 Total: 98,493 57,126							
Condition: Good		Lg	X Ord		Small	No./Qual. of Fixtures			Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.							
Room List		Doors:	Solid X		H.C.	(5) Floors			Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 62,447							
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			(12) Electric			Total: 146,685			Totals: 146,685					
(1) Exterior		Ex.	X Ord.		Min	Kitchen: Other: Other:			100 Amps Service			Total: 146,685				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			No. of Elec. Outlets			Plumbing			Totals: 146,685					
(2) Windows		Many X Avg. Few	X Avg.		Small	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals: 146,685			Totals: 146,685				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			No. of Elec. Outlets			Water/Sewer			Totals: 146,685			Totals: 146,685		
(3) Roof		(9) Basement Finish			Plumbing			Water/Sewer			Totals: 146,685			Totals: 146,685		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 146,685			Totals: 146,685				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals: 146,685			Totals: 146,685					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SWILER DALE G & JANET M TR	SWILER DALE JONATHON	0	12/30/2015	PTA	09-FAMILY	1156-1774	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status			
11149 AQUA RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SWILER JONATHAN D 1081 S COLLEGE ROAD MASON MI 48854-		SA:											
Tax Description		2024 Est TCV Tentative											
(L-1025P-492&L-838P-596&L-460P-293-294) 234 L-1027 P-1239 COM AT NW COR OF NE 1/4 OF NE 1/4 TH E 386.68 FT FOR POB TH S 466.7 FT TH E 186.68 FT TH N 466.7 FT TO SEC LINE TH W 186.68 FT TO POB PART OF NE 1/4 OF NE1/4 SEC 30 T23N R4W.		X Improved		Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements				* Factors *							
		Dirt Road				Description Frontage Depth Front Depth Rate %Adj. Reason Value							
		Gravel Road				OFF LAKE G3 186.00 150.00 1.0000 0.0000 150 100*		0					
		Paved Road				RESIDENTIAL ACREAGE 0.640 Acres 9,000 100		5,760					
		Storm Sewer				* denotes lines that do not contribute to the total acreage calculation.							
		Sidewalk				186 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =		5,760					
		Water				Land Improvement Cost Estimates							
		Sewer				Description Rate Size % Good Cash Value							
		Electric				D/W/P: 3.5 Concrete 6.68 192 45 577							
		Gas				Total Estimated Land Improvements True Cash Value =		577					
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value	
		Who		When		What		Tentative				Tentative	
		QT 04/06/2023		INSPECTED				2023		2,900	36,000	38,900	28,459C
		MH 07/08/2019		INSPECTED				2022		2,400	30,000	32,400	27,104C
		DMG 05/08/2012		INSPECTED				2021		1,600	28,400	30,000	26,239C

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Roscommon, Michigan

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
PHELPS KATHY	JANVRIN, ADAM	19,900	07/30/2010	LC	03-ARM'S LENGTH	1097/2122	OTHER	100.0									
BOULDER CAPITAL INC	PHELPS, KATHY C.	0	01/26/2007	LC	03-ARM'S LENGTH	1055/296	OTHER	100.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status							
11181 AQUA RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%													
Owner's Name/Address		SA:		2024 Est TCV Tentative													
JANVRIN ADAM 11181 AQUA ROAD HOUGHTON LAKE MI 48629		X	Improved		Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3											
Tax Description		Public Improvements		* Factors *													
L-1055 P-296 (L-999P-637) 234 11181 AQUA 48629COM AT NW COR OF NE1/4 OF NE1/4 SEC 30 T23N R4W TH E 198FT FOR POB TH S466.7FT TH E 186.68FT TH N466.7FT TH W186.68FT TO POB PARCEL A & B 2A		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
Comments/Influences			Gravel Road			OFF LAKE G3	186.00	466.00	1.0000	0.0000	150	100*		0			
			Paved Road			RESIDENTIAL ACREAGE		1.990	Acres	7,015	100			13,960			
			Storm Sewer			* denotes lines that do not contribute to the total acreage calculation.											
			Sidewalk			186 Actual Front Feet, 1.99 Total Acres		Total Est. Land Value =		13,960							
			Water			Land Improvement Cost Estimates											
			Sewer			Description	Rate	Size	% Good	Cash Value							
			Electric			D/W/P: 3.5 Concrete	6.25	16	23	23							
			Gas			D/W/P: 3.5 Concrete	6.25	316	23	454							
			Curb			Wood Frame	25.25	120	48	1,454							
			Street Lights			Wood Frame	21.42	288	48	2,961							
		X	Standard Utilities			Total Estimated Land Improvements True Cash Value = 4,892											
			Underground Utils.			Topography of Site					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Level								2024	Tentative	Tentative	Tentative			Tentative
			Rolling								2023	7,000	17,400	24,400			17,441C
			Low								2022	5,000	14,200	19,200			16,611C
			High								2021	4,100	13,300	17,400			16,081C
			Landscaped								The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan						
			Swamp								*** Information herein deemed reliable but not guaranteed***						
			Wooded														
			Pond														
			Waterfront														
			Ravine														
			Wetland														
			Flood Plain														

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 36 144 128 16	Type Treated Wood Treated Wood Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:	E.C.F. X 0.734	Total Base New : 126,480 Total Depr Cost: 44,269 Estimated T.C.V: 32,493		
	Wood Frame			(4) Interior Drywall X Paneled Plaster Wood T&G Trim & Decoration	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Roof Cover Onl							
Building Style: MOBILE HOME		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME			Cls Fair		Blt 0				
Yr Built 0	Remodeled 0	Ex	X	Ord	Min	(12) Electric 60 Amps Service No./Qual. of Fixtures Ex. Ord. X Min			Ground Area = 1088 SF Floor Area = 1088 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
Condition: Good		Size of Closets Lg X Ord Small		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Comp.Shingle 504 Addition Siding Crawl 144 Addition Siding Crawl 440 Total: 72,005 25,202									
Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments 42" frost-free footings, foundation 100 5,620 1,967 Plumbing 3 Fixture Bath 1 2,765 968 Water/Sewer 1000 Gal Septic 1 4,614 1,615 Water Well, 100 Feet 1 5,720 2,002									
(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Deck Treated Wood w/Roof (Deck Portion) 36 1,497 524 Treated Wood w/Roof (Roof portion) 36 713 250 Treated Wood w/Roof (Deck Portion) 144 3,312 1,159 Treated Wood w/Roof (Roof portion) 144 2,343 820 Treated Wood 128 3,064 1,072 w/Roof (Roof portion) 16 336 118									
(2) Windows X Many Avg. Few X Large Avg. Small		(7) Excavation Basement: 0 S.F. Crawl: 584 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages Class: D Exterior: Pole (Unfinished) Base Cost 576 12,983 4,544 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 306 11,417 3,996 Common Wall: 1 Wall 1 -1,870 -654									
X Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Lump Sum Items: Joists: Unsupported Len: Cntr.Sup:									
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support					Garages Class: D Exterior: Pole (Unfinished) Base Cost 576 12,983 4,544 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 306 11,417 3,996 Common Wall: 1 Wall 1 -1,870 -654									
X Asphalt Shingle Metal							Garages Class: D Exterior: Pole (Unfinished) Base Cost 576 12,983 4,544 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 306 11,417 3,996 Common Wall: 1 Wall 1 -1,870 -654									
Chimney:							Garages Class: D Exterior: Pole (Unfinished) Base Cost 576 12,983 4,544 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 306 11,417 3,996 Common Wall: 1 Wall 1 -1,870 -654									
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status				
11231 AQUA RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KUBICKI JOEL L & CRISTAL L 27069 LEROY TAYLOR MI 48180		SA:										
Tax Description		2024 Est TCV Tentative										
L-699 P-243 234 11231 AQUA RD 48629 COM AT NW COR OF NE1/4 OF NE1/4 TH S ON 1/8 LN 660 FT TH E 198 FT TH N 660 FT TH W ON SEC LN 198 FT TO POB PART OF NE1/4 OF NE1/4 SEC 30 T23N R4W		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	198.00	150.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE			2.850	Acres	5,263	100		15,000
		Storm Sewer		ROW			0.150	Acres	0	100		0
		Sidewalk		* denotes lines that do not contribute to the total acreage calculation.								
		Water		198 Actual Front Feet, 3.00 Total Acres				Total Est. Land Value =		15,000		
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		QT	04/06/2023	INSPECTED	2023	7,500	30,900	38,400		30,245C		
		MH	07/08/2019	INSPECTED	2022	2,600	28,100	30,700		28,805C		
		DMG	05/08/2012	INSPECTED	2021	1,700	26,700	28,400		27,885C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 69 9	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																		
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																													
Building Style: MANUFACTURED		Drywall X Paneled	Plaster Wood T&G																																																																																															
Yr Built 0	Remodeled 0	Ex	X Ord	Min																																																																																														
Condition: Good		Size of Closets																																																																																																
Room List		Lg	X Ord	Small																																																																																														
Basement 1st Floor 2nd Floor Bedrooms		Doors:	Solid	X H.C.	Central Air Wood Furnace																																																																																													
(1) Exterior		(5) Floors			(12) Electric																																																																																													
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			100 Amps Service																																																																																													
Insulation					No./Qual. of Fixtures																																																																																													
(2) Windows		Ex.	X Ord.	Min	No. of Elec. Outlets																																																																																													
Many X Avg. Few					Many																																																																																													
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(7) Excavation			(13) Plumbing																																																																																													
Large X Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																													
(3) Roof		(8) Basement			(14) Water/Sewer																																																																																													
Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																													
X Asphalt Shingle		(9) Basement Finish			Lump Sum Items:																																																																																													
Chimney:		(10) Floor Support																																																																																																
		Joists: Unsupported Len: Cntr.Sup:																																																																																																
Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0 (11) Heating System: Warm & Cool Air Ground Area = 1188 SF Floor Area = 1188 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>1188</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>111,643</td> <td>61,404</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>42" frost-free footings, foundation</td> <td></td> <td>142</td> <td>9,287</td> <td>5,108</td> </tr> <tr> <td>Water/Sewer</td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>3,977</td> <td>2,187</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>5,716</td> <td>3,144</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>6,333</td> <td>3,483</td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td></td> <td>69</td> <td>2,256</td> <td>1,241</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>9</td> <td>441</td> <td>243</td> </tr> <tr> <td>Garages</td> <td colspan="2">Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>768</td> <td>20,805</td> <td>11,443</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>4,031</td> <td>2,217</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>164,489</td> <td>90,470</td> </tr> </tbody> </table>															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	1188			Total:				111,643	61,404	Other Additions/Adjustments						Plumbing	42" frost-free footings, foundation		142	9,287	5,108	Water/Sewer	3 Fixture Bath		1	3,977	2,187		1000 Gal Septic		1	5,716	3,144		Water Well, 100 Feet		1	6,333	3,483	Deck	Treated Wood		69	2,256	1,241		Treated Wood		9	441	243	Garages	Class: C Exterior: Pole (Unfinished)						Base Cost		768	20,805	11,443	Built-Ins	Appliance Allow.		1	4,031	2,217	Totals:				164,489	90,470
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																													
Main Home	Siding	Comp.Shingle	1188																																																																																															
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Built-Ins	Appliance Allow.		1	4,031	2,217																																																																																													
Totals:				164,489	90,470																																																																																													
Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 66,405																																																																																																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status		
1843 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 02/08/2002						
Owner's Name/Address		SA:		2024 Est TCV Tentative						
NASSER JAMES T 1843 N MICHELSON RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Tax Description		Public Improvements		* Factors *				Value		
(L-633 P-356-357 & L-618 P-577-579) 234 L-936P-322(L-919P-127)1843 MICHELSONCOM AT NE COR OF SEC 30 TH S 0DEG 36'E 726FT FOR POB TH S 0 DEG 36'E 266FT TH S89DEG 06'W 503FT TH N 0DEG 35'W 194.15FT TH N88DEG 26'E 102.3FT TH N 0DEG 35'W 66FT TH N88DEGDEG26'E 400.7FT TO POB - PART OF NE 1/4 OF NE 1/4 SEC 30 T3NR4W		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights	RESIDENTIAL ACREAGE		2.88 Total Acres	5,208 100	Total Est. Land Value = 15,000	15,000	
Comments/Influences		X	Standard Utilities Underground Utils.	Land Improvement Cost Estimates				Cash Value		
		X	Topography of Site	Description				Rate	Size % Good	Cash Value
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Wood Frame/Conc.				30.25	153 23	1,064
				Total Estimated Land Improvements True Cash Value =				1,064		
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/06/2023	INSPECTED	2023	7,500	53,500	61,000	35,147C	
		MH	07/08/2019	INSPECTED	2022	6,600	44,600	51,200	33,474C	
		DMG	08/29/2011	INSPECTED	2021	5,100	41,500	46,600	32,405C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 108 288	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 36 Floor Area: 1,128 Total Base New : 212,463 Total Depr Cost: 135,976 Estimated T.C.V: 114,084			E.C.F. X 0.839		Bsmnt Garage:		
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1128 SF Floor Area = 1128 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64			Cls CD		Blt 0		
Yr Built 0	Remodeled 0	Ex	X Ord		Min	100 Amps Service			Building Areas			Size		Cost New	Depr. Cost		
Condition: Good		Size of Closets		Lg	X Ord		Small	(13) Plumbing			Total:		151,433	96,917			
Room List		Doors:	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation			1,128					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			1 Story Siding Basement			Total:		151,433	96,917	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1128 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic Water Well, 100 Feet		1	4,614	2,953
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Porches			WGEP (1 Story)		108	9,456	6,052
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		(14) Water/Sewer			Deck			Treated Wood		288	5,219	3,340	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer			Garages			Class: D Exterior: Pole (Unfinished) Base Cost		960	19,478	12,466
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Built-Ins			Appliance Allow.			1		1,961	1,255	
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney:			Notes:			Carports			Comp.Shingle 480 Comp.Shingle 480		480	7,291	4,666	
X	Asphalt Shingle	ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:			114,084			Totals:			212,463		135,976				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
PORTER FRANK J & SUSAN I	FOSTER, STORMY	0	12/04/2009	LC	03-ARM'S LENGTH	1088/2701	OTHER	100.0									
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status							
MUSKEGON & MICHELSON		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%		SA:		2024 Est TCV Tentative									
Owner's Name/Address		FOSTER STORMY 3142 ROBINSON RD JACKSON MI 49203		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1											
Tax Description		L-889 P-135 (L-658 P-394) 234 COM AT NE COR OF SEC 30 T23N R4W TH W 466.7 FT TH S 466.7 FT FOR POB TH S 259.3 FT TH W 466.7 FT TH N 259.3 FT TH E 466.7 FT TO POB PART OF NE 1/4 OF NE 1/4 SEC 30 T23N R4W.		Public Improvements		* Factors *											
Comments/Influences		X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils. Topography of Site X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain		RESIDENTIAL ACREAGE		2.770 Acres		5,415 100		15,000							
				2.77 Total Acres		Total Est. Land Value =		15,000									
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who When What		2024		Tentative		Tentative		Tentative						Tentative	
		QT 04/06/2023 INSPECTED		2023		7,500		0		7,500						1,202C	
		MH 07/08/2019 INSPECTED		2022		6,500		0		6,500						1,145C	
		DMG 08/29/2011 INSPECTED		2021		2,000		0		2,000						1,109C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
STATE OF MI DNR	FOSTER MARK H	2,777	03/06/2019	PTA	13-GOVERNMENT		PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
FOSTER MARK H 3142 ROBINSON RD JACKSON MI 49203		SA:		2024 Est TCV Tentative					
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
L-576 P-410 234 COM AT NE COR SEC 30 TH S 660 FT TH W 466.7 FT TH S 66 FT TH W 466.7 FT FOR POB TH N 259.3 FT TH W 180.6 FT TH S 259.3 FT M/L TH E 180.6 FT M/L TO POB BEING PART OF NE 1/4 OF NE 1/4 SEC 30 T23N R4W		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		1.100 Acres	8,727 100		9,600
		Paved Road		1.10 Total Acres Total Est. Land Value =					9,600
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		X Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		X Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/06/2023	INSPECTED	2023	4,800	0	4,800	1,318C	
		MH 07/08/2019	INSPECTED	2022	3,900	0	3,900	1,256C	
				2021	2,700	0	2,700	1,216C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LONG RICHARD A	DAVIS AMBER R	0	06/10/2016	QC	21-NOT USED/OTHER	1175:1226	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status					
1893 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
DAVIS AMBER R 628 CORUNNA AVE OWOSSO MI 48867		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
(L-1033P-1294&L-951P-447&L-596P-31) 234 L-1049 P-2523 COM AT SEC COR BET 19,20 29&30 TH S 660 FT FOR POB TH W 400.7 FT TH N 218.75 FT TH E 400.7 FT TH S 218.75FT TO POB SEC 30 T23NR4W PART OF NE 1/4 PAR C		X	Public Improvements		* Factors *								
Comments/Influences					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					COMM FF	218.00	100.00	1.0000	0.0000	150	100*		0
					RESIDENTIAL ACREAGE			0.500	Acres	9,000	100		4,500
					* denotes lines that do not contribute to the total acreage calculation.								
					218 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 4,500								
					Land Improvement Cost Estimates								
					Description	Rate	Size	% Good					Cash Value
					Wood Frame	20.49	180	10					369
					Total Estimated Land Improvements True Cash Value = 369								
		X	Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	Tentative	Tentative	Tentative					Tentative
		QT	04/06/2023	INSPECTED	2023	2,300	2,200	4,500					2,968C
		MH	07/08/2019	INSPECTED	2022	1,900	1,400	3,300					2,827C
		DMG	08/29/2011	INSPECTED	2021	1,300	1,500	2,800					2,737C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: WELL/SEP ONLY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets										
0	0						Lg	X	Ord		Small						
Condition: Good				Doors:		Solid	X	H.C.	Central Air Wood Furnace								
Room List		(5) Floors		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Mobile Home WELL/SEP ONLY		Cls	Low	Blt	0	Bsmnt Garage:	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0		X		Ex.	Ord.	Min	Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54		Carport Area: Roof:
(1) Exterior	X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	No. of Elec. Outlets		Many	X	Ave.	Few	Building Areas		Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
		Insulation		(13) Plumbing		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer							
(2) Windows			(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1000 Gal Septic		Water Well, 100 Feet		Notes:		Totals:		9,907	5,349	ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 4,488	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well		1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1									
X	Asphalt Shingle																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-COMMON		Zoning: AG	Building Permit(s)		Date	Number	Status	
N MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
FOSTER ISABELLE PO BOX 302 HOUGHTON LAKE MI 48629		SA:								
		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				0.00 Total Acres Total Est. Land Value =					0	
Tax Description		Dirt Road		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 0.00 Total Acres Total Est. Land Value = 0						
L-253 P-60 234 - COM AT NE COR SEC 30 TH S0DEG36'E ALG SEC LINE 660FT FOR POB TH S0DEG36'E 66FT TH S88DEG26'W 466.7FT TH N0DEG36'W 66FT TH N88DEG26'E 466.7FT TO POB - (NON-EXCLUSIVE EASEMENT) CLASSIFICATION CHANGE FROM RESIDENTIAL REF IN 2016.		Gravel Road								
Comments/Influences		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
			2022	0	0	0		0		
			2021	0	0	0		0		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.															
FOSTER VIRGIL K & LINDA L	FOSTER MARK	0	04/15/2016	QC	21-NOT USED/OTHER	1159-1880	PROPERTY TRANSFER	100.0															
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status													
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%																			
Owner's Name/Address		SA:		2024 Est TCV Tentative																			
FOSTER MARK & STORMY 3142 ROBINSON RD JACKSON MI 49203		Improved X Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3																			
Tax Description		Public Improvements		* Factors *																			
L-943P-299-304 (L-365 P-307 L-461 P-588) 234 COM AT NE COR SEC 30 TH S0DEG36'00"E ALGSEC LINE 222.50FT FOR POB TH S0DEG36'00" E 100FT TH S88DEG26'00"W 193.23FT TH N0 DEG36'00"W 57.07FT TH S88DEG26'00"W 41.66FT TH N0DEG29'15"W 105.08FT TH N88DEG 36'30"E 74.42FT TH S0DEG36'00"E 62FT TH N88DEG26'00"E 160.26FT TO POB - PART OF NE 1/4 OF NE 1/4 SEC 30 T23NR4W PAR B .59AC PP: 006-030-001-0056 & 030-001-0255		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value			
				Gravel Road		OFF LAKE G3		100.00		150.00		1.0000		0.0000		150		100*		0			
				Paved Road		RESIDENTIAL ACREAGE						0.344		Acres		9,000		100		3,096			
				Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.						100		Actual Front Feet,		0.34		Total Acres		Total Est. Land Value =		3,096	
				Sidewalk																			
				Water																			
				Sewer																			
				Electric																			
				Gas																			
				Curb																			
				Street Lights																			
				Standard Utilities																			
				Underground Utils.																			
Comments/Influences		Topography of Site		X Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
				Rolling		2024		Tentative		Tentative		Tentative						Tentative					
				Low																			
				High																			
				Landscaped																			
				Swamp																			
				X Wooded																			
				Pond																			
				Waterfront																			
				Ravine																			
				Wetland																			
				Flood Plain																			
				QT 04/06/2023 INSPECTED		2023		1,500		0		1,500						801C					
				MH 07/08/2019 INSPECTED		2022		1,300		0		1,300						763C					
				DMG 08/29/2011 INSPECTED		2021		900		0		900						739C					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.															
FOSTER VIRGIL K & LINDA L	FOSTER MARK	0	04/15/2016	QC	21-NOT USED/OTHER	1159-1880	PROPERTY TRANSFER	100.0															
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status													
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%																			
Owner's Name/Address		SA:		2024 Est TCV Tentative																			
FOSTER MARK & STORMY 3142 ROBINSON RD JACKSON MI 49203		Improved X Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3																			
Tax Description		Public Improvements		* Factors *																			
L-943 P-299-304(L-365 P-307 L-461 P-588)234 COM AT NE COR SEC 30 TH S0DEG36'00"E ALGSEC LINE 322.50FT FOR POB TH S0DEG36'00" E 118.75FT TH S88DEG26'00"W 193.23FT TH N0DEG36'00"W 118.75FT TH N88DEG26'00"E 193.23FT TO POB - PART OF NE 1/4 OF NE 1/4 SEC 30 T23NR4W PAR C .55AC PP: 006-030-001-0056 & 030-001-0255		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value			
				Gravel Road		OFF LAKE G3		118.00		150.00		1.0000		0.0000		150		100*		0			
				Paved Road		RESIDENTIAL ACREAGE						0.406		Acres		9,000		100		3,654			
				Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.						118		Actual Front Feet,		0.41		Total Acres		Total Est. Land Value =		3,654	
				Sidewalk																			
				Water																			
				Sewer																			
				Electric																			
				Gas																			
				Curb																			
				Street Lights																			
Comments/Influences		X		Standard Utilities																			
				Underground Utils.																			
				Topography of Site																			
		X		Level																			
				Rolling																			
				Low																			
				High																			
				Landscaped																			
				Swamp																			
		X		Wooded																			
				Pond																			
				Waterfront																			
				Ravine																			
				Wetland																			
				Flood Plain																			
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value							
		Who		When		What		2024		Tentative						Tentative							
		QT		04/06/2023		INSPECTED		2023		1,800		0		1,800		1,084C							
		MH		07/08/2019		INSPECTED		2022		1,500		0		1,500		1,033C							
								2021		1,000		0		1,000		1,000S							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status			
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 10/14/2009									
RIX WILLIAM C & DEBRA S 11041 AQUA RD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-1027 P-1475-1478 (L-567 P-633) 234 COM AT NE COR OF SEC 30 T23N R4W TH S ONSEC LN 160.5 FT FOR POB TH W 160 FT TH S 62 FT TH E 160.5 FT TO E SEC LN TH N 62 FT TO POB		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	62.00	150.00	1.0000	0.0000	150	100*	0
		Paved Road		RESIDENTIAL ACREAGE			0.213	Acres	9,000	100	1,917
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.							
		Sidewalk		62 Actual Front Feet,	0.21	Total Acres	Total Est. Land Value =				1,917
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	1,000	0	1,000			455C
		QT	04/06/2023	INSPECTED	2022	800	0	800			434C
		MH	07/08/2019	INSPECTED	2021	500	0	500			421C
		DMG	05/08/2012	INSPECTED							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status					
1779 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
GENTRY WILLIAM JR & LINDA G 10033 STEVENSON DRIVE TEMPERANCE MI 48182		SA:											
Tax Description		2024 Est TCV Tentative											
L-653 P-272 234 COM AT NE COR SEC 30 S0DEG36'E 992 FT FOR POB TH S0DEG36'E 328 FT TH S89DEG06' W 258 FT TH N0DEG36'W 72.6 FT TH S89DEG 06'W 150.07 FT TH S0DEG36'E 72.6 FT TH W 245 FT TH N 328 FT TH E 653 FT TO POB PART OF NE 1/4 OF NE 1/4 SEC 30 T23N R4W 4.67A.		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
Comments/Influences		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RESIDENTIAL ACREAGE			4.670	Acres	4,141	100		19,340
			Paved Road					4.67	Total Acres			Total Est. Land Value =	19,340
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description								
			Water		D/W/P: 3.5 Concrete		Rate	Size	% Good	Cash Value			
			Sewer				6.25	1902	73	8,678			
			Electric		Total Estimated Land Improvements True Cash Value = 8,678								
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		QT	04/06/2023	INSPECTED	2023	9,700	67,200	76,900			37,564C		
		MH	07/08/2019	INSPECTED	2022	9,000	56,500	65,500			35,776C		
		DMG	08/29/2011	INSPECTED	2021	7,200	52,400	59,600			34,634C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 42 Floor Area: 1,120 Total Base New : 243,201 Total Depr Cost: 161,988 Estimated T.C.V: 135,908			E.C.F. X 0.839		Bsmnt Garage:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord	Min	Size of Closets			Ex. X Ord. Min			Building Areas			Total Depr Cost: 161,988		
Condition: Good		Lg	X Ord	Small	Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Slab			Total: 129,859 75,319		
Room List		Doors:	Solid X	H.C.	(5) Floors			(12) Electric			Other Additions/Adjustments			Water/Sewer		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			100 Amps Service			1000 Gal Septic Water Well, 100 Feet			Garages		
(1) Exterior					(6) Ceilings			(13) Plumbing			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Class: CD Exterior: Pole (Finished)		
X	Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			Average Fixture(s)			Base Cost			Common Wall: 1 Wall		
	Insulation				Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost			2560 74,752 64,287 *8		
(2) Windows					(7) Excavation			(14) Water/Sewer			Appliance Allow.			Fireplaces		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 560 S.F. Slab: 560 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well			Interior 1 Story			Totals: 243,201 161,988			
X	Wood Sash Metal Sash Vinyl Sash				(8) Basement			1 1000 Gal Septic 1 2000 Gal Septic			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv: 135,908		
X	Double Hung Horiz. Slide Casement Double Glass	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Lump Sum Items:								
X	Patio Doors Storms & Screens	(9) Basement Finish														
(3) Roof																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
OMELL MARY J [LE]	SUTHERBY DANIEL & CHARLENE	165,000	08/31/2021	WD	20-MULTI PARCEL SALE REF	1178:434	PROPERTY TRANSFER	100.0		
OMELL MARY J	OMELL MARY J [LE]	0	11/16/2020	QC	18-LIFE ESTATE	1174:1707	DEED	0.0		
OMELL WILLIAM SR	OMELL MARY J	0	03/05/2018	QC	09-FAMILY	1165:0018	OTHER	0.0		
OMELL WILLIAM M SR	OMELL WILLIAM M SR [LE]	0	07/29/2015	QC	09-FAMILY	1152-175	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)		Date	Number	Status	
HENRY ST		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 100% 08/31/2021								
Owner's Name/Address		SA:								
SUTHERBY DANIEL & CHARLENE 108 HENRY ST HOUGHTON LAKE MI 48629		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE			0.250 Acres	9,000	100	2,250
				0.25 Total Acres Total Est. Land Value =					2,250	
Tax Description		X		Dirt Road						
L-575 P-119 234 COM AT NE COR SEC 30 TH S0DEG36'E 1320 FT TH S89DEG06'W 258 FT FOR PBO TH S89DEG06'W 150.8 FT TH N0DEG36'W 72.6 FTTH N89DEG06'E 150.7 FT TH S0DEG36'E 72.6FT TO POB PART OF NE 1/4 OF NE 1/4 SEC 30 T23N R4W .25A.		X		Gravel Road						
		X		Paved Road						
		X		Storm Sewer						
		X		Sidewalk						
		X		Water						
		X		Sewer						
		X		Electric						
		X		Gas						
		X		Curb						
		X		Street Lights						
		X		Standard Utilities						
		X		Underground Utils.						
Comments/Influences		X		Topography of Site						
		X		Level						
		X		Rolling						
		X		Low						
		X		High						
		X		Landscaped						
		X		Swamp						
		X		Wooded						
		X		Pond						
		X		Waterfront						
		X		Ravine						
		X		Wetland						
		X		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/06/2023	INSPECTED	2023	1,100	0	1,100	945C	
		MH	07/08/2019	INSPECTED	2022	900	0	900	900S	
					2021	600	0	600	324C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
FOSTER STORMY	FOSTER STORMY & MARK	0	03/15/2018	QC	09-FAMILY	1165:0217	PROPERTY TRANSFER	0.0									
PORTER FRANK J & SUSAN I	FOSTER, STORMY	20,000	12/04/2009	LC	03-ARM'S LENGTH	1088/2701	OTHER	100.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status							
1833 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		GARAGE		01/01/2016		PB16-0062	COMPLETE								
Owner's Name/Address		P.R.E. 0%		ADDITION		04/12/2010		341	COMPLETE								
FOSTER STORMY & MARK 3142 ROBINSON RD JACKSON MI 49203		SA:		2024 Est TCV Tentative													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1											
L-889 P-135 (L-541 P-66) 234 COM AT NE COR OF SEC 30 TH S 0 DEG 36'E 726 FT TH S 88 DEG 26'W 400.7 FT FOR POB TH S 0 DEG 35'E 66 FT TH S 88 DEG 26' W 102.3 FT TH S 0 DEG 35'E 194.15 FT TH S 89 DEG 06'W 150 FT TH S 0 DEG 36'E 328FT TH S 89 DEG 06'W 661 FT TH N 0 DEG 26'30"W 644.4 FT TH N 88 DEG 26'E 198 FTTH S 0 DEG 26'30"E 66 FT TH N 88 DEG 26'E 714.02 FT M/L TO POB BEING PART OF NE 1/4 OF NE 1/4 SEC 30 T23N R4W 10.17 A M/L		Public Improvements		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value RESIDENTIAL ACREAGE 10.170 Acres 2,975 100 WET 30,255 10.17 Total Acres Total Est. Land Value = 30,255											
Comments/Influences		Topography of Site		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Land Improvement Cost Estimates Description Rate Size % Good Cash Value Wood Frame 31.63 64 17 344 Wood Frame 23.74 160 17 646 Total Estimated Land Improvements True Cash Value = 990											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		MH 11/16/2017 INSPECTED DMG 12/04/2013 INSPECTED DMG 12/02/2012 INSPECTED		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who When What		2024		Tentative		Tentative		Tentative						Tentative	
				2023		15,100		46,300		61,400						42,617C	
				2022		14,100		42,200		56,300				56,300R		40,588C	
				2021		12,600		39,400		52,000				52,000R		39,292C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 2016	Car Capacity:	216	WGEP (1 Story)	Class: D																						
	Mobile Home			Wood	Coal	Steam		Cook Top									Interior 2 Story	256	Treated Wood	Exterior: Pole																		
	Town Home	0		Forced Warm Air				Dishwasher	2nd/Same Stack	32	Treated Wood	Brick Ven.: 0	Stone Ven.: 0	Common Wall: Detache																								
	Duplex	0		Wall Furnace				Garbage Disposal	Two Sided			Foundation: 18 Inch	Finished ?:	Auto. Doors: 0																								
	A-Frame			Warm & Cool Air				Bath Heater	Exterior 1 Story			Mech. Doors: 0	Area: 2400																									
X	Wood Frame	(4) Interior		Heat Pump				Vent Fan	Exterior 2 Story			% Good: 87																										
		Drywall						Hot Tub	Prefab 1 Story			Storage Area: 0																										
		X	Paneled	Plaster				Unvented Hood	Prefab 2 Story			No Conc. Floor: 0																										
				Wood T&G				Vented Hood	Heat Circulator			Bsmnt Garage:																										
	Building Style:	Trim & Decoration						Intercom	Raised Hearth			Carport Area:																										
	MOBILE HOME							Jacuzzi Tub	Wood Stove			Roof:																										
	Yr Built	Remodeled						Jacuzzi repl.Tub	Direct-Vented Gas																													
	0	0	Ex	X	Ord	Min		Oven																														
	Condition: Excellent							Microwave																														
			Lg	X	Ord	Small		Standard Range																														
	Room List	Doors:		Solid	X	H.C.		Self Clean Range																														
	Basement							Sauna																														
	1st Floor	(5) Floors						Trash Compactor																														
	2nd Floor	Kitchen:						Central Vacuum																														
	Bedrooms	Other:						Security System																														
		Other:																																				
(1)	Exterior	No./Qual. of Fixtures																																				
		Ex.	X	Ord.	Min																																	
X	Wood/Shingle	No. of Elec. Outlets																																				
	Aluminum/Vinyl																																					
	Brick																																					
	Insulation																																					
(2)	Windows	(13) Plumbing																																				
		Average Fixture(s)																																				
		2 3 Fixture Bath																																				
		2 Fixture Bath																																				
		Softener, Auto																																				
		Softener, Manual																																				
		Solar Water Heat																																				
		No Plumbing																																				
		Extra Toilet																																				
		Extra Sink																																				
		Separate Shower																																				
		Ceramic Tile Floor																																				
		Ceramic Tile Wains																																				
		Ceramic Tub Alcove																																				
		Vent Fan																																				
(3)	Roof	(14) Water/Sewer																																				
		Public Water																																				
		Living SF																																				
		Walkout Doors (B)																																				
		No Floor SF																																				
		Walkout Doors (A)																																				
X	Asphalt Shingle	1 1000 Gal Septic																																				
		2000 Gal Septic																																				
		Lump Sum Items:																																				
	Chimney:	Joists:																																				
		Unsupported Len:																																				
		Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0 (11) Heating System: Warm & Cool Air Ground Area = 1584 SF Floor Area = 1584 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>1200</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>384</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>90,123</td> <td>50,469</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 2,765 1,548 Water/Sewer 1000 Gal Septic 1 4,614 2,584 Water Well, 100 Feet 1 5,720 3,203 Porches WGEP (1 Story) 216 11,331 8,951 *7 Deck Treated Wood 256 4,828 2,704 Treated Wood 32 1,394 781 Block Foundation 728 10,054 5,630 Built-Ins Appliance Allow. 1 1,961 1,098 Garages Class: D Exterior: Pole (Unfinished) Base Cost 2400 46,464 40,424 *8 Totals: 179,254 117,392 Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 98,492															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	1200			Addition	Siding	Crawl	384			Total:				90,123	50,469
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																	
Main Home	Siding	Comp.Shingle	1200																																			
Addition	Siding	Crawl	384																																			
Total:				90,123	50,469																																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
RIEDEL TRAVIS C	KINCAID LEVI	105,000	09/27/2021	WD	03-ARM'S LENGTH	1178:1152	DEED	100.0					
RIEDEL DONALD E JR	RIEDEL TRAVIS C	0	10/15/2014	QC	09-FAMILY	1145-879	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status			
11269 AQUA RD		School: HOUGHTON LAKE COMM SCHOOLS		DEMO		12/21/2020		LU20-4368	CANCELED				
Owner's Name/Address		P.R.E. 0%		Demolish		12/21/2020		PB20-0422	COMPLETE				
KINCAID LEVI 11269 AQUA RD HOUGHTON LAKE MI 48629		SA:		Demolish		12/21/2020		PB20-0421	COMPLETE				
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1									
L-1000 P-1558 234 COM AT NW COR OF NW 1/4 OF NE 1/4 SEC 30TH E ON N SEC LINE 40RDS FOR POB TH S3 RDS TO MIDLAND & TRAVERSE BAY STATE RD TH SELTY ALG RD 53RDS TO E 1/8 LINE TH N34 1/2 RDS TO N LINE OF SEC TH W 40RDS TO POB - PART OF NW 1/4 OF NE 1/4 SEC 30 T23NR4W PP: 006-030-002-0021 (04)		X	Improved	Vacant	* Factors *								
Comments/Influences		Public Improvements		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE		5.460	Acres	3,853	100			21,035	
		Gravel Road		Land Improvement Cost Estimates		5.46 Total Acres		Total Est. Land Value =				21,035	
		Paved Road		Description		Rate	Size	% Good			Cash Value		
		Storm Sewer		D/W/P: 3.5 Concrete		6.25	289	72			1,300		
		Sidewalk		D/W/P: 3.5 Concrete		6.25	276	72			1,242		
		Water		Wood Frame		30.69	70	47			1,010		
		Sewer		Total Estimated Land Improvements True Cash Value =						3,552			
		Electric		Work Description for Permit LU20-4368, Issued 12/21/2020: DEMO SECOND DWELLING/GARAGE. DANGEROUS BUILDINGS ORDER.									
		Gas		Work Description for Permit PB20-0422, Issued 12/21/2020: DEMO OF 24 X 30 = 720 TOTAL SQ FT GARAGE AT 11331 AQUA RD ADDRESS, ADJACENT HOUSE AT 11269 W AQUA RD, PROPERTY SEARCH DOES NOT SHOW A DIFFERENT PARCEL # LAKE TOWNSHIP LAND USE PERMIT #4368 WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPT; SEPTIC TANK ABANDONMENTS MUST BE REPORTED TO THE HEALTH DEPARTMENT. IF POSSIBLE, PL									
		Curb		Work Description for Permit PB20-0421, Issued 12/21/2020: DEMO OF 1104 TOTAL SQ FT HOUSE LAKE TOWNSHIP LAND USE PERMIT #4368 WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPARTMENT; SEPTIC TANK ABANDONMENTS MUST BE REPORTED TO THE HEALTH DEPT. IF POSSIBLE, PLEASE PROVIDE A SCHEMATIC OF THE WELL AND SEPTIC TO THE									
		Street Lights		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Standard Utilities		2024	Tentative	Tentative	Tentative			Tentative			
		Underground Utils.		2023	10,500	49,400	59,900			53,025C			
		Topography of Site		2022	10,100	40,400	50,500			50,500S			
		X Level		2021	7,800	37,700	45,500			21,908C			
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who		When		What							
		QT		08/18/2021		INSPECTED							
		QT		11/12/2018		INSPECTED							
		DMG		05/08/2012		INSPECTED							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan													

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 100 160	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1248 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 38 Floor Area: 1,104 Total Base New : 197,227 Total Depr Cost: 122,282 Estimated T.C.V: 102,595		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small												
Room List		Doors:		Solid	X	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms						Kitchen: Other: Other:			0 Amps Service								
(1) Exterior							No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			X Ex. Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62								
							Many	X	Ave.		Few	(13) Plumbing						
(2) Windows		(7) Excavation		Average Fixture(s)						Building Areas								
X	Many Avg. Few	X	Large Avg. Small	Basement: 816 S.F. Crawl: 0 S.F. Slab: 288 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Basement 1 Story Siding Slab			Size 816 288		Cost New		Depr. Cost	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Other Additions/Adjustments								
(3) Roof		(9) Basement Finish					(14) Water/Sewer			1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) Deck Treated Wood Built-Ins Appliance Allow. Garages Class: D Exterior: Pole (Unfinished) Base Cost			1 2		4,614 11,440		2,861 7,093	
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 2 Water Well 1 1000 Gal Septic 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) Deck Treated Wood Built-Ins Appliance Allow. Garages Class: D Exterior: Pole (Unfinished) Base Cost			100 160 1		6,865 3,547 1,961		4,256 2,199 1,216	
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:			Notes:  ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:			1248 24,161		24,161 122,282		14,980 102,595	
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RIEDEL TRAVIS C	KING GARY	30,000	07/24/2020	WD	21-NOT USED/OTHER	1173:777	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status
11377 AQUA RD		School: HOUGHTON LAKE COMM SCHOOLS		GARAGE		09/04/2021		LU20-4338	CANCELED	
Owner's Name/Address		P.R.E. 100% 07/28/2020		SA:		2024 Est TCV Tentative				
KING GARY 11377 AQUA RD HOUGHTON LAKE MI 48629		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
1173/777 1145/881 1173/775 1100/183 1100/182 L-1011 P-2058 234 COM AT N 1/4 COR SEC 30 TH N88DEG26'00" E ALG SEC LINE 430.28 FT TO THE POB TH CONT N88DEG26'00"E 229.72 FT TH S00DEG11'32"E 49.50 FT TH S52DEG29'40"E 670.35 FT TH S89DEG07'11"W 759.12 FT TH N00DEG17'40"W 463.02 FT TO POB - PART OF NW 1/4 OF NE 1/4 SEC 30 T23N R4W PARC A-2 4.98 AC M/L PP: 006-030-002-0021 (04) SPLIT ON 12/19/2021 FROM 006-030-002-0040;		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		RESIDENTIAL ACREAGE		4.980 Acres 4,008 100		19,960
Comments/Influences		X		Standard Utilities Underground Utils.		Land Improvement Cost Estimates		Rate		Cash Value
Split/Comb. on 12/19/2021 completed 12/19/2021 MIKE OWNER REQUEST ; Parent Parcel(s): 006-030-002-0040; Child Parcel(s): 006-030-002-0055, 006-030-002-0045, 006-030-002-0060;		X		Topography of Site		Description		Size % Good		Cash Value
-----		X		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Wood Frame		21.70 144 24		750
		X		Work Description for Permit LU20-4338, Issued 09/04/2021: 26X44 GARAGE		Total Estimated Land Improvements True Cash Value =				750
		X		Year		Land Value		Building Value		Assessed Value
		X		Who		When		What		Taxable Value
		X		QT		11/02/2022		INSPECTED		14,019C
		X		QT		11/10/2021		INSPECTED		13,352C
		X		QT		12/04/2020		INSPECTED		0
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		X		2024		Tentative		Tentative		Tentative
		X		2023		10,000		11,000		21,000
		X		2022		9,500		9,000		18,500
		X		2021		0		0		0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 276 16 288	Type CGEP (1 Story) CPP Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: D Effec. Age: 58 Floor Area: 924 Total Base New : 139,782 Total Depr Cost: 27,340 Estimated T.C.V: 22,938		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45			Cls D Blt 0						
Yr Built 0	Remodeled 2020	Ex	Ord	Min	No. of Elec. Outlets			Building Areas			Size		Cost New		Depr. Cost				
Condition: Average		Lg	Ord	Small	(13) Plumbing			Stories Exterior Foundation 1 Story Siding Basement			Total:		114,723		23,580				
Room List		Doors:	Solid	H.C.	(12) Electric			Other Additions/Adjustments											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			Porches			CGEP (1 Story) CPP		276 16		12,492 405		1,874 61			
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s)			Water/Sewer			Public Sewer Water Well, 100 Feet		1 1		1,192 5,584		179 838			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			Built-Ins			Appliance Allow.		1		1,662		249			
	Insulation			Many X Ave. Few			Deck			w/Roof (Roof portion)		288		3,724		559			
(2) Windows		(7) Excavation		(14) Water/Sewer			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:		22,938							
X	Many Avg. Few	X	Large Avg. Small	Basement: 924 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Totals:		139,782		27,340		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Storms & Screens	(9) Basement Finish		Lump Sum Items:															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support																
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:																	
Chimney:																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
KING GARY	MURRAY NICOLAS & MELISSA	25,000	05/27/2022	WD	03-ARM'S LENGTH	1181:1056	PROPERTY TRANSFER	100.0	
RIEDEL TRAVIS C	KING GARY	30,000	07/24/2020	WD	21-NOT USED/OTHER	1173:777	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status	
AQUA RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%					
Owner's Name/Address		SA:		2024 Est TCV Tentative					
MURRAY NICOLAS & MELISSA 5609 LAKEVIEW DR ALMONT MI 48003		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Tax Description		Public Improvements		* Factors *					
1173/777 1145/881 1173/775 1100/183 1100/182 L-1011 P-2058 234 BEG AT N 1/4 COR SEC 30 TH N88DEG26'00" E ALG SEC LINE 430.28 FT TH S00DEG17'40"E 463.02 FT TH S89DEG07'11"W 430.21 FT TH N00DEG17'38"W ALG THE 1/4 LINE 457.84 FT TO POB - PART OF NW 1/4 OF NE 1/4 SEC 30 T23N R4W PARC A-1 4.55 AC M/L PP: 006-030-002-0021 (04) SPLIT ON 12/19/2021 FROM 006-030-002-0040;		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		RESIDENTIAL ACREAGE 4.55 Total Acres 4,198 100 Total Est. Land Value = 19,100		Description Frontage Depth Front Depth Rate %Adj. Reason Value Wood Frame 21.70 144 24 750 Total Estimated Land Improvements True Cash Value = 750	
Comments/Influences		X		Standard Utilities Underground Utils.					
Split/Comb. on 12/19/2021 completed 12/19/2021 MIKE OWNER REQUEST ; Parent Parcel(s): 006-030-002-0040; Child Parcel(s): 006-030-002-0055, 006-030-002-0045, 006-030-002-0060;		Topography of Site							
-----		X		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year Land Building Assessed Board of Tribunal/ Taxable Value Value Value Value Review Other Value			
		Who When What		2024 Tentative Tentative Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 11/10/2021 INSPECTED		2023 9,600 300 9,900		9,900S			
		QT 12/04/2020 INSPECTED		2022 8,800 400 9,200		4,354C			
		QT 10/22/2020 INSPECTED		2021 0 0 0		0			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KING GARY	PECHE DANIEL & ALENTA	45,000	05/13/2022	WD	03-ARM'S LENGTH	1181:471	PROPERTY TRANSFER	100.0		
RIEDEL TRAVIS C	KING GARY	30,000	07/24/2020	WD	21-NOT USED/OTHER	1173:777	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status
1860 MAYWOOD RD		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/01/2023		PB23-0108	INSPECT	
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		04/10/2023		PB23-0072	INSPECT	
PECHE DANIEL & ALENTA 5723 PINKERTON RD VASSAR MI 48768		SA:		2024 Est TCV Tentative						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
1173/777 1145/881 1173/775 1100/183 1100/182 L-1011 P-2058 234 COM AT N 1/4 COR SEC 30 TH S00DEG17'37" E ALG 1/4 LINE 457.83 FT TO THE POB TH N89DEG07'11"E 1189.77 FT TH S52DEG29'40"E 154.42 FT TH S00DEG27'05"E ALG THE 1/8 LINE 306.68 FT TH S89DEG05'52"W 1312.73 FT TH N00DEG17'37"W ALG THE 1/4 LINE 403.07 FT TO POB - PART OF NW 1/4 OF NE 1/4 OF SEC 30 T23N R4W PARC A-3 12.00 AC M/L PP: 006-030-002-0021 (04) SPLIT ON 12/19/2021 FROM 006-030-002-0040;		Public Improvements		* Factors *						
Comments/Influences		Topography of Site		Work Description for Permit PB23-0108, Issued 05/01/2023: 12 x 48 = 576 SQUARE FEET LEAN TO ADDITION TO POLE BARN. LAKE TOWNSHIP LAND USE PERMIT DATED 4/1/23 #004556. RELATED PERMIT: PB23-0072.						
Split/Comb. on 12/19/2021 completed 12/19/2021 MIKE OWNER REQUEST ; Parent Parcel(s): 006-030-002-0040; Child Parcel(s): 006-030-002-0055, 006-030-002-0045, 006-030-002-0060;		X		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Work Description for Permit PB23-0072, Issued 04/10/2023: 30 X 48 X 14 = 1440 SQUARE FEET POLE BARN. LAKE TOWNSHIP LAND USE PERMIT DATED 4/1/23 #004556. NOTE: NEED PLANNING COMMISSION APPROVAL FOR LEAN-TO, NOT APPROVED PER KEVIN ROSE, LAKE TOWNSHIP ORDINANCE OFFICER; PLANNING COMMISSION APPROVED LEAN-TO 4/18/23. LAKE TOWNSHIP LAND USE PERMIT DATED 4/18/23 #4562.				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
-----		Who		When	What	2024	Tentative	Tentative	Tentative	Tentative
		QT		11/02/2022	INSPECTED	2023	16,500	500	17,000	17,000S
		QT		11/10/2021	INSPECTED	2022	15,300	300	15,600	11,320C
						2021	0	0	0	0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DANKERT LAUREL	DANKERT LAUREL FAMILY TRUS	0	06/04/2014	QC	21-NOT USED/OTHER	1159-2378	DEED	0.0					
RIEDEL SARAH J		0	05/25/2011	OTH	07-DEATH CERTIFICATE	1128:252	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status					
MAYWOOD RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
DANKERT LAUREL FAMILY TRUST 9859 W LAKE CITY RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
L-1011 P-2060 234 COM AT N 1/4 SEC 30 TH S0DEG17'37"E ALG N-S 1/4 LINE 860.78FT FOR POB TH S0DEG 17'37"E 428.39FT TH N89DEG05'52"E 1313. 91FT TH N0DEG27'05"W 428.38FT TH S89DEG 05'52"W 1312.73FT TO POB - PART OF NW 1/4 OF NE 1/4 SEC 30 T23NR4W PAR B 12.91AC PP: 006-030-002-0021 (04		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		12.91	12.91	Acres	2,662	100			34,365
		Paved Road		Land Improvement Cost Estimates		Total Acres		Total Est. Land Value =					34,365
		Storm Sewer		Description		Rate	Size	% Good	Cash Value				
		Sidewalk		Wood Frame		19.82	200	21	832				
		Water		Metal Prefab		16.21	64	21	218				
		Electric		Total Estimated Land Improvements		True Cash Value =					1,050		
		Gas		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Curb		2024		Tentative	Tentative	Tentative			Tentative		
		Street Lights		2023		17,200	8,300	25,500			14,543C		
		Standard Utilities		2022		15,900	7,100	23,000			13,851C		
		Underground Utils.		2021		14,800	7,400	22,200			13,409C		
		Topography of Site		MH 12/21/2017 INSPECTED									
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 544 % Good: 71 Storage Area: 544 No Conc. Floor: 544			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 9 Floor Area: 0 Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Lg	Ord	Small	X No Heating/Cooling			Central Air Wood Furnace			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			(14) Water/Sewer			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Asphalt Shingle		(10) Floor Support		Lump Sum Items:			Lump Sum Items:			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Total Base New : 28,207 Total Depr Cost: 20,027 Estimated T.C.V: 16,803		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
STEARNS PATRICIA J	STEARNS NELSON D	0	01/04/2022	OTH	06-COURT JUDGEMENT	1180:2341	OTHER	0.0				
STEARNS NELSON	STEARNS NELSON D & PATRICIA	0	10/19/2017	QC	09-FAMILY	1163:2588	PROPERTY TRANSFER	0.0				
KNOERR THOMAS E TRUST	STEARNS NELSON	0	08/18/2017	WD	16-LC PAYOFF	1163:1038	PROPERTY TRANSFER	0.0				
KNOERR THOMAS E	STEARNS NELSON LC	200,000	06/22/2015	MLC	21-NOT USED/OTHER	1151-645	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status		
1750 MAYWOOD RD		School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING		05/23/2018		PB18-0096	COMPLETE			
Owner's Name/Address		P.R.E. 100% 01/01/2020		HOUSE		10/06/2017		PB17-0354	COMPLETE			
STEARNS NELSON D PO BOX 913 HOUGHTON LAKE MI 48629		SA:		POLE BUILDING		04/22/2011		110023	COMPLETE			
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
L-705 P-429 234 SW 1/4 OF NE 1/4 SEC 30 T23N R4W. 40 A.		X	Improved	Vacant	* Factors *							
Comments/Influences		Public Improvements		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE		40.00	40.00	Acres	1,800	100		72,000
		Gravel Road		Land Improvement Cost Estimates		40.00		Total Acres	Total Est. Land Value =		72,000	
		Paved Road		Description		Rate	Size	% Good	Cash Value			
		Storm Sewer		D/W/P: 3.5 Concrete		6.68	3546	71	16,818			
		Sidewalk		D/W/P: 3.5 Concrete		6.68	944	87	5,486			
		Water		D/W/P: 4in Ren. Conc.		8.29	654	87	4,717			
		Sewer		Wood Frame		26.70	160	87	3,717			
		Electric		Total Estimated Land Improvements True Cash Value =		30,738						
		Gas		Work Description for Permit PB18-0096, Issued 05/23/2018: ONE STY COMMERCIAL STORAGE BUIDING-POLE								
		Curb		Work Description for Permit PB17-0354, Issued 10/06/2017: NEW DWELLING. 2640 SF, 296 SF PORCHES								
		Street Lights		Topography of Site								
		Standard Utilities		Level								
		Underground Utils.		Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				2024	Tentative	Tentative	Tentative			Tentative		
		QT 11/12/2018 INSPECTED		2023	36,000	193,600	229,600			143,641C		
		QT 12/21/2017 INSPECTED		2022	34,000	163,000	197,000			136,801C		
		DMG 01/08/2012 INSPECTED		2021	30,000	151,900	181,900			132,431C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 264 49 240	Type CCP (1 Story) CCP (1 Story) CCP (1 Story)	Year Built: 2017 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 940 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 6 Floor Area: 1,640 Total Base New : 525,471 Total Depr Cost: 459,038 Estimated T.C.V: 385,133			E.C.F. X 0.839			Bsmnt Garage: Carport Area: 440 Roof: Aluminum					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Total Base New : 525,471			E.C.F. X 0.839			Bsmnt Garage:		
Yr Built 0	Remodeled 0	Ex	Ord	Min	X			0 Amps Service			Total Depr Cost: 459,038			Carport Area: 440				
Condition: Average		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Estimated T.C.V: 385,133			Cls BC Blt 0				
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Ground Area = 1640 SF Floor Area = 1640 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Building Areas				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Building Areas			Stories Exterior Foundation 1 Story Siding Crawl Space			Size Cost New Depr. Cost 1,640 270,298 254,081		
(1) Exterior		(6) Ceilings		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) CCP (1 Story) CCP (1 Story)			Total: 270,298			Total: 254,081					
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Lump Sum Items:			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			Total: 270,298			Total: 254,081					
(2) Windows		(8) Basement		(14) Water/Sewer			Class: C Exterior: Pole (Unfinished)			Total: 270,298			Total: 254,081					
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1640 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Storage Over Garage Base Cost Built-Ins Appliance Allow. Carports Aluminum Local Cost Items			Total: 270,298			Total: 254,081					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Class: C Exterior: Pole (Unfinished)			Total: 270,298			Total: 254,081					
(3) Roof		(10) Floor Support		Lump Sum Items:			Class: C Exterior: Pole (Unfinished)			Total: 270,298			Total: 254,081					
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Class: C Exterior: Pole (Unfinished)			Total: 270,298			Total: 254,081					
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class: C Exterior: Pole (Unfinished)			Total: 270,298			Total: 254,081					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class: C Exterior: Pole (Unfinished)			Total: 270,298			Total: 254,081					

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
REIGLE SELENA J	WILSON BRYAN	0	08/28/2013	QC	21-NOT USED/OTHER	1132/213	OTHER	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status		
MICHELSON		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
WILSON BRYAN 5369 N GENESEE ROAD FLINT MI 48506		SA:		2024 Est TCV Tentative						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
L-472 P-224 234 COM AT E1/4 COR OF SEC 30 TH S89DEG 46'W389.7FT TH N 0DEG 26'30"W 709FT FOR POB TH N89DEG 46'E 117.5FT TH N 0DEG 36'E 116.8FT TH N89DEG 6'E 270FT TH N 0DEG 36'W 125FT TH S89DEG 6'W 387.1FT TH S 0DEG 26'30"W 240.5FT TO POB PART OF SE1/4 OF NE1/4 SEC 30 T23N R4W 1.41A M/L		Public Improvements		* Factors *				Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE			1.410 Acres	8,128 100	11,460	
		Paved Road		1.41 Total Acres Total Est. Land Value =					11,460	
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		X Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
		QT	04/06/2023	INSPECTED	2023	5,700	0	5,700		2,013C
		MH	07/08/2019	INSPECTED	2022	4,400	0	4,400		1,918C
					2021	3,200	0	3,200		1,857C

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
OMELL WILLIAM M SR	OMELL WILLIAM M SR & OMELI	0	07/29/2015	QC	09-FAMILY	1152-175	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status		
1627 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/03/1994						
Owner's Name/Address		SA:		2024 Est TCV Tentative						
OMELL WILLIAM M 1627 MICHELSON RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Tax Description		Public Improvements		* Factors *				Value		
L-265 P-406 234 COM 611 FT S OF NE COR OF SE 1/4 OF NE 1/4 SEC 30 FOR POB TH S 709 FT TH W 853 FT TH N 944 FT TH E 464 FT TH S 240 FT TH E 387 FT TO POB SEC 30 T23N R4W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights	RESIDENTIAL ACREAGE		16.000 Acres	2,375 100	38,000		
Comments/Influences		X	Standard Utilities Underground Utils.	Land Improvement Cost Estimates		Total Est. Land Value =		38,000		
		X	Topography of Site	Description		Rate	Size % Good	Cash Value		
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Wood Frame		20.36	583 48	5,698		
				Wood Frame/Conc.		28.64	196 5	281		
				Total Estimated Land Improvements		True Cash Value =		5,979		
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/06/2023	INSPECTED	2023	19,000	42,100	61,100		16,676C
		MH	07/08/2019	INSPECTED	2022	17,600	35,400	53,000		15,882C
					2021	17,000	33,000	50,000		15,375C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1+ STORY			Drywall X Paneled				Plaster Wood T&G									
Yr Built 0	Remodeled 0		Ex	X	Ord		Min									
Condition: Fair		Size of Closets			Lg	X	Ord		Small							
Room List		Doors:		Solid	X		H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
			Kitchen: Other: Other:		100	Amps	Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min							
X	Aluminum Insulation			No. of Elec. Outlets												
					Many	X	Ave.		Few							
(2) Windows		(7) Excavation		(13) Plumbing												
	Many Avg. Few		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement												
					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle			(10) Floor Support												
	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:												
										Class: CD Effec. Age: 52 Floor Area: 1,344 Total Base New : 210,118 Total Depr Cost: 100,856 Estimated T.C.V: 84,618		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
										Cost Est. for Res. Bldg: 1 Single Family 1+ STORY		Cls CD		Blt 0		
										(11) Heating System: Forced Air w/ Ducts						
										Ground Area = 1344 SF Floor Area = 1344 SF.						
										Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48						
										Building Areas						
										Stories		Exterior		Foundation		
										1+ Story		Siding		Crawl Space		
										1 Story		Siding		Crawl Space		
										Total:		157,680		75,686		
										Other Additions/Adjustments						
										Water/Sewer						
										1000 Gal Septic		1		4,614 2,215		
										Water Well, 100 Feet		1		5,720 2,746		
										Garages						
										Class: CD Exterior: Siding		Foundation: 18 Inch (Unfinished)				
										Base Cost		480		17,678 8,485		
										Common Wall: 1 Wall		1		-2,074 -996		
										Class: CD Exterior: Pole (Unfinished)						
										Base Cost		1120		24,539 11,779		
										Built-Ins						
										Appliance Allow.		1		1,961 941		
										Totals:		210,118		100,856		
										Notes:						
										ECF (4001 RES ACREAGE GROUP 1) 0.839 =>		TCV:		84,618		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HOSE EVA L REVOCABLE TRUST	WITFOTH RICHARD B & MARY J	40,000	08/07/2019	WD	08-ESTATE	1170:228	PROPERTY TRANSFER	100.0			
HOSE EVA L [LE]	HOSE EVA L REVOCABLE TRUST	0	05/16/2018	OTH	07-DEATH CERTIFICATE	1166:182	OTHER	100.0			
HOSE EVA REVOC TRUST	HOSE EVA L [LE]	0	03/08/2017	WD	09-FAMILY	1162:0040	PROPERTY TRANSFER	0.0			
HOSE EVA L	HOSE EVA L REV TRUST	0	02/07/2016	WD	09-FAMILY	1157-1767	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)		Date	Number	Status		
HENRY RD		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 09/23/2019									
Owner's Name/Address		SA:									
WITFOTH RICHARD B & MARY J & SMITH ANNA 125 HENRY RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Tax Description		Public Improvements		* Factors *							
L-281 P-518 234 COM AT E 1/4 COR SEC 30 T23N R4W TH W 853.7 FT FOR POB TH W 464 FT TH N ON 1/8 LINE 938.6 FT TH E 464 FT TH S 944 FT TO POB PARCEL A. 10.02 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X Gravel Road		RESIDENTIAL ACREAGE		10.020	Acres	2,997	100		30,030
		X Paved Road				10.02	Total Acres	Total Est. Land Value =		30,030	
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
MH 07/08/2019 INSPECTED				2023	15,000	0	15,000	13,557C			
				2022	14,000	0	14,000	12,912C			
				2021	12,500	0	12,500	12,500S			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WHITE, BRENDA	HENRY, KENNETH	50,000	07/12/2011	WD	03-ARM'S LENGTH	1106/100	OTHER	100.0			
FEDERAL HOME LOAN MORT COR	WHITE, BRENDA	38,000	09/26/2008	WD	12-FROM LENDING INSTITUTI	1078/300	OTHER	100.0			
SUBLETT ROSE F & WAYLON W	FEDERAL HOME LOAN MORT CO	74,580	12/07/2007	SD	10-FORECLOSURE	1067/207	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
1641 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HENRY KENNETH E 1641 MICHELSON RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
234 L-1014 P-1377 (L-513 P-524) COM AT NE COR OF SE 1/4 OF NE 1/4 SEC 30 T23N R4W TH S0D36'E ON SEC LINE 491 FT FOR POB TH S0D36'E 120 FT TH S89DEG06'W 270 FT TH N0D36'W 120 FT TH N89DEG06'E 270 FT TO POB. .74 A. 1641 MICHELSON		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value COMM FF 120.00 150.00 1.0000 0.0000 150 100* 0 RESIDENTIAL ACREAGE 0.413 Acres 9,000 100 3,717 * denotes lines that do not contribute to the total acreage calculation. 120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 3,717						
Comments/Influences		X	Standard Utilities Underground Utils.		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.25 96 48 288 D/W/P: 3.5 Concrete 6.25 9 48 27 D/W/P: Asphalt Paving 2.93 824 48 1,159 Total Estimated Land Improvements True Cash Value = 1,474						
		X	Topography of Site								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/06/2023	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		MH	07/08/2019	INSPECTED	2023	1,900	42,000	43,900			28,459C
					2022	1,500	34,700	36,200			27,104C
					2021	1,000	32,400	33,400			26,239C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 350 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall	Plaster	Central Air Wood Furnace													
Yr Built 1965		Remodeled 0	Ex	X	Ord	Min											
Condition: Good		Trim & Decoration		No Heating/Cooling													
Room List		Doors:	Solid	X	H.C.	(12) Electric											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			100 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.	Min						
Wood/Shingle X Aluminum/Vinyl Brick				No. of Elec. Outlets			Many		X	Ave.	Few						
Insulation				(13) Plumbing													
(2) Windows		(7) Excavation		Average Fixture(s)													
Many X Avg. Few		Large X Avg. Small		Basement: 825 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:													
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 825 SF Floor Area = 825 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 825 Total: 116,689 79,348 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,614 3,138 Water Well, 100 Feet 1 5,720 3,890 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 350 14,333 9,746 Common Wall: 1 Wall 1 -2,074 -1,410 Class: D Exterior: Pole (Unfinished) Base Cost 672 14,650 9,962 Built-Ins Appliance Allow. 1 1,961 1,333 Totals: 155,893 106,007													E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 88,940																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
ROBINSON JR GLENN	HAMBRIGHT STEPHEN	0	03/16/2016	PTA	09-FAMILY		PROPERTY TRANSFER	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status							
1941 MAYWOOD RD		School: HOUGHTON LAKE COMM SCHOOLS		REMODEL		03/20/2017		PB17-0033	COMPLETE								
Owner's Name/Address		P.R.E. 0%		SA:		2024 Est TCV Tentative											
HAMBRIGHT STEPHEN 6950 HAYWARD DR VICKSBURG MI 49097		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1											
Tax Description		Public Improvements		* Factors *													
L-358 P-514 234 NE 1/4 OF NW 1/4 SEC 30 T23N R4W. 40 A.		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value			
Comments/Influences		Gravel Road		RESIDENTIAL ACREAGE		40.000 Acres		1,800		100		72,000					
		Paved Road		40.00 Total Acres		Total Est. Land Value =		72,000									
		Storm Sewer		Land Improvement Cost Estimates													
		Sidewalk		Description		Rate		Size % Good		Cash Value							
		Water		Wood Frame		18.16		496 10		901							
		Sewer		Wood Frame		18.16		912 10		1,656							
		Electric		Total Estimated Land Improvements True Cash Value =						2,557							
		Gas		Work Description for Permit PB17-0033, Issued 03/20/2017: RE-ROOF													
		Curb															
		Street Lights															
		X Standard Utilities															
		Underground Utils.															
		Topography of Site															
		X Level															
		Rolling															
		Low															
		High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2024		Tentative		Tentative		Tentative			
		MH		08/04/2017		INSPECTED		2023		36,000		29,300		65,300		16,549C	
								2022		34,000		24,000		58,000		15,761C	
								2021		30,000		22,400		52,400		15,258C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 12	Type CPP	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1066 % Good: 21 Storage Area: 0 No Conc. Floor: 1066
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: D -10 Effec. Age: 59 Floor Area: 1,716 Total Base New : 168,071 Total Depr Cost: 72,135 Estimated T.C.V: 60,521			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		Drywall Paneled	Plaster X Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: No Heating/Cooling Ground Area = 962 SF Floor Area = 1716 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45			Cls D-10 Blt 0			
Yr Built 0	Remodeled 0	Ex	X Ord		Min	X Ex. Ord. Min			Building Areas							
Condition: Very Poor		Size of Closets		X No Heating/Cooling			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors:	Solid X	H.C.	(12) Electric			Plumbing			2 Story Siding Crawl Space 754					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		0 Amps Service			(13) Plumbing			1 Story Siding Piers 208			Total: 141,583		63,723	
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Average Fixture(s)			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Ex. Ord. Min			1 3 Fixture Bath			Water/Sewer						
Insulation				No. of Elec. Outlets			2 Fixture Bath			1000 Gal Septic			1 4,323		1,945	
(2) Windows		(7) Excavation		Many X Ave. Few			Softener, Auto			Water Well, 100 Feet			1 5,584		2,513	
Many Avg. Few	X Avg. Large Small	Basement: 0 S.F. Crawl: 754 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Softener, Manual			Built-Ins						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors		(8) Basement		Average Fixture(s)			Solar Water Heat			Appliance Allow.			1 1,662		748	
X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet Extra Sink Separate Shower			No Plumbing			Porches			12 304		137	
(3) Roof		(9) Basement Finish		Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			No Plumbing			Garages						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: D Exterior: Pole (Unfinished) Base Cost 1066 20,638 4,334 *2 No Concrete Floor 1066 -6,023 -1,265			Totals: 168,071 72,135		
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv:			60,521			
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:								
Tax Description		2024 Est TCV Tentative								
**QUAL AGR 100.00% STATE # 4759 PA 513 OF 2004 234 GOVT LOTS 2 & 3 - S1/2 OF SE1/4 SEC 30 T23N R4W 163.46 AC Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Public Improvements		* Factors *		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Dirt Road		163.46 Acres						0	0	
Gravel Road		163.46 Total Acres						Total Est. Land Value =	0	
Paved Road										
Storm Sewer										
Sidewalk										
Water										
Sewer										
Electric										
Gas										
Curb										
Street Lights										
Standard Utilities										
Underground Utils.										
Topography of Site										
Level										
Rolling										
Low										
High										
Landscaped										
Swamp										
Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										
Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	Tentative	Tentative	Tentative			Tentative
				2023	0	0	0			53,517S
				2022	0	0	0			50,969S
				2021	0	0	0			49,341S

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Roscommon, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)		Date	Number	Status	
N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
234 GOVT LOTS 1 & 4 SEC 30 T23N R4W. 4.61 A.		Improved	X	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE			4.610	Acres	4,169 100	19,220
		Gravel Road		4.61 Total Acres Total Est. Land Value = 19,220						
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2022	0	0	0	0		
				2021	0	0	0	0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WEINEL, LOIS S & DANIEL K	WEINEL, DANIEL & TAMMIE	0	03/24/2011	QC	21-NOT USED/OTHER	1218/1211	OTHER	0.0			
WEINEL ROBERT F & LOIS S	LOIS S WEINEL & DANIEL WEI	0	03/27/2008	QC	21-NOT USED/OTHER	1070/1148	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status	
MAYWOOD ROAD & N MUSKEGON		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/31/1994							
Owner's Name/Address		SA:		2024 Est TCV Tentative							
WEINEL DANIEL & TAMMIE & JACKIE 1707 MAYWOOD ROAD HOUGHTON LAKE MI 48629		Improved		X	Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Tax Description		Public Improvements		Description		Frontage		Depth		* Factors *	
L-507 P-241 234 COM AT NE COR OF SW 1/4 OF NW 1/4 SEC 30T23N R4W TH WLY ON 1/8 LINE 167.5FT TH SLY PAR WITH N & S 1/8 LINE TO E & W 1/4LINE TH ELY ON 1/4 LINE 167.5FT TO 1/8 LINE TH NLY ON 1/8 LINE TO POB		Dirt Road		RESIDENTIAL ACREAGE		0.64		Total Acres		9,000 100	
Comments/Influences		X Gravel Road		0.64 Total Acres		Total Est. Land Value =		5,760		5,760	
		X Paved Road									
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Year		Land Value		Building Value		Assessed Value		Board of Review	
		Who		When		What		Tentative		Tentative	
		MH		07/09/2019		INSPECTED		2024		Tentative	
								2023		2,900	
								2022		2,400	
								2021		1,600	
										827C	
										788C	
										763C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status		
11820 SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS										
		P.R.E. 100% 03/04/2014										
Owner's Name/Address		SA:										
WEINEL DANIEL K & TAMMIE S 1707 MAYWOOD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					RESIDENTIAL ACREAGE			3.000		100		15,000
					WET/UNBUILDABLE		11.240	Acres		0	100	0
					14.24 Total Acres		Total Est. Land Value =					15,000
Tax Description												
L628/P624 234 11820 SPINK RD 48629 PARCEL A-1 BEING A PART OF THE SW 1/4 OF THE NW 1/4 SEC 30 T23NR4W DESC AS COM AT THE W 1/4 COR OF SD SEC 30 TH S89D44'01"E (RECORDED AS N89D37'E) ALG TH E-W 1/4 LINE OF SD SEC 30 1041.24 FT TO THE POB TH CONT S89D44'01"E ALG THE E-W 1/4 LINE 315.47 FT TH N00D17'28"W (RECORDED AS N00D52'W) PARALLEL WITH THE W 1/8 LINE 1302.53 FT TO THE N 1/8 LINE TH N89D06'25"W ALG TH N 1/8 LINE 378.08 FT (RECORDED AS N89D48'W 378.50 FT)TH S00D11'08"E 395.98 FT (RECORDED AS S00D52'E 396.00 FT)TH N89D14'32"W219.78 FT (RECORDED AS N89D48'W 220.00 FT) TH S00D17'28"E PARALLEL TO THE W 1/8 LINE (RECORDED AS S00D52'E) 651.98 FT TH S89D44'01"E PARALLEL WITH THE E-W 1/4 LINE 283.03 FT TH S00D17'28"E PARALLEL TO THE W 1/8 LINE 260.58 FT TO THE E-W 1/4 LINE AND THE POB PARCEL CONT 14.24 ACRS ***BALANCE OF DESCRIPTION ON FILE***		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights									
		X	Standard Utilities Underground Utils.									
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp									
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain									
Comments/Influences					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Split/Comb. on 12/08/2019 completed 12/08/2019 MIKE OWNER REQUEST ; Parent Parcel(s): 006-030-007-0040, 006-030-010-0020; Child Parcel(s): 006-030-010-0025, 006-030-007-0045;		Who When What			2024	Tentative	Tentative	Tentative			Tentative	
		MH 07/09/2019 INSPECTED			2023	7,500	0	7,500			3,031C	
		DMG 07/21/2011 INSPECTED			2022	6,800	0	6,800			2,887C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FINLEY BOBBIE J SR & DIANE	FINLEY KENNETH J	0	01/19/2021	QC	21-NOT USED/OTHER	1175:1748	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
1794 N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FINLEY KENNETH J 504 WOODHAVEN DR LANSING MI 48917		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
234 L-576 P-516 COM AT PT ON N 1/8 LINE 46 RDS 7 FT W FROM NE COR OF SW 1/4 OF NW 1/4 SEC 30AS POB TH S 24 RDS TH E 13 RDS 5 FT 6 IN TH N 24 RDS TO N 1/8 LINE OF SEC TH W 13 RDS 5 FT 6 IN TO POB PART OF SW 1/4 OF NW /14 SEC 30 T23N R4W. 2 A.		X	Public Improvements		* Factors *						
Comments/Influences					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
					RESIDENTIAL ACREAGE		2.00	Acres	7,000	100	14,000
							2.00	Total Acres		Total Est. Land Value =	14,000
					Land Improvement Cost Estimates						
					Description	Rate	Size	% Good	Cash Value		
					D/W/P: 3.5 Concrete	5.86	40	48	112		
					Wood Frame	21.84	140	48	1,468		
					Electric	11.40	200	48	1,094		
					Total Estimated Land Improvements True Cash Value =				2,674		
		X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Level		2024	Tentative	Tentative	Tentative			Tentative
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
		X	Wooded		2023	7,000	23,600	30,600			25,830C
			Pond		2022	5,000	19,600	24,600			24,600S
			Waterfront		2021	4,100	18,400	22,500			7,306C
			Ravine								
			Wetland								
			Flood Plain								
		MH	07/09/2019	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										Class: D Effec. Age: 42 Floor Area: 314 Total Base New : 94,782 Total Depr Cost: 57,213 Estimated T.C.V: 48,002	Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 2312 % Good: 63 Storage Area: 0 No Conc. Floor: 0				
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G		Central Air Wood Furnace												Bsmnt Garage:			
Yr Built 0	Remodeled 0	Ex	X Ord	Min	(12) Electric												Carport Area: Roof:			
Condition: Good		Trim & Decoration			60 Amps Service															
Room List		Doors:	Solid	X	H.C.	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY								Cls	D	Blt	0
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing																
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets																
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many			X	Ave.	Few	Ground Area = 314 SF Floor Area = 314 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 314 Total: 40,115 23,268										
(2) Windows		(7) Excavation		Average Fixture(s)						Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,323 2,507 Water Well, 100 Feet 1 5,584 3,239 Garages Class: D Exterior: Pole (Unfinished) Base Cost 2312 44,760 28,199 *6 Totals: 94,782 57,213										
	Many X Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 314 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 48,002										
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer													
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:															
	Asphalt Shingle X Metal	Joists: Unsupported Len: Cntr.Sup:																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WEINEL DANIEL K & TAMMIE S	WEINEL RYAN J	26,000	08/01/2013	LC	21-NOT USED/OTHER		OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status			
11820 SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 03/04/2014									
Owner's Name/Address		SA: NEW FOR 2014		2024 Est TCV Tentative									
WEINEL RYAN J 11820 SPINK ROAD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
Tax Description		Public Improvements		* Factors *									
L628/P624 234 PARCEL B-1 BEING A PART OF THE SW1/4 OF THE NW1/4 OF SEC 30 T23NR4W DESC AS COM AT THE W 1/4 COR OF SD SEC 30 TH S89D44'01"E ALG THE E-W 1/4 LINE OF SD SEC 30 758.21 FT (RECORDED AS N89D37'E 758.30 FT) TO THE POB TH CONT S89D44'01"E (RECORDED AS N89D37'E) ALG THE E-W 1/4 LINE 283.03 FT TH N00D17'28"W PARALLEL WITH THE W 1/8 LINE 260.58 FT TH N89D44'01"W PARALLEL WITH THE E-W 1/4 LINE 283.03 FT TH S00D17'28"E PARALLEL WITH THE W 1/8 LINE 260.58 FT TO THE E-W 1/4 LINE AND THE POB PARCEL CONTAINS 1.69 ACRS ML SPLIT/COMBINED ON 01/22/2014 FROM 006-030-007-0030;		X	Dirt Road		RESIDENTIAL ACREAGE	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road				1.700	Acres	7,529	100		Total Est. Land Value =	12,800
		X	Paved Road				1.70	Total Acres				Total Est. Land Value =	12,800
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description				Rate	Size	% Good	Cash Value	
		X	Water		Metal Prefab				13.31	100	23	306	
		X	Sewer		Total Estimated Land Improvements True Cash Value = 306								
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	6,400	38,800	45,200			29,033C		
		X	High		2022	4,700	32,200	36,900			27,651C		
		X	Landscaped		2021	3,700	30,000	33,700			26,768C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
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		DMG	07/21/2011	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 72	Type WCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 42 Floor Area: 1,296 Total Base New : 170,902 Total Depr Cost: 99,124 Estimated T.C.V: 83,165			E.C.F. X 0.839 Bsmnt Garage: Carport Area: Roof:																		
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G																											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min																										
Condition: Good		Size of Closets			Lg	X	Ord		Small																							
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace																									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																											
(1) Exterior		Kitchen: Other: Other:			100 Amps Service																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures																											
(2) Windows		Ex.	X	Ord.		Min	No. of Elec. Outlets																									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1296 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			(13) Plumbing																											
(3) Roof		(8) Basement			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer																										
X	Asphalt Shingle	(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																											
Chimney:		(10) Floor Support			Lump Sum Items:																											
		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,296</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>136,571</td> <td>79,212</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,323 2,507 Water Well, 100 Feet 1 5,584 3,239 Porches WCP (1 Story) 72 3,284 1,905 Garages Class: D Exterior: Pole (Unfinished) Base Cost 960 19,478 11,297 Built-Ins Appliance Allow. 1 1,662 964 Totals: 170,902 99,124															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,296			Total:				136,571	79,212
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	1,296																													
Total:				136,571	79,212																											
Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 83,165																																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FINLEY BOBBIE JOE & DIANE	FINLEY FAMILY TRUST	0	01/02/2022	QC	14-INTO/OUT OF TRUST	1179:2220	PROPERTY TRANSFER	0.0		
TOMLINSON WILLIAM TRUST 8/	FINLEY BOBBIE JOE & DIANE	15,000	10/21/2016	WD	21-NOT USED/OTHER	1160-1431	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-3	Building Permit(s)	Date	Number	Status		
1757 N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
FINLEY FAMILY TRUST 504 WOODHAVEN DR LANSING MI 48917		SA:								
Tax Description		2024 Est TCV Tentative								
L-941 P-969 (L-508 P-45) 234 COM AT N 1/8 LINE OF W SIDE OF SEC 30 TH E ON 1/8 LINE TO E'LY SIDE OF RR R/W FOR POB TH E ON 1/8 LINE TO CEN OF RD TH SW'LY AL RD R/W 189.75 FT TH W 175 FT TO RR R/W TH NE'LY ALG RR R/W TO POB SEC 30 T23N R4W. 1.5 A.		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE		1.50 Acres	8,000 100		12,000	
		Paved Road		1.50 Total Acres Total Est. Land Value =				12,000		
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25	1034	48	3,102		
		Sewer		Total Estimated Land Improvements True Cash Value =				3,102		
		Electric								
		Gas								
		Curb								
		Street Lights								
		X	Standard Utilities							
		Underground Utils.								
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	Tentative	Tentative	Tentative			Tentative
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2023	6,000	56,200	62,200		37,524C
		MH	07/09/2019	INSPECTED	2022	4,500	47,000	51,500		35,738C
		AG	/ /	INSPECTED	2021	3,400	43,700	47,100		34,597C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 42 Floor Area: 1,540 Total Base New : 248,076 Total Depr Cost: 140,225 Estimated T.C.V: 117,649			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	X Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Condition: Good		Lg	X Ord	Small	(5) Floors			(12) Electric			Ground Area = 1540 SF Floor Area = 1540 SF.						
Room List		Doors:	Solid	X	H.C.	Kitchen: Other: Other:			150 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Building Areas						
(1) Exterior		(7) Excavation			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,540		Cost New 173,565	Depr. Cost 100,667
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement			Basement: 0 S.F. Crawl: 1540 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			Other Additions/Adjustments						
(2) Windows		(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			1 3,915		2,271	
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Lump Sum Items:			Water/Sewer			1 4,614		2,676		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 728 23,791 Common Wall: 1 Wall 1 -2,074 -1,203 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 400 13,352 6,409 *4 Class: D Exterior: Pole (Unfinished) Base Cost 1200 23,232 11,151 *4			Totals: 248,076		140,225	
X	Gable Hip Flat	Gambrel Mansard Shed	(15) Fireplaces			Notes:			Built-Ins Appliance Allow.			1 1,961		1,137			
X	Asphalt Shingle Metal	(16) Porches/Decks			Chimney:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:					117,649				
Chimney:		(17) Garage			Joists: Unsupported Len: Cntr.Sup:												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FINLEY DIANE K & BOBBIE J	FINLEY FAMILY TRUST	0	01/02/2022	QC	14-INTO/OUT OF TRUST	1179:2218	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-3	Building Permit(s)	Date	Number	Status			
1739 N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FINLEY FAMILY TRUST 504 WOODHAVEN DR LANSING MI 48917		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-367 P-113 234 FORMER G R & I R R RIGHT OF WAY ACROSS SW 1/4 OF NW 1/4 SEC 30 T23N R4W. .40 A.		X	Public Improvements		* Factors *						
Comments/Influences					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
					RESIDENTIAL ACREAGE		0.40	0.40	9,000	100	3,600
					0.40 Total Acres Total Est. Land Value =				3,600		
					Land Improvement Cost Estimates						
					Description	Rate	Size	% Good	Cash Value		
					D/W/P: 3.5 Concrete	6.25	1740	48	5,220		
					Wood Frame	22.54	192	48	2,077		
					Wood Frame	35.39	20	48	340		
					Total Estimated Land Improvements True Cash Value =				7,637		
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		MH	07/09/2019	INSPECTED	2023	1,800	66,000	67,800			33,192C
					2022	1,500	55,600	57,100			31,612C
					2021	1,000	51,800	52,800			30,603C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 1 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 135 270 270	Type CGEP (1 Story) CGEP (1 Story) Composite	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																							
X	Wood Frame	(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																	
Building Style: 2 STORY		X	Drywall X Paneled		Plaster Wood T&G																																																																																																																		
Yr Built 0	Remodeled 0	Ex	X	Ord	Min																																																																																																																		
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	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors																																																																																																																					
(1) Exterior		Kitchen: Laminate Other: Carpeted Other: Laminate																																																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																																																																																																																					
X	Insulation	X	Drywall																																																																																																																				
(2) Windows		(7) Excavation																																																																																																																					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1334 S.F. Height to Joists: 0.0																																																																																																																			
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<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 0                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 1334 SF Floor Area = 1664 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,004</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Slab</td> <td>330</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>176,733</td> <td>102,506</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,915</td> <td>3,915</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,614</td> <td>4,614</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>5,720</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CGEP (1 Story)</td> <td>135</td> <td>8,513</td> <td>1,149,255</td> </tr> <tr> <td>CGEP (1 Story)</td> <td>270</td> <td>13,827</td> <td>3,735,270</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>720</td> <td>23,602</td> <td>17,113,440</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>400</td> <td>15,580</td> <td>6,232,000</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,961</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2nd on Same Stack</td> <td>1</td> <td>3,984</td> <td>3,984</td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>5,788</td> <td>5,788</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Composite</td> <td>270</td> <td>5,200</td> <td>1,404,000</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,004			2 Story	Siding	Slab	330			Total:				176,733	102,506	Item	Quantity	Unit Cost	Total Cost	3 Fixture Bath	1	3,915	3,915	Water/Sewer				1000 Gal Septic	1	4,614	4,614	Water Well, 100 Feet	1	5,720	5,720	Porches				CGEP (1 Story)	135	8,513	1,149,255	CGEP (1 Story)	270	13,827	3,735,270	Garages				Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	720	23,602	17,113,440	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	400	15,580	6,232,000	Built-Ins				Appliance Allow.	1	1,961	1,961	Fireplaces				2nd on Same Stack	1	3,984	3,984	Exterior 1 Story	1	5,788	5,788	Deck				Composite	270	5,200	1,404,000
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FINLEY BOBBIE J SR & DIANE	FINLEY FAMILY TRUST	0	01/02/2022	QC	14-INTO/OUT OF TRUST	1179:2219	PROPERTY TRANSFER	0.0			
TALSMA JACK G & HELEN E	FINLEY BOBBIE J SR & DIANE	0	02/04/2021	QC	16-LC PAYOFF	1175:1747	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-3	Building Permit(s)	Date	Number	Status			
1735 N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FINLEY FAMILY TRUST 504 WOODHAVEN DR LANSING MI 48917		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
234 L-715 P-32 COM AT N 1/8 POST ON W SIDE OF SEC 30 TH S TO RR R/W TH NE ALG R/W TO 1/8 LINE TH W TO POB SEC 30 T23N R4W .25 A.		X	Public Improvements		* Factors *			Value			
Comments/Influences					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
					RESIDENTIAL ACREAGE		0.25	Acres	9,000	100	2,250
					0.25 Total Acres			Total Est. Land Value =			2,250
					Land Improvement Cost Estimates						
					Description	Rate	Size	% Good			Cash Value
					Metal Prefab	18.15	20	84			305
					Total Estimated Land Improvements True Cash Value =						305
		X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		2024	Tentative	Tentative	Tentative			Tentative
					2023	1,100	35,800	36,900			23,524C
					2022	900	30,000	30,900			22,404C
					2021	600	28,300	28,900			21,689C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						160	CSEP (1 Story)				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace						Class: D Effec. Age: 47 Floor Area: 528 Total Base New : 60,057 Total Depr Cost: 31,830 Estimated T.C.V: 26,705						Bsmnt Garage: Carport Area: Roof:
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY			E.C.F. X 0.839		Cls D Blt 0			
Condition: Average		Size of Closets			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53								
Room List		Doors:	Solid	H.C.	(12) Electric			Building Areas								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service			Stories Exterior Foundation 1 Story Siding Overhang			Size 528		Cost New 36,099		Depr. Cost 19,132	
(1) Exterior		Kitchen: Other: Other:			Ex. Ord. Min			Other Additions/Adjustments								
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Many Ave. Few			Porches CSEP (1 Story)			160		5,770		3,058	
(2) Windows		(7) Excavation			(13) Plumbing			Deck Treated Wood Treated Wood			160		3,470		1,839	
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			32		1,366		724	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Lump Sum Items:			Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:							26,705	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer											
	Asphalt Shingle	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support											
		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WELLIVER ROBERT	FINLEY FAMILY TRUST	0	01/02/2022	QC	09-FAMILY	1179:2222	PROPERTY TRANSFER	0.0				
LAPHAM MICHAEL R	WELLIVER ROBERT	25,000	09/24/2021	WD	03-ARM'S LENGTH	1178:1223	PROPERTY TRANSFER	100.0				
SQUIRES ILENE L	LAPHAM MICHAEL R	5,500	08/14/2002	WD	16-LC PAYOFF	0960:1881	DEED	0.0				
SQUIRES ILENE L	LAPHAM MICHAEL R	5,500	10/25/2001	MLC	03-ARM'S LENGTH	0949:683	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-3	Building Permit(s)		Date	Number	Status			
N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
FINLEY FAMILY TRUST 504 WOODHAVEN DR LANSING MI 48917		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Tax Description		Public Improvements		* Factors *								
L-960 P-1881 (L-949P-683&L-483P-589) 234 1727 N MUSKEGON RD COM AT INT OF N 1/8 LINE WITH CEN OF MIDLAND & TRAVERSE BAY STATE RD TH SW'LY ALONG CEN OF SAID RD 11 1/2 RDS FOR POB TH W 175 FT TO G R & I RWY R/W TH SW'LY ALONG E'LY LINE OF SAID R/W 175 FT TH E 171 FT TO CEN OF SAID STATE RD TH NE'LY 175 FT TO POB PART OF SW 1/4 OF NW 1/4 SEC 30 T23N R4W. .68 A. **WD RECORDED IN 960/1881 DOES NOT MATCH TAX DESCRIPTION ON FILE**		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		RESIDENTIAL ACREAGE			0.680	Acres	9,000	100		6,120
		X Paved Road				0.68		Total Acres	Total Est. Land Value =		6,120	
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		X Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		MH	07/09/2019	INSPECTED	2023	3,100	0	3,100		3,100S		
		AG	/ /	INSPECTED	2022	2,600	1,200	3,800		3,800S		
					2021	1,700	1,800	3,500		2,705C		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PAGE GERALDINE J		0	11/20/2017	OTH	07-DEATH CERTIFICATE	1165:2414	OTHER	0.0				
		3,000	03/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-3	Building Permit(s)	Date	Number	Status				
N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
PAGE ROY & PAGE RODNEY & C/O PAGE ROY 6180 SPRINGPORT RD EATON RAPIDS MI 48827		SA:										
Tax Description		2024 Est TCV Tentative										
L-684 P-72 234 COM AT W1/4 COR SEC 30 TH N ALG CO RD 240 FT FOR POB TH N 80 FT TH E 183 FT TH S 80 FT TH W 183 FT TO POB PART OF SW1/4OF NW1/4 SEC 30 T23N R4W #4		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *				Value				
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	80.00	150.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE		0.275 Acres	9,000	100				2,475
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		80 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =		2,475		
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
MH		07/09/2019	INSPECTED	2023	1,200	0	1,200		685C			
				2022	1,000	0	1,000		653C			
				2021	700	0	700		633C			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PAGE GERALDINE J		0	11/20/2017	OTH	07-DEATH CERTIFICATE	1165:2414	OTHER	0.0					
		29,500	03/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-3	Building Permit(s)	Date	Number	Status					
1538 N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
PAGE ROY & PAGE RODNEY & C/O PAGE ROY 6180 SPRINGPORT RD EATON RAPIDS MI 48827		SA:											
Tax Description		2024 Est TCV Tentative											
L-684 P-72 234 COM 160 FT N OF W1/4 COR SEC 30 FOR POB TH N 80 FT TH E 183 FT TH S 80 FT TH W 183 FT TO POB PART OF SW1/4 OF NW1/4 SEC30 T23N R4W #3		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
Comments/Influences		Public Improvements		* Factors *									
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		OFF LAKE G3	80.00	150.00	1.0000	0.0000	150	100*		0	
		Paved Road		RESIDENTIAL ACREAGE		0.275 Acres	9,000	100				2,475	
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.									
		Sidewalk		80 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =		2,475			
		Water		Land Improvement Cost Estimates									
		Sewer		Description				Rate	Size	% Good	Cash Value		
		Electric		D/W/P: 3.5 Concrete				5.86	240	48	675		
		Gas		Total Estimated Land Improvements True Cash Value = 675									
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Rolling		2024	Tentative	Tentative	Tentative			Tentative			
		Low		2023	1,200	24,500	25,700			17,212C			
		High		2022	1,000	20,000	21,000			16,393C			
		Landscaped		2021	700	18,700	19,400			15,870C			
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		MH	07/09/2019	INSPECTED									
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY			Drywall X Paneled		Plaster Wood T&G											
Yr Built	Remodeled		Ex	X	Ord		Min									
Condition: Good		Size of Closets			Lg	X	Ord		Small							
Room List		Doors:		Solid	X		H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls D		Blt 0	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58						
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 864 Total: 95,060 55,136						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 S.F. Height to Joists: 0.0			Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,323 2,507 Water Well, 100 Feet 1 5,584 3,239									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 15,206 8,819									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 1,662 964			Totals: 121,835 70,665			
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 51,868									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MORENSKI GERALDINE F	BENVIN JAMES P	7,500	02/05/2018	QC	21-NOT USED/OTHER	1164:2288	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-3	Building Permit(s)	Date	Number	Status				
1520 N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
BENVIN JAMES P 11977 SPINK RD HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1029 P-96 (L-602 P-23) 234 COM AT W1/4 COR SEC 30 TH N ALG CO RD 80FT FOR POB TH N 80 FT TH E 183 FT TH S 80 FT TH W 183 FT TO POB PART OF SW1/4 OF NW1/4 SEC 30 T23N R4W PARCEL 2		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	80.00	150.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE		0.275 Acres	9,000	100				2,475
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		80 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =		2,475		
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		Wood Frame	25.25	120	48	1,454				
		Gas		Total Estimated Land Improvements True Cash Value = 1,454								
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	1,200	9,600	10,800			8,028C		
		High		2022	1,000	7,400	8,400			7,646C		
		Landscaped		2021	700	7,000	7,700			7,402C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		MH	07/09/2019	INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																													
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																									
Building Style: MOBILE HOME		X	Drywall Paneled		Plaster Wood T&G																																																																																								
Yr Built 0		Remodeled 0		Ex	X	Ord		Min																																																																																					
Condition: Good		Size of Closets		Lg	X	Ord		Small																																																																																					
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace																																																																																						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			60 Amps Service																																																																																						
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. Ord. X Min																																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick Aluminum Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few																																																																																						
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)																																																																																						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																									
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																																									
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																						
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:																																																																																									
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																											
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME (11) Heating System: Forced Warm Air Ground Area = 648 SF Floor Area = 648 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>648</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>39,891</td> <td>18,350</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>132</td> <td>1,482</td> <td>682</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>2,765</td> <td>1,272</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,614</td> <td>2,122</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>5,720</td> <td>2,631</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>1,961</td> <td>902</td> </tr> <tr> <td colspan="4">Totals:</td> <td>56,433</td> <td>25,959</td> </tr> </tbody> </table>										Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	648			Total:				39,891	18,350	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			132	1,482	682	Plumbing						3 Fixture Bath			1	2,765	1,272	Water/Sewer						1000 Gal Septic			1	4,614	2,122	Water Well, 100 Feet			1	5,720	2,631	Built-Ins						Appliance Allow.			1	1,961	902	Totals:				56,433	25,959	Class: Fair Effec. Age: 20 Floor Area: Total Base New : 56,433 Total Depr Cost: 25,959 Estimated T.C.V: 19,054		E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																								
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Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 19,054																																																																																													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
GROMASKI ROBERT & KATHLEEN	ARNOLD, LYNN & GARRIA	1,000	01/29/2010	WD	03-ARM'S LENGTH	1090/2355	OTHER	100.0							
WILSON DELBERT J & DOROTHY	GROMASKI ROBERT & KATHLEEN	1,000	08/28/2008	WD	03-ARM'S LENGTH	1075/771	OTHER	100.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-3	Building Permit(s)		Date	Number	Status						
SPINK & N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
ARNOLD LYNN E & GARRIA H 4514 N VERITY ROAD SANFORD MI 48657		SA:													
Tax Description		2024 Est TCV Tentative													
234 L-771 P-435 COM AT W 1/4 COR SEC 30 TH N 80 FT TH E 183 FT TH S 80 FT TH W 183 FT TO POB PART OF SW 1/4 OF NW 1/4 SEC 30 T23N R4W. NO 1.		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3											
Comments/Influences		Public Improvements		* Factors *											
		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		OFF LAKE G3		80.00		150.00	1.0000	0.0000	150	100*		0	
		Paved Road		RESIDENTIAL ACREAGE							0.275	Acres	9,000	100	2,475
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.											
		Sidewalk		80 Actual Front Feet, 0.28 Total Acres											2,475
		Water		Total Est. Land Value =											
		Sewer													
		Electric													
		Gas													
		Curb													
		Street Lights													
		X Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		X Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		Tentative						Tentative	
		MH		07/09/2019		INSPECTED		2024		1,200		0		1,200	
								2023		1,000		0		1,000	
								2022		700		0		700	
								2021						685C	
														653C	
														633C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address								
11960 SPINK RD		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date
Owner's Name/Address		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 01/17/2000				Number
WEINEL DAVID B & DEBORA A 11960 SPINK RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative				Status
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1		
L-445 P-413 234 COM AT W 1/4 COR SEC 30 TH N89DEG37'E 183FT FOR POB TH N1DEG07'W 320FT TH N01 DEG09'34"W 298.74FT TH N27DEG37'31"E 335.52FT TH E 186.9FT TH SWLY TO 1/4 LINE TH W 270FT TO POB - PART OF SW 1/4 OF SW 1/4 OF NW 1/4 SEC 30 5.64AC PP; 006-030-007-0250 & 030-007-0420 030-007-0400 & 030-007-0300		X		Public Improvements		* Factors *		
Comments/Influences		Dirt Road		Gravel Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value		
		X		Paved Road		RESIDENTIAL ACREAGE 5.640 Acres 3,801 100 21,440		
		X		Storm Sewer		5.64 Total Acres Total Est. Land Value = 21,440		
		X		Sidewalk		Land Improvement Cost Estimates		
		X		Water		Description Rate Size % Good Cash Value		
		X		Sewer		D/W/P: 3.5 Concrete 6.25 80 23 115		
		X		Electric		Wood Frame 21.42 288 48 2,961		
		X		Gas		Wood Frame 22.54 192 23 995		
		X		Curb		Total Estimated Land Improvements True Cash Value = 4,071		
		X		Street Lights				
		X		Standard Utilities				
		X		Underground Utils.				
		X		Topography of Site				
		X		Level		Year Land Building Assessed Board of Tribunal/ Taxable		
		X		Rolling		Value Value Value Review Other Value		
		X		Low		Who When What 2024 Tentative Tentative Tentative		
		X		High		MH 07/09/2019 INSPECTED 2023 10,700 45,800 56,500 25,684C		
		X		Landscaped		DMG 07/21/2011 INSPECTED 2022 10,300 38,000 48,300 24,461C		
		X		Swamp		2021 7,900 35,500 43,400 23,680C		
		X		Wooded				
		X		Pond				
		X		Waterfront				
		X		Ravine				
		X		Wetland				
		X		Flood Plain				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 80 128 160	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 37 Floor Area: 1,040 Total Base New : 178,567 Total Depr Cost: 112,499 Estimated T.C.V: 94,387			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63			Cls CD		Blt 0		
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No. of Elec. Outlets			Building Areas			Size		Cost New	Depr. Cost		
Condition: Good		Size of Closets		Lg	X Ord		Few	(13) Plumbing			Total:		123,748	77,963			
Room List		Doors:	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation			1,040					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		100 Amps Service			Average Fixture(s)			1 Story Siding Crawl Space			1,040				
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Water/Sewer				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet			1 4,614 1 5,720		2,907 3,604		
	Insulation	(7) Excavation		Many X Ave. Few			Lump Sum Items:			Porches			WCP (1 Story)		80 3,883	2,446	
(2) Windows		Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Public Water Public Sewer Water Well			Deck			Treated Wood		128 3,064	1,930	
Many X Avg. Few	Large X Avg. Small	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			Breezeways Frame Wall			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		768 24,707 1 -1,037		15,565 -653
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish		Lump Sum Items:			Notes:			Appliance Allow.			1 1,961		1,235		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Fireplaces			Wood Stove			1 2,179		1,373		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Breezeways Frame Wall			160 9,728			6,129			
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Totals:			178,567	112,499			
Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:			94,387					

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FINLEY BOBBIE J & DIANE K	FINLEY FAMILY TRUST	0	01/02/2022	QC	14-INTO/OUT OF TRUST	1179:2221	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-3	Building Permit(s)	Date	Number	Status			
N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FINLEY FAMILY TRUST 504 WOODHAVEN DR LANSING MI 48917		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-569 P-335 234 COM AT W1/4 COR TH N1DEG07'W 765.4 FT FOR POB TH N1DEG07'W 184.45 FT TH N34DEG40'E ALG ELY LINE OF GR & IRR 93.65 FT TH E 157.8 FT TO CEN OF CO RD TH S38DEG25'W ALG C/L 333.65 FT TO POB PART OF SW1/4 OF NW1/4 SEC 30 T23N R4W .57A		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			0.570	Acres	9,000	100	5,130
		Paved Road				0.57		Total Acres	Total Est. Land Value =		5,130
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		MH	07/09/2019	INSPECTED	2023	2,600	0	2,600		707C	
					2022	2,100	0	2,100		674C	
					2021	1,400	0	1,400		653C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SECRETARY OF HOUSING AND U	PARKER, GAROLD & MICHELE	28,100	09/28/2012	OTH	10-FORECLOSURE	1119/2269	OTHER	100.0
APPS JAMES R	SECRETARY OF HOUSING AND U	0	06/01/2012	OTH	21-NOT USED/OTHER		OTHER	0.0
		87,775	07/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-3	Building Permit(s)	Date	Number	Status			
1684 N MUSKEGON RD	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
PARKER GAROLD E & MICHELE M 7959 W PARKER RD LAINGSBURG MI 48848-8620	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			RESIDENTIAL ACREAGE			4.870 Acres	4,053 100		19,740
						4.87 Total Acres		Total Est. Land Value =	19,740
			Land Improvement Cost Estimates						
			Description			Rate	Size % Good		Cash Value
			Fencing: Wd, Split, 2 Rail			15.75	220 23		797
			Total Estimated Land Improvements				True Cash Value =		797
Tax Description									
(L-953P-2029&L-867P-43&L-608P-110) 234 L-961 P-2287 COM AT W 1/4 COR TH N1DEG07'W ALG SEC LINE 765.49FT TH N38DEG25'E ALG TANGENT OF CO RD 300 106.81FT TO POB TH N38DEG 25'E 591.99FT TH S89DEG48'E ALG 1/8 LINE 320.71FT TH S0DEG44'17'E 396.05FT TH N89DEG 48'W 419.20FT TH S27DEG37'31"W 139. 74FT TH N75DEG08'39"W 217.08FT TO POB PART OF SW 1/4 OF NW 1/4 SEC 30 T23N R4W4.87 AC	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights							
Comments/Influences	X	Standard Utilities Underground Utils.							
		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	MH	07/09/2019	INSPECTED	2023	9,900	53,200	63,100		45,330C
				2022	9,300	44,200	53,500		43,172C
				2021	7,400	41,200	48,600		41,793C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32 401	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 975 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 37 Floor Area: 1,524 Total Base New : 214,854 Total Depr Cost: 135,359 Estimated T.C.V: 113,566			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 3/4 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No. of Elec. Outlets			Ground Area = 1200 SF Floor Area = 1524 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63							
Condition: Good		Size of Closets		Lg	X Ord		Lump Sum Items:			Building Areas			Total:		173,041 109,017	
Room List		Doors:	Solid X		H.C.	(12) Electric			Stories Exterior Foundation			Size		Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			1.75 Story Siding Crawl Space 432			480		288	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			1 Story Siding Crawl Space 480			1 Story Siding Basement 288		Total: 173,041 109,017	
	Insulation						1 3 Fixture Bath			Other Additions/Adjustments			Water/Sewer		1000 Gal Septic 1 4,614 2,907	
(2) Windows	Many X Avg. Few	X Avg.	Large Small	Basement: 288 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet 1 5,720 3,604			Porches		CGEP (1 Story) 32 3,322 2,093	
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(7) Excavation		(8) Basement			(13) Plumbing			Deck			Treated Wood 401 6,472 4,077		Garages	
(3) Roof				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Class: D Exterior: Pole (Unfinished)			Base Cost 975 19,724 12,426		Built-Ins	
	X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			1 1,961 1,235		Totals: 214,854 135,359		Notes:	
	Asphalt Shingle X Metal	(9) Basement Finish		(10) Floor Support						ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv:			113,566			
	Chimney:	Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEINEL DOUGLAS E & BARBARA	WEINEL, DOUGLAS E	0	07/02/2010	QC	21-NOT USED/OTHER	1094/2168	OTHER	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status
11910 SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 01/17/2000				
Owner's Name/Address		SA:		2024 Est TCV Tentative				
WEINEL DOUGLAS 11910 SPINK RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1			
Tax Description		Public Improvements		* Factors *				Value
L-859 P-457 234 COM AT W 1/4 COR SEC 30 TH E ALG 1/4 LINE 453FT FOR POB TH N320FT TH N 592.6 FT TH E 232.3FT TH S 912.60FT M/L TO 1/4 LINE TH W 305.3FT TO POB - PART OF SW 1/4 OF NW 1/4 SEC 30 T23NR4W 6.40ACPP; 006-030-007-0250 & 030-007-0420 & 030-007-0400 & 030-007-0300		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	RESIDENTIAL ACREAGE		6.400 Acres	3,617 100	23,150
Comments/Influences		Topography of Site		Land Improvement Cost Estimates				
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Description		Rate	Size % Good	Cash Value
				D/W/P: 3.5 Concrete		6.25	25 23	36
				Wood Frame/Conc.		31.49	120 23	869
				Total Estimated Land Improvements True Cash Value =				905
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		MH 07/09/2019 INSPECTED	2023	11,600	44,800	56,400		26,215C
		DMG 07/21/2011 INSPECTED	2022	11,200	37,100	48,300		24,967C
			2021	8,400	34,600	43,000		24,170C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 432 224	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 37 Floor Area: 1,008 Total Base New : 180,494 Total Depr Cost: 113,711 Estimated T.C.V: 95,404			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord		Min	100 Amps Service			Building Areas			Size 1,008		Cost New 120,430	Depr. Cost 75,871	
Condition: Good		Size of Closets		Lg	X Ord		Small	(13) Plumbing			Other Additions/Adjustments			Totals: 180,494		113,711
Room List		Doors:	Solid X	H.C.	(5) Floors			(12) Electric			Water/Sewer			Deck		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			No. of Elec. Outlets			Garages			Treated Wood		
(1) Exterior					(6) Ceilings			Many X Ave. Few			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		29,424
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation				(7) Excavation			(14) Water/Sewer			Built-Ins			Common Wall: 1 Wall		-2,074
					Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.			1,961		1,235
					(8) Basement			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Breezeways			Frame Wall		224
					(9) Basement Finish			Lump Sum Items:			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:		95,404
					(10) Floor Support											
	Chimney:				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
					Joists: Unsupported Len: Cntr.Sup:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WEINEL DAVID BF	PAGE ROY	2,500	06/16/2021	QC	21-NOT USED/OTHER	1177:490	DEED	100.0			
WEINEL LOIS	WEINEL LOIS S, & DAVID B.E	0	03/27/2008	QC	21-NOT USED/OTHER	1070/1151	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)		Date	Number	Status		
N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
PAGE ROY 6180 SPRINGPORT RD EATON RAPIDS MI 48827		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
L-205 P-23 234 COM AT W 1/4 COR SEC 30 TH N01DEG7'00"W ALG SEC LINE 320FT FOR POB TH N01DEG7' 00"W 80FT TH N89DEG37'00"E 183FT TH S01 DEG7'E 80FT TH S89DEG37'W 183FT TO POB PART OF SW 1/4 OF NW 1/4 SEC 30 T23NR4W .34AC PP: 006-030-007-0320 & 030-007-0325		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			0.340	Acres	9,000	100	3,060
		Paved Road				0.34		Total Acres	Total Est. Land Value =		3,060
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		MH	07/09/2019	INSPECTED	2023	1,500	0	1,500		1,365C	
					2022	1,300	0	1,300		1,300S	
					2021	900	0	900		433C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-2	Building Permit(s)	Date	Number	Status			
1636 N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 58% 09/30/2019									
GRANDCHAMP RANDY JOHN 1636 MUSKEGON ROAD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-942 P-1096 234 COM AT W 1/4 COR SEC 30 TH N0DEG07'00"W ALG SEC LINE 400FT FOR POB TH N01DEG07' 00"W 365.49FT TH N38DEG25'00"E ALG CO RD 300 106.81FT TH S75DEG08'38"E 217.08 FT TH S27DEG37'31"W 195.78FT TH S01DEG 09'34"E 219.08FT TH S89DEG37'00"W 182.94 FT TO POB - PART OF SW 1/4 OF NW1/4 SEC 30 T23NR4W PP: 006-030-007-0315		X Improved		Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		X Standard Utilities Underground Utils.			* Factors *						
		X Topography of Site			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		X Level			RESIDENTIAL ACREAGE 1.990 Acres 7,015 100 13,960						
		Rolling			Land Improvement Cost Estimates						
		Low			Description Rate Size % Good Cash Value						
		High			D/W/P: 3.5 Concrete 5.86 80 48 225						
		Landscaped			Fencing: Wire Mesh, #9 3.72 1600 48 2,857						
		Swamp			Total Estimated Land Improvements True Cash Value = 3,082						
		Wooded			Year Land Building Assessed Board of Tribunal/ Taxable						
		Pond			Year	Value	Value	Value	Review	Other	Value
		Waterfront			2024	Tentative	Tentative	Tentative			Tentative
		Ravine			2023	7,000	43,900	50,900			29,653C
		Wetland			2022	5,000	36,100	41,100			28,241C
		Flood Plain			2021	4,100	33,800	37,900			27,339C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		MH 07/09/2019 INSPECTED									
		DMG 06/14/2011 INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built	Remodeled	Ex	X	Ord		Min										
Condition: Average		Size of Closets														
		Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors					(12) Electric									
(1) Exterior		Kitchen: Other: Other:					100 Amps Service									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min									
	Insulation			No. of Elec. Outlets			Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 864 Total: 95,060 55,136 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,323 2,507 Water Well, 100 Feet 1 5,584 3,239 Deck Treated Wood 32 1,366 792 Built-Ins Appliance Allow. 1 1,662 964 Totals: 107,995 62,638 Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv: 52,553											Class: D Effec. Age: 42 Floor Area: 864 Total Base New : 107,995 E.C.F. Total Depr Cost: 62,638 X 0.839 Estimated T.C.V: 52,553 Bsmnt Garage: Carport Area: Roof:					

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 57 Floor Area: 960 Total Base New : 102,675 Total Depr Cost: 46,204 Estimated T.C.V: 38,765			E.C.F. X 0.839		Bsmnt Garage:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	X			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 960 Total: 101,013 45,456									
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures			Other Additions/Adjustments								
0 1664 N	10				Ex. Ord. Min			Built-Ins								
Condition: Average		Size of Closets		No. of Elec. Outlets			Appliance Allow.									
		Lg	Ord	Small	Many Ave. Few			Notes:								
Room List		Doors:	Solid	H.C.	(13) Plumbing			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 38,765								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets												
	Insulation				(14) Water/Sewer											
(2) Windows		(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		Lump Sum Items:												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish														
Asphalt Shingle		(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WEINEL LOIS & DAN	WEINEL, DANIEL & TAMMIE	0	03/24/2011	QC	21-NOT USED/OTHER	1101/1218	OTHER	0.0					
WEINEL ROBERT F & LOIS S	WEINEL LOIS & DAN	0	03/27/2008	QC	21-NOT USED/OTHER	1149/1149	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status					
1707 SPINK ROAD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 03/07/2012									
Owner's Name/Address		SA:		2024 Est TCV Tentative									
WEINEL DANIEL & TAMMIE & JACKIE 1707 MAYWOOD ROAD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
Tax Description		Public Improvements		* Factors *									
L1070/P1149 L1070/P1150 L1073/P344 L1073/P346 234 SE 1/4 OF NW 1/4 SEC 30 T23NR4W 40AC SPLIT ON 12/15/2008 FROM 006-030-008-0021;		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		RESIDENTIAL ACREAGE		15.000	Acres		2,500	100		37,500
		X	Paved Road		WET/UNBUILDABLE		25.000	Acres		0	100		0
		X	Storm Sewer		40.00 Total Acres		Total Est. Land Value =						37,500
			Sidewalk		Land Improvement Cost Estimates								
			Water		Description		Rate		Size	% Good		Cash Value	
			Sewer		Wood Frame		21.86		240	48		2,518	
			Electric		Wood Frame		26.62		96	48		1,227	
			Gas		Total Estimated Land Improvements True Cash Value =							3,745	
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	18,800	41,700	60,500			26,273C		
			High		2022	17,300	34,700	52,000			25,022C		
			Landscaped		2021	15,000	32,400	47,400			24,223C		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		MH	07/10/2019	INSPECTED									

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 294 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY			Drywall X Paneled		Plaster Wood T&G											
Yr Built 0	Remodeled 0		Ex	X	Ord		Min									
Condition: Good		Size of Closets			Lg	X	Ord		Small							
Room List		Doors:		Solid	X		H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1068 SF Floor Area = 1068 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58					Cls CD Blt 0	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas						
	Insulation			(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,068		Cost New Depr. Cost 126,630 73,447	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1068 S.F. Slab: 0 S.F. Height to Joists: 0.0						Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small							Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			1 3,915 1 4,614 1 5,720		2,271 2,676 3,318	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Garages						
(3) Roof		(9) Basement Finish					(14) Water/Sewer			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 294 12,868 7,463 Common Wall: 1/2 Wall 1 -1,037 -601 Class: CD Exterior: Pole (Unfinished) Base Cost 960 22,070 12,801 Built-Ins Appliance Allow. 1 1,961 1,137			Totals: 176,741 102,512			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 86,008						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WEINEL LOIS & DOUGLAS WEIN	WEINEL, DOUGLAS	0	05/05/2011	QC	21-NOT USED/OTHER	1104/1105	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status			
SPINK ROAD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
WEINEL D & DEBORA & DAVID JR & JEREMY & AMANDA WEINEL 11960 SPINK ROAD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-1104/1106 - 234 - COM AT W 1/4 COR SEC 30 TH S89DEG42'43"E 2191.50FT FOR POB TH S89DEG42'43"E 333.37FT TH S0DEG05'29"W 1318.87FT TH N89DEG40.24"W ALG 1/8 LINE 334.79FT TH N0DEG11'23"E 1318.65FT TO POB - PART OF SW /14 SEC 30 T23NR4W - PAR 2-B. 10.14AC SPLIT/COMBINED ON 01/27/2012 FROM 006-030-009-0020; Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			3.000	Acres	5,000	100	15,000
		Paved Road		WET/UNBUILDABLE			7.140	Acres	0	100	0
		Storm Sewer		10.14 Total Acres				Total Est. Land Value =		15,000	
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		MH	07/09/2019	INSPECTED	2023	7,500	0	7,500			2,715C
					2022	6,800	0	6,800			2,586C
					2021	5,700	0	5,700			2,504C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WEINEL DOUGLAS E & RYAN J	WEINEL DANIEL K	0	05/02/2014	QC	21-NOT USED/OTHER	1139/1815	OTHER	100.0			
WEINEL LOIS & DOUGLAS WEIN	WEINEL, DAVID & DEBORA	0	05/05/2011	QC	21-NOT USED/OTHER	1104/1106	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status			
MAYWOOD ROAD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
WEINEL DANIEL K 1707 MAYWOOD ROAD HOUGHTON LAKE MI 48629		SA: NEW FOR 2012									
Tax Description		2024 Est TCV Tentative									
L-1104/1105 - 234 - COM AT W 1/4 SEC 30 TH S89DEG42'43"E ALG 1/4 LINE 2525.17FT FOR POB TH S89DEG42'43"E 333.66FT TH S0DEG05'29"W 1319.10FT TH N89DEG40'24"W 334.80FT TH N0DEG11'23"E 1318.87FT TO POB - PART OF SW 1/4 SEC 30 T23NR4W - PAR 2-A . 10AC. SPLIT/COMBINED ON 01/27/2012 FROM 006-030-009-0020; Comments/Influences		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			3.500	Acres	4,714	100	16,500
		Paved Road		WET/UNBUILDABLE			6.500	Acres	0	100	0
		Storm Sewer		10.00 Total Acres		Total Est. Land Value =				16,500	
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative		
MH		07/09/2019	INSPECTED	2023	8,300	0	8,300		2,715C		
				2022	7,400	0	7,400		2,586C		
				2021	6,300	0	6,300		2,504C		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KITCHEN DAVID R	HOOPER L DUANE	0	01/08/2021	QC	21-NOT USED/OTHER	1175:0677	DEED	100.0					
HOOPER L DUANE	HOOPER L DUANE [LE]	0	01/06/2021	WD	15-LADY BIRD	1182:1515	DEED	0.0					
KITCHEN MARK B ESTATE (BY	HOOPER L DUANE	0	11/09/2020	QC	21-NOT USED/OTHER	1174:2365	OTHER	0.0					
KITCHEN MARK B	KITCHEN DAVID	0	09/21/2020	OTH	07-DEATH CERTIFICATE	1175:456	OTHER	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)		Date	Number	Status				
SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS											
		P.R.E. 0%											
Owner's Name/Address		SA: NEW FOR 09											
HOOPER L DUANE [LE] 2035 GOLFCREST DR DAVISON MI 48423		2024 Est TCV Tentative											
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
Tax Description		Public Improvements		* Factors *									
L-1070 P-1150 234 COM AT W 1/4 COR SEC 30 TH S89DEG42'43"E ALG 1/4 LINE 1524.17FT FOR POB TH S89DEG42'43"E 667.33FT TH S01DEG11'23"W 1318.65FT TH N89DEG40'24"W 669.59FT TH N0DEG40'43"E 1318.20FT TO POB - PART OF SW 1/4 SEC 30 T23NR4W PAR 1 - 20.23AC SPLIT ON 12/15/2008 FROM 006-030-008-0021;		X		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
Comments/Influences		X		Gravel Road		RESIDENTIAL ACREAGE		7.000	Acres	3,500	100	24,500	
		X		Paved Road		WET/UNBUILDABLE			13.000	Acres	0	100	0
		X		Storm Sewer		20.00 Total Acres Total Est. Land Value = 24,500							
		X		Sidewalk									
		X		Water									
		X		Sewer									
		X		Electric									
		X		Gas									
		X		Curb									
		X		Street Lights									
		X		Standard Utilities									
		X		Underground Utils.									
		X		Topography of Site									
		X		Level									
		X		Rolling									
		X		Low									
		X		High									
		X		Landscaped									
		X		Swamp									
		X		Wooded									
		X		Pond									
		X		Waterfront									
		X		Ravine									
		X		Wetland									
		X		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative					
MH		07/09/2019	INSPECTED	2023	12,300	0	12,300	12,300S					
				2022	11,900	0	11,900	11,900S					
				2021	11,400	0	11,400	6,102C					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
WEINEL DANIEL K & TAMMIE S	RICCI TODD	10,000	11/04/2019	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status	
SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
RICCI TODD 9285 LATHERS ST LIVONIA MI 48150		SA:		2024 Est TCV Tentative					
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
L845/P87 L527/P532 234 COM AT SW COR OF NW1/4 OF SW1/4 SEC30 THE404.6FT FOR POB TH N50FT TH E140.4FT TH N940.5FT THE E165FT TH N TO CEN OF SPINK RD TH E50FT ALG CEN OF RD TH S297FT TH E82.5FT TH N TO CEN OF RD TH ETO N&S1/8 LINE TH S TO E&W1/8 LINE TH W TO POB BEING PART OF NW/14 OF SW1/4 OF SEC 30 T23N R4W 01/22/2014 006-030-007-0030 SPLIT		Public Improvements		* Factors *					
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		7.000	Acres	3,500 100	24,500
		Paved Road		WET/UNBUILDABLE		20.000	Acres	0 100	0
		Storm Sewer		27.00 Total Acres		Total Est. Land Value =		24,500	
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
Comments/Influences		X Standard Utilities							
Split/Comb. on 12/08/2019 completed 12/08/2019 MIKE OWNER REQUEST ; Parent Parcel(s): 006-030-007-0040, 006-030-010-0020; Child Parcel(s): 006-030-010-0025, 006-030-007-0045;		X Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		X Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		MH 07/10/2019 INSPECTED	2023	12,300	0	12,300		11,767C	
			2022	11,900	0	11,900		11,207C	
			2021	10,900	0	10,900		10,849C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WIDMAN DEAN B	WIDMANN, JOHN	0	01/25/2010	OTH	21-NOT USED/OTHER	1090/1970	OTHER	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status			
SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%									
Owner's Name/Address		SA:		2024 Est TCV Tentative									
WIDMANN JOHN C 16119 FLEETWOOD CT HUNTERTOWN IN 46748		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3									
Tax Description		Public Improvements		* Factors *									
234 COM AT NW COR OF NW 1/4 OF SW 1/4 SEC 30T23N R4W TH E ON 1/4 LINE 760 FT TH S 66 FT FOR POB TH E 82.5 FT TH S 264 FT TH W 82.5 FT TH N 264 FT TO POB.		X		Dirt Road		RESIDENTIAL ACREAGE		0.500 Acres		9,000 100		4,500	
Comments/Influences		X		Gravel Road		0.50 Total Acres		Total Est. Land Value =		4,500			
		X		Paved Road									
		X		Storm Sewer									
		X		Sidewalk									
		X		Water									
		X		Sewer									
		X		Electric									
		X		Gas									
		X		Curb									
		X		Street Lights									
		X		Standard Utilities									
		X		Underground Utils.									
		X		Topography of Site									
		X		Level									
		X		Rolling									
		X		Low									
		X		High									
		X		Landscaped									
		X		Swamp									
		X		Wooded									
		X		Pond									
		X		Waterfront									
		X		Ravine									
		X		Wetland									
		X		Flood Plain									
		MH		07/09/2019 INSPECTED		2024		Tentative		Tentative		Tentative	
		MH		07/09/2019 INSPECTED		2023		2,300		0		2,300	
		MH		07/09/2019 INSPECTED		2022		1,900		0		1,900	
		MH		07/09/2019 INSPECTED		2021		1,300		0		1,300	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
		33,500	01/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status	
11877 SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
WURM NORMAN F JR & JUDY I 8095 ALWARD RD LAINGSBURG MI 48848		SA:							
Tax Description		2024 Est TCV Tentative							
L-745 P-243 234 COM AT NW COR OF NW 1/4 OF SW 1/4 SEC 30T23N R4W TH E 627 1/2 FT TH S 66 FT FOR POB TH S 264 FT TH E 82 1/2 FT TH N 264 FT TH W 82 1/2 FT TO POB. .5 A.		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3				
Comments/Influences		Public Improvements		* Factors *					
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		0.500 Acres	9,000	100	4,500
		Paved Road		0.50 Total Acres Total Est. Land Value =				4,500	
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description		Rate	Size % Good	Cash Value	
		Water		Wood Frame		20.09	192 23	887	
		Sewer		Total Estimated Land Improvements True Cash Value =				887	
		Electric							
		Gas							
		Curb							
		Street Lights							
		X	Standard Utilities						
		Underground Utils.							
		Topography of Site							
		X	Level						
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		X	Wooded						
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What	2023	2,300	9,700	12,000	9,017C
		DMG	07/21/2011	INSPECTED	2022	1,900	7,600	9,500	8,588C
					2021	1,300	7,200	8,500	8,314C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status		
SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
WURM NORMAN F JR & JUDY I 8095 ALWARD RD LAINGSBURG MI 48848		SA:								
Tax Description		2024 Est TCV Tentative								
L-745 P-243 234 COM AT NW COR OF NW 1/4 OF SW 1/4 SEC 30T23N R4W TH E 545 FT TH S 66 FT FOR POB TH S 264 FT TH E 82 1/2 FT TH N 264 FT TH W 82 1/2 FT TO POB. .5 A.		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		0.500 Acres	9,000	100		4,500
		Paved Road				0.50 Total Acres	Total Est. Land Value =			4,500
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative	
MH 07/09/2019 INSPECTED				2023	2,300	0	2,300		606C	
DMG 07/21/2011 INSPECTED				2022	1,900	0	1,900		578C	
				2021	1,300	0	1,300		560C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BRIGHAM GEORGE E & CATHERI	BRIGHAM GEORGE JR & CATHEE	0	04/12/2022	WD	15-LADY BIRD	1180:1283	PROPERTY TRANSFER	0.0						
KEELER JUDY & ETAL	BRIGHAM GEORGE E & CATHERI	0	07/05/2021	WD	21-NOT USED/OTHER	1177:1138	PROPERTY TRANSFER	100.0						
KEELER ROBERT L		0	05/19/2020	OTH	07-DEATH CERTIFICATE	1179:2503	OTHER	0.0						
KEELER ROBERT L		0	03/19/2020	OTH	07-DEATH CERTIFICATE	1177:1835	OTHER	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status				
SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS		Demolish		10/29/2021		PB21-0423	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:		2024 Est TCV Tentative								
BRIGHAM GEORGE JR & CATHERINE [LE] 11377 N SHERIDAN RD EDMORE MI 48829		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3										
Tax Description		Public Improvements		* Factors *										
L-768 P-645 234 COM AT NW COR OF NW 1/4 OF SW 1/4 SEC 30T23N R4W TH E 380 FT TH S 66 FT FOR POB TH S 264 FT TH E 165 FT TH N 264 FT TH W 165 FT TO POB. 1 A.		X		Dirt Road		RESIDENTIAL ACREAGE		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Comments/Influences		X		Gravel Road		1.00 Total Acres		Total Est. Land Value = 9,000						
		X		Paved Road		Work Description for Permit PB21-0423, Issued 10/29/2021: DEMOLITON OF 672 TOTAL SQ FT BLOCK DWELLING; LAKE TOWNSHIP LAND USE DEMO PERMIT #4458; NO SEPTIC (OUTSHOUSE), NO WELL								
		X		Storm Sewer										
		X		Sidewalk										
		X		Water										
		X		Sewer										
		X		Electric										
		X		Gas										
		X		Curb										
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
		X		Topography of Site										
		X		Level										
		X		Rolling										
		X		Low										
		X		High										
		X		Landscaped										
		X		Swamp										
		X		Wooded										
		X		Pond										
		X		Waterfront										
		X		Ravine										
		X		Wetland										
		X		Flood Plain										
		X		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X		Who		When	What	2024	Tentative	Tentative	Tentative			Tentative
		X		QT		11/10/2021	INSPECTED	2023	4,500	0	4,500			3,990C
		X		MH		07/08/2019	INSPECTED	2022	3,800	0	3,800			3,800S
		X						2021	2,500	10,100	12,600			9,944C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
AUGER MICHAEL R	ROLAND CRYSTAL	29,900	05/20/2022	WD	16-LC PAYOFF	1181:715	DEED	0.0				
AUGER MICHAEL R	ROLAND CRYSTAL	29,900	09/19/2017	LC	03-ARM'S LENGTH	1163:1895	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status				
1451 BURGESS & SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 09/25/2017										
ROLAND CRYSTAL 1451 BURGESS HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
L-933 P-642 234 COM AT NW COR OF SW 1/4 SEC 30 TH E 230FT FOR POB TH E 100FT TH S 264FT TH W 100FT TH N 264FT TO POB - PART OF NW 1/4 OF SW 1/4 SEC 30 T 234NR4W .61AC PP: 006-030-010-0120 (03)		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	100.00	264.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE			0.610	Acres	9,000	100		5,490
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		100 Actual Front Feet, 0.61 Total Acres Total Est. Land Value = 5,490								
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		Wood Frame	26.62	96	23	588				
		Gas		Total Estimated Land Improvements True Cash Value = 588								
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	2,700	11,800	14,500			8,032C		
		High		2022	2,300	9,100	11,400			7,650C		
		Landscaped		2021	1,500	8,700	10,200			7,406C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		MH	07/08/2019	INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:			
	Mobile Home			Wood	Coal	Steam		Cook Top						Interior 2 Story	16	Treated Wood
	Town Home	0	X	Forced Warm Air			Dishwasher	Garbage Disposal	Two Sided	288	Treated Wood	Exterior:	Brick Ven.:			
	Duplex	0		Wall Furnace										Bath Heater	Vent Fan	Exterior 1 Story
	A-Frame		Warm & Cool Air			Unvented Hood	Vented Hood	Heat Circulator	Raised Hearth	Prefab 2 Story	Foundation:	Finished ?:				
X	Wood Frame	(4) Interior		Heat Pump									Intercom	Jacuzzi Tub	Wood Stove	Direct-Vented Gas
		Drywall		Plaster				Microwave	Class: Fair	Effec. Age: 20	Floor Area:	Storage Area:				
	Building Style:	X	Paneled	Wood T&G									Standard Range	Total Base New : 72,999	E.C.F.	No Conc. Floor:
	MOBILE HOME	Trim & Decoration					Self Clean Range	Total Depr Cost: 33,579	X 0.734	Estimated T.C.V: 24,647	Carport Area:					
	Yr Built	Remodeled	Ex	X	Ord	Min						Sauna	Trash Compactor	Total Base New : 72,999	E.C.F.	No Conc. Floor:
	0	0					Central Vacuum	Security System	Total Depr Cost: 33,579	X 0.734	Carport Area:					
	Condition: Good	Size of Closets										Central Air	Wood Furnace	Estimated T.C.V: 24,647	E.C.F.	No Conc. Floor:
		Lg	X	Ord	Small				Total Base New : 72,999	E.C.F.	No Conc. Floor:					
	Room List	Doors:	Solid	X	H.C.							Total Depr Cost: 33,579	X 0.734	Carport Area:		
	Basement	(5) Floors					100	Amps Service	Total Base New : 72,999	E.C.F.	No Conc. Floor:				Bsmnt Garage:	
	1st Floor	Kitchen:										No./Qual. of Fixtures	100	Amps Service		Estimated T.C.V: 24,647
	2nd Floor	Other:					Ex.	Ord.	X	Min	Roof/Fnd.				Size	
	Bedrooms	Other:										Many	X	Ave.		Few
(1)	Exterior	(6) Ceilings					(13) Plumbing			Total:					50,197	
	Wood/Shingle	No. of Elec. Outlets					Average Fixture(s)			Other Additions/Adjustments						
	Aluminum/Vinyl	Many		X	Ave.	Few	2 3 Fixture Bath			Skirting, Metal or Vinyl, Vertical			160	1,797	827	
	Brick	Ex.		Ord.	X	Min	2 Fixture Bath			Plumbing			1	2,765	1,272	
X	Aluminum	(7) Excavation					Solar Water Heat			Water/Sewer			1	4,614	2,122	
	Insulation	Basement: 0 S.F.					No Plumbing			1000 Gal Septic			1	5,720	2,631	
		Crawl: 0 S.F.					Extra Toilet			Water Well, 100 Feet						
		Slab: 0 S.F.					Extra Sink			Deck			288	5,219	2,401	
		Height to Joists: 0.0					Separate Shower			Treated Wood			16	726	334	
(2)	Windows	(8) Basement					Ceramic Tile Floor			Built-Ins			1	1,961	902	
	Many	X	Large				Ceramic Tile Wains			Appliance Allow.			Totals:	72,999	33,579	
	Avg.	X	Avg.				Ceramic Tub Alcove			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV: 24,647			
	Few		Small				Vent Fan									
		(9) Basement Finish					(14) Water/Sewer									
X	Wood Sash	Recreation SF					Public Water									
	Metal Sash	Living SF					Public Sewer									
	Vinyl Sash	Walkout Doors (B)					1 Water Well									
	Double Hung	No Floor SF					1 1000 Gal Septic									
	Horiz. Slide	Walkout Doors (A)					2000 Gal Septic									
X	Casement						Lump Sum Items:									
X	Double Glass															
X	Patio Doors															
X	Storms & Screens															
(3)	Roof	(10) Floor Support														
	Asphalt Shingle	Joists:														
X	Metal	Unsupported Len:														
	Chimney:	Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)		Date	Number	Status		
SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
WHITE JEFFERY P & BRENDA S 3205 BELAIRE DR MIDWEST CITY OK 73110		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
L-1034 P-66 (L-988P-2421&L-791P-92) 234 COM AT NW COR OF SW 1/4 SEC 30 FOR POB TH E 130FT TH S 224FT TH E 100FT TH S 40 FT TH W 230FT TH N 264FT TO POB - PART OF NW 1/4 OF SW 1/4 SEC 30 T23NR4W PP; 006-030-010-0120		Improved	X	Vacant	* Factors *						
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X		Dirt Road			0.880	Acres	9,000	100	7,920
		X		Gravel Road			0.88 Total Acres		Total Est. Land Value =		7,920
		X		Paved Road							
		X		Storm Sewer							
		X		Sidewalk							
		X		Water							
		X		Sewer							
		X		Electric							
		X		Gas							
		X		Curb							
		X		Street Lights							
		X		Standard Utilities							
		X		Underground Utils.							
		Topography of Site									
		X		Level							
		X		Rolling							
		X		Low							
		X		High							
		X		Landscaped							
		X		Swamp							
		X		Wooded							
		X		Pond							
		X		Waterfront							
		X		Ravine							
		X		Wetland							
		X		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
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					2022	3,300	0	3,300	1,043C		
					2021	2,200	0	2,200	1,010C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BENVIN PHYLLIS & OHS E JOA	BENVIN JAMES	0	12/29/2017	QC	09-FAMILY	1164:1563	PROPERTY TRANSFER	0.0		
BENVIN JOHN [LE]	BENVIN PHYLLIS & OHS EMMA	0	05/13/2017	OTH	07-DEATH CERTIFICATE		PROPERTY TRANSFER	0.0		
BENVIN JOHN	BENVIN JOHN [LE]	0	08/20/2008	WD	21-NOT USED/OTHER	1075/1886	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status		
11977 SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 12/29/2017								
BENVIN JAMES 11977 SPINK RD HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L-294 P-289 234 BEG AT NW COR OF SW 1/4 TH E 130 FT FOR POB TH S 224 FT TH E 100 FT TH N 224 FT TH W 100 FT TO POB PART OF NW 1/4 OF SW 1/4 SEC 30 T23N R4W. .51 A.		X Improved		Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE		0.51	Acres	9,000 100	4,590	
		Paved Road		0.51 Total Acres Total Est. Land Value =				4,590		
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	21.19	312	73	4,826		
		Sewer		Metal Prefab	17.67	80	23	325		
		Electric		Total Estimated Land Improvements True Cash Value =				5,151		
		Gas								
		Curb								
		Street Lights								
		X Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	Tentative	Tentative	Tentative			Tentative
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who When What		2023	2,300	10,000	12,300			7,058C
		MH 07/09/2019 INSPECTED		2022	1,900	8,000	9,900			6,722C
		DMG 07/21/2011 INSPECTED		2021	1,300	7,600	8,900			6,508C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											
Building Style: MOBILE HOME			Drywall X Paneled		Plaster Wood T&G											
Yr Built 0		Remodeled 0			Ex	X	Ord		Min							
Condition: Good		Size of Closets			Lg	X	Ord		Small							
Room List		Doors:		Solid	X		H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			60 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. Ord. X Min			Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME			Cls Fair Blt 0			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Wall Furnace						
X	Aluminum Insulation									Ground Area = 820 SF Floor Area = 820 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
(2) Windows		(7) Excavation		(13) Plumbing						Building Areas						
	Many Avg. Few		Large Avg. Small	Average Fixture(s)			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost			Main Home Ribbed Metal 720						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 0 S.F. Slab: 100 S.F. Height to Joists: 0.0		1 3 Fixture Bath			Addition Siding Slab 100			Total: 48,417 16,945						
X	Double Glass Patio Doors Storms & Screens	(8) Basement		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical 144 1,617 566						
(3) Roof		(9) Basement Finish		3 Separate Shower			Water/Sewer			1000 Gal Septic 1 4,614 1,615						
	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 1000 Gal Septic			Built-Ins			Water Well, 100 Feet 1 5,720 2,002						
X	Asphalt Shingle Metal			1 Separate Shower			Appliance Allow.			1 1,961 686						
Chimney:		(10) Floor Support		1 Ceramic Tile Floor			Deck			Treated Wood 24 1,088 381						
		Joists: Unsupported Len: Cntr.Sup:		1 Ceramic Tub Alcove			Totals:			63,417 22,195						
				Lump Sum Items:			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV: 16,291						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WAINWRIGHT ARTHUR ALEXANDE	DEMMONS DEREK & ROBIN	92,000	08/25/2021	WD	03-ARM'S LENGTH	1178:0067	PROPERTY TRANSFER	100.0			
RV HOLDINGS NINE LLC	WAINWRIGHT ARTHUR ALEXANDE	19,000	09/05/2013	WD	21-NOT USED/OTHER	1132/1348	OTHER	100.0			
SECRETARY OF HOUSING AND U	RV HOLDINGS NINE LLC	18,900	05/01/2012	OTH	21-NOT USED/OTHER	1114/19511890	OTHER	100.0			
PUTNAM MICHAEL J	SECRETARY OF HOUSING AND U	0	11/01/2011	WD	21-NOT USED/OTHER	1110/2220	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status	
1444 N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS		DECK		09/22/2014		3922	COMPLETE		
Owner's Name/Address		SA:		2024 Est TCV Tentative							
DEMMONS DEREK & ROBIN 1444 N MUSKEGON RD HOUGHTON LAKE MI 48629		X Improved		Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3					
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value			
(L-1032P-2321&L-964P-489&L-527P-650) 234 L-1053 P-1902 COM AT W 1/4 COR SEC 30 TH S01DEG07'00"EALG SEC LINE 264FT FOR POB TH N89DEG37'00"E 165FT TH S01DEG07'00"E 164FT TH S89DEG37'00"W 165FT TH N01DEG07'00"W 164FT TO POB. PART OF NW 1/4 OF SW 1/4 SEC 30 T23N R4W PAR 4 .62AC M/L PP:006-030-010-0160 (03)		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		OFF LAKE G3 165.00 164.00 1.0000 0.0000 150 100* RESIDENTIAL ACREAGE 0.620 Acres 9,000 100 * denotes lines that do not contribute to the total acreage calculation. 165 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 5,580		0 5,580			
Comments/Influences		X		Topography of Site		Land Improvement Cost Estimates					
		X		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.25 60 48 180 Total Estimated Land Improvements True Cash Value = 180					
		MH		07/09/2019 INSPECTED		Work Description for Permit 3922, Issued 09/22/2014: 15*16 PORCH ROOF					
		Year		Land Value		Building Value		Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024		Tentative		Tentative		Tentative			Tentative
		2023		2,800		40,100		42,900			37,170C
		2022		2,300		33,100		35,400			35,400S
		2021		1,600		28,600		30,200			26,812C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120 64 16	Type WGEP (1 Story) CSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 48 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 37 Floor Area: 1,136 Total Base New : 189,272 Total Depr Cost: 117,365 Estimated T.C.V: 86,146			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:																
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																									
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets																										
Condition: Good		Lg	X Ord		Small																											
Room List		Doors:	Solid	X	H.C.	(5) Floors			(12) Electric																							
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			100 Amps Service																								
(1) Exterior					No./Qual. of Fixtures																											
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																											
X	Aluminum Insulation					Many	X Ave.		Few	(13) Plumbing																						
(2) Windows		(7) Excavation			Average Fixture(s)																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1136 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																											
(3) Roof		(9) Basement Finish																														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																										
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1136 SF Floor Area = 1136 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,136</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>133,571</td> <td>84,150</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,614 2,907 Water Well, 100 Feet 1 5,720 3,604 Porches WGEP (1 Story) 120 10,144 8,927 *8 CSEP (1 Story) 64 3,112 1,961 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 960 29,424 14,124 *4 Built-Ins Appliance Allow. 1 1,961 1,235 Deck Treated Wood 16 726 457 Totals: 189,272 117,365 Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 86,146															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,136			Total:				133,571	84,150
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	1,136																													
Total:				133,571	84,150																											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PATNODE PAULA SUE	WAINWRIGHT DORTHA R	0	07/02/2020	QC	21-NOT USED/OTHER	1173:0045	DEED	0.0
PATNODE PAULA S	PATNODE R J HILMER [LE]	0	07/21/2012	QC	18-LIFE ESTATE	1117:855	DEED	0.0
THOMPSON NORMAN	PATNODE, PAULA SUE	0	07/20/2012	QC	21-NOT USED/OTHER	1117/854	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: AG	Building Permit(s)	Date	Number	Status			
BURGESS RD	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
WAINWRIGHT DORTHA R & PATNODE R J HILMER [LE] 3217 W MEAD RD SAINT JOHNS MI 48879	2024 Est TCV Tentative								
	Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3					
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		RESIDENTIAL ACREAGE			0.310 Acres	9,000 100	2,790		
				0.31	Total Acres	Total Est. Land Value =	2,790		
Tax Description	X	Dirt Road							
L-1048 P-2645 (L-964P-489&L-527P-650) 234 COM AT W 1/4 COR SEC 30 TH	X	Gravel Road							
S01DEG07'00"EALG SEC LINE 264FT TH	X	Paved Road							
N89DEG37'00"E 165FT FOR POB TH	X	Storm Sewer							
N89DEG37'00"E 165FT TH S01DEG05'50"E ALG	X	Sidewalk							
W R/W BURGESS ST 82FT TH S89DEG37'00"W	X	Water							
164.96FT TH N01DEG07'00"W 82FT TO POB.	X	Sewer							
PART OF NW 1/4 OF SW 1/4 SEC 30 T23N	X	Electric							
R4WPAR 3 .31AC M/L PP:006-030-010-0160	X	Gas							
(03)	X	Curb							
Comments/Influences	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							
		Topography of Site							
	X	Level							
	X	Rolling							
	X	Low							
	X	High							
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative	
		MH	07/08/2019	INSPECTED	2023	1,400	0	1,400	350C
					2022	1,200	0	1,200	334C
					2021	800	0	800	324C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
PATNODE PAULA SUE	WAINWRIGHT DORTHA R	0	07/02/2020	QC	21-NOT USED/OTHER	1173:0045	PROPERTY TRANSFER	100.0		
ANCEL FLOYD C TRUST	PATNODE PAULA S	0	06/23/2015	QC	09-FAMILY	1151-452	PROPERTY TRANSFER	0.0		
ANCEL DORA J & FLOYD C TRU	ANCEL FLOYD C TRUST	0	03/31/2015	OTH	07-DEATH CERTIFICATE	1151-450	PROPERTY TRANSFER	0.0		
NACKO, JANIS	DORA ANCEL IRR. TRUST	0	02/23/2011	OTH	21-NOT USED/OTHER		OTHER	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)		Date	Number	Status	
BURGESS RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
WAINWRIGHT DORTHA R 3217 W MEAD RD SAINT JOHNS MI 48879		SA:								
		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE			0.310	Acres	9,000 100	2,790
				0.31 Total Acres Total Est. Land Value =					2,790	
Tax Description		Dirt Road								
L-1054 P-1027 (L-964P-489&L-527P-650) 234		Gravel Road								
COM AT W 1/4 COR SEC 30 TH		Paved Road								
S01DEG07'00"EALG SEC LINE 428FT TH		Storm Sewer								
N89DEG37'00"E 165FT FOR POB TH		Sidewalk								
N89DEG07'00"E 164.93FT TH N01DEG05'50"W		Water								
ALG W R/W LINE OF BURGESS ST 82FT TH		Sewer								
S89DEG37'00"W 164.96FT TH S01DEG07'00"E		Electric								
82FT TO POB. PART OF NW 1/4 OF SW 1/4 SEC		Gas								
30 T23N R4WPAR 2 .31AC M/L		Curb								
PP:006-030-010-0160 (03)		Street Lights								
Comments/Influences		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009.		MH	07/08/2019	INSPECTED	2023	1,400	0	1,400	867C	
Licensed To: Township of Lake, County of Roscommon, Michigan					2022	1,200	0	1,200	826C	
					2021	800	0	800	800S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-3	Building Permit(s)	Date	Number	Status			
BURGESS & N MUSKEGON		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
WAINWRIGHT DORTHA R 3217 W MEAD RD ST JOHNS MI 48879		SA:									
		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Tax Description		Public Improvements		* Factors *				Value			
L-1054 P-1025 (L-964P-489&L-527P-650) 234 COM AT W 1/4 COR SEC 30 TH S01DEG07'00"E428FT FOR POB TH N89DEG37'00"E 329.93FT TO W R/W LINE OF BURGESS ST TH S01DEG05'50"E ALG R/W TO NE COR LOT 13 OF REC PLAT OF RIVER TRAIL SUB #2 TH S89DEG37'00"W 329.90FT TH N01DEG07'00"W ALG SEC LINE 100FT TO POB. PART OF NW 1/4 OF SW 1/4 SEC 30 T23N R4WPAR 1 .76AC M/L PP:006-030-010-0160 (03)		X			RESIDENTIAL ACREAGE	0.760 Acres	9,000 100	6,840			
Comments/Influences		X			0.76 Total Acres Total Est. Land Value =			6,840			
		Topography of Site									
		X									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		MH	07/08/2019	INSPECTED	2023	3,400	0	3,400			973C
					2022	2,900	0	2,900			927C
					2021	1,900	0	1,900			898C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
ROBINSON JR GLENN	ROBINSON ANDREW	0	03/16/2016	PTA	09-FAMILY		PROPERTY TRANSFER	0.0							
ROBINSON JR GLENN	ROBINSON JR GLENN	0	07/07/2014	QC	09-FAMILY	1141/235	OTHER	0.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status					
SPINK AND N MUSKEGON		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
ROBINSON ANDREW 200 ROBINSON LN HOUGHTON LAKE MI 48629-8914		SA:													
Tax Description		2024 Est TCV Tentative													
L-358 P-514 234 SE 1/4 OF SW 1/4 SEC 30 T23N R4W. 40 A.		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1											
Comments/Influences		Public Improvements		* Factors *											
		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE		20.000		Acres	2,000	100				40,000	
		Paved Road		WET/UNBUILDABLE		20.000		Acres	0	100				0	
		Storm Sewer		40.00 Total Acres		Total Est. Land Value =								40,000	
		Sidewalk													
		Water													
		Sewer													
		Electric													
		Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		Tentative		Tentative		Tentative		Tentative	
		MH		07/10/2019		INSPECTED		2024		20,000		0		20,000	
								2022		19,000		0		19,000	
								2021		18,000		0		18,000	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LUDWICK KURT	LIUZZO ROBERT J CARMELO	40,000	01/08/2019	WD	16-LC PAYOFF	1168:0542	DEED	0.0			
CARRICK KIMBERLY S	LUDWICK KURT	25,000	02/15/2018	WD	16-LC PAYOFF	1165:0672	PROPERTY TRANSFER	0.0			
LUDWICK KURT	LIUZZO ROBERT J CARMELO	40,000	02/12/2018	MLC	03-ARM'S LENGTH	1165:0673	PROPERTY TRANSFER	100.0			
CARRICK KIMBERLY S	LUDWICK KURT LC	25,000	12/05/2014	LC	03-ARM'S LENGTH	1145-2395	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status		
11055 SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LIUZZO ROBERT J CARMELO II 13495 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-950 P-2299 (L-760 P-284-285) 234 E 1/2 OF E 1/2 OF NE 1/4 OF SE 1/4 SEC 30 T23N R4W		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE	10.000	Acres	3,000	100		30,000	
		Paved Road		10.00 Total Acres		Total Est. Land Value =				30,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description		Rate		Size % Good		Cash Value	
		Water		Wood Frame		28.20		64 48		866	
		Sewer		Total Estimated Land Improvements True Cash Value =							866
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X	Wooded								
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
MH 07/10/2019 INSPECTED		2023	15,000	10,600	25,600			18,715C			
DMG 07/21/2011 INSPECTED		2022	14,000	8,400	22,400			17,824C			
		2021	12,500	7,900	20,400			17,255C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status	
SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
KOTESKY GEORGE E & GARNET J TRUST 8710 W HOUGHTON LK DR HOUGHTON LAKE MI 48629		SA:							
Tax Description		2024 Est TCV Tentative							
L-1008 P-2596 (L-380 P-539) 234 W 1/2 OF E 1/2 OF NE 1/4 OF SE 1/4 SEC 30 T23N R4W		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *					
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE	10.000	Acres	3,000	100	30,000
		Paved Road		10.00 Total Acres Total Est. Land Value = 30,000					
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		MH 07/10/2019 INSPECTED	2023	15,000	0	15,000		8,065C	
		DMG 07/08/2013 INSPECTED	2022	14,000	0	14,000		7,681C	
			2021	12,500	0	12,500		7,436C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
KOLAR JAMES A	KOLAR JAMES	0	12/08/2011	QC	21-NOT USED/OTHER	1110/908	OTHER	0.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status	
SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
KOLAR JAMES A 16835 IRWIN RD ARMADA MI 48005		SA:		2024 Est TCV Tentative					
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
L-329 P-643 234 E 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4 SEC 30 T23N R4W.		Public Improvements		* Factors *				Value	
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		X	Gravel Road	RESIDENTIAL ACREAGE		10.000	Acres	3,000 100	30,000
			Paved Road			10.00	Total Acres	Total Est. Land Value =	30,000
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			Electric						
			Gas						
			Curb						
			Street Lights						
		X	Standard Utilities						
			Underground Utils.						
		Topography of Site							
		X	Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
		X	Wooded						
			Pond						
			Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		MH 07/10/2019	INSPECTED	2023	15,000	0	15,000	8,065C	
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 07/21/2011	INSPECTED	2022	14,000	0	14,000	7,681C	
				2021	12,500	0	12,500	7,436C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status	
SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
YOMAN JOHN E 174 E MADISON PETERSBURG MI 49270		SA:		2024 Est TCV Tentative					
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
L-1044 P-764 (L-315P-552) 234 W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4 SEC 30 T23N R4W.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		X	Gravel Road	RESIDENTIAL ACREAGE	10.000	Acres	3,000	100	30,000
			Paved Road	10.00 Total Acres Total Est. Land Value = 30,000					
			Storm Sewer	Land Improvement Cost Estimates					
			Sidewalk	Description	Rate	Size	% Good	Cash Value	
			Water	Wood Frame	22.24	128	46	1,310	
			Sewer	Total Estimated Land Improvements True Cash Value = 1,310					
			Electric						
			Gas						
			Curb						
			Street Lights						
		X	Standard Utilities						
			Underground Utils.						
		Topography of Site							
		X	Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
		X	Wooded						
			Pond						
			Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
		MH	07/10/2019	INSPECTED	2023	15,000	6,500	21,500	11,805C
		DMG	07/21/2011	INSPECTED	2022	14,000	5,100	19,100	11,243C
					2021	12,500	5,000	17,500	10,884C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:																							
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											Class:	Exterior:																							
Building Style: MOBILE HOME		Drywall X Paneled	Plaster Wood T&G												Brick Ven.:	Stone Ven.:																							
Yr Built	Remodeled	Ex	Ord	Min												Common Wall:	Foundation:																						
0	0				Trim & Decoration											Finished ?:	Auto. Doors:																						
Condition: Average		Size of Closets														Mech. Doors:	Area:																						
		Lg	Ord	Small												% Good:	Storage Area:																						
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											No Conc. Floor:																							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric											Bsmnt Garage:																							
(1) Exterior		Kitchen: Other: Other:			60 Amps Service											Carport Area:	Roof:																						
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures																																		
X	Aluminum Insulation				Ex. Ord. X Min																																		
(2) Windows		No. of Elec. Outlets																																					
					Many X Ave. Few																																		
(3) Roof		(7) Excavation			(13) Plumbing																																		
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 40 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement																																					
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																					
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																		
X	Gable Hip X Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																	
X	Asphalt Shingle Metal	(10) Floor Support			Lump Sum Items:																																		
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																					
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0 (11) Heating System: Wall Furnace Ground Area = 296 SF Floor Area = 296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>256</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Slab</td> <td>40</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>21,193</td> <td>11,444</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer Public Sewer 1 1,192 644 Water Well, 100 Feet 1 5,584 3,015 Totals: 27,969 15,103 Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 12,671																Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	256			Addition	Siding	Slab	40			Total:				21,193	11,444
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																		
Main Home	Ribbed	Metal	256																																				
Addition	Siding	Slab	40																																				
Total:				21,193	11,444																																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status			
SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
CALLOWAY FRANK E & MARY E 123 CENTRE CIR PETAL MS 39465-3013		SA:									
Tax Description		2024 Est TCV Tentative									
L-432 P-273 234 E 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4 SEC 30 T23N R4W.		X Improved		Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements			* Factors *						
		Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Gravel Road			RESIDENTIAL ACREAGE		10.00	Acres	3,000	100	30,000
		Paved Road					10.00	Total Acres		Total Est. Land Value =	30,000
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
MH		07/10/2019	INSPECTED	2023	15,000	5,600	20,600	10,925C			
				2022	14,000	4,300	18,300	10,405C			
				2021	12,500	4,200	16,700	10,073C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																							
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 64	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 0.839	Bsmnt Garage:	Carport Area: Roof:																																																																									
	Mobile Home													0 Front Overhang 0 Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																						
X	Wood Frame	(4) Interior																																																																																				
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Yr Built 0	Remodeled 0	Ex	Ord	Min																																																																																		
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(1) Exterior		Kitchen: Other: Other:		60 Amps Service																																																																																		
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																																																																																		
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(2) Windows		(7) Excavation		(13) Plumbing																																																																																		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																		
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		Joists: Unsupported Len: Cntr.Sup:																																																																																				
<p>Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0</p> <p>(11) Heating System: Wall Furnace</p> <p>Ground Area = 490 SF Floor Area = 490 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>490</td> <td></td> <td></td> </tr> <tr> <td>Expando</td> <td></td> <td></td> <td>36</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>31,477</td> <td>11,017</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>118</td> <td>1,291</td> <td>452</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>64</td> <td>1,966</td> <td>452</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td>1</td> <td>1,192</td> <td>417</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>5,584</td> <td>1,954</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>41,510</td> <td>14,292</td> </tr> </tbody> </table> <p>Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 =&gt; TCv: 11,991</p>															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	490			Expando			36			Total:				31,477	11,017	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			118	1,291	452	Deck						Treated Wood			64	1,966	452	Water/Sewer						Public Sewer			1	1,192	417	Water Well, 100 Feet			1	5,584	1,954	Totals:				41,510	14,292
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KOHN ROGER D	KOHN ROGER D & VALERIE A	0	12/14/2020	QC	18-LIFE ESTATE	1174:2584	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status		
11363 SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 07/17/2007									
KOHN ROGER D & VALERIE A [LE] 11363 SPINK RD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-1046P-1085&L-1057P-1891 (L-302P-520) 234 E1/2 OF W1/2 OF E1/2 OF NW1/4 OF SE1/4 SEC 30 T23N R4W 5A M/L		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			5.000	Acres	4,000	100	20,000
		Paved Road		5.00 Total Acres					Total Est. Land Value =	20,000	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT	11/12/2018	INSPECTED	2023	10,000	13,000	23,000	14,605C		
Licensed To: Township of Lake, County of		DMG	07/21/2011	INSPECTED	2022	9,500	11,000	20,500	13,910C		
Roscommon, Michigan		AG	/ /	INSPECTED	2021	7,500	10,800	18,300	13,466C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 20	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 18 Floor Area: 0 Total Base New : 40,526 Total Depr Cost: 33,231 Estimated T.C.V: 27,881			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas Stories Exterior Foundation Other Additions/Adjustments Deck Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Totals:			Size Cost New Depr. Cost		Cls C Blt 2000	
Yr Built 2000	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures			Notes:			E.C.F. X 0.839				
Condition: Good		Size of Closets		X			No. of Elec. Outlets			Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:						
Room List		Doors:	Solid X		H.C.	(12) Electric			Lump Sum Items:							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer									
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation			Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
	Many X Avg. Few		X Avg. Small	(8) Basement												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
KOHN ROGER D	KOHN ROGER D & VALERIE A	0	12/14/2020	QC	18-LIFE ESTATE	1174:2585	PROPERTY TRANSFER	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status	
11363 SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 12/04/2003					
Owner's Name/Address		SA:		2024 Est TCV Tentative					
KOHN ROGER D & VALERIE A [LE] 11363 SPINK RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Tax Description		Public Improvements		* Factors *				Value	
L-373 P-283 234 W 1/2 OF W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4 SEC 30 T23N R4W 5A M/L		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		RESIDENTIAL ACREAGE	5.000 Acres	4,000	100		20,000
		Paved Road		5.00 Total Acres Total Est. Land Value =				20,000	
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete	6.25	775	72	3,488	
		Sewer		Total Estimated Land Improvements True Cash Value =				3,488	
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		QT 11/12/2018	INSPECTED	2023	10,000	84,400	94,400	51,985C	
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 07/21/2011	INSPECTED	2022	9,500	70,300	79,800	49,510C	
				2021	7,500	65,900	73,400	47,929C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 12 Front Overhang 12 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 28 416	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min											
Condition: Good		Trim & Decoration		Size of Closets													
Room List		Doors:		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior			Kitchen: Laminate Other: Carpeted Other: Laminate		200 Amps Service												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures													
	X Insulation	X	Drywall														
(2) Windows		(7) Excavation		No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small														
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		(13) Plumbing													
(3) Roof			Basement: 0 S.F. Crawl: 1478 S.F. Slab: 0 S.F. Height to Joists: 0.0	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	X Gable Hip Flat		(9) Basement Finish	(14) Water/Sewer													
	X Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
Chimney:		(10) Floor Support		Lump Sum Items:													
			Joists: Unsupported Len: Cntr.Sup:	Notes:													
												Class: C Effec. Age: 15 Floor Area: 1,478 Total Base New : 248,867 Total Depr Cost: 211,535 Estimated T.C.V: 177,478	E.C.F. X 0.839	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1478 SF Floor Area = 1478 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,478 Total: 196,934 167,393 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 4,004 Water/Sewer 1000 Gal Septic 1 4,933 4,193 Water Well, 100 Feet 1 5,890 5,006 Porches WCP (1 Story) 28 2,153 1,830 Deck Treated Wood 416 6,789 5,771 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 400 17,524 14,895 Common Wall: 1.5 Wall 1 -3,373 -2,867 Built-Ins Appliance Allow. 1 2,806 2,385 Local Cost Items STAND BY GENERATOR 1 4,000 3,400 OUTDOOR WOOD FURNACE 1 6,500 5,525 Totals: 248,867 211,535			
												ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:		177,478			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KOLAR JAMES A		0	06/02/2022	OTH	07-DEATH CERTIFICATE	OBITUARY	OTHER	0.0		
KOLAR JAMES	KOLAR JAMES	0	12/08/2011	QC	21-NOT USED/OTHER	1110/906	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status		
11419 SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
KOLAR JAMES ESTATE 16835 IRWIN RD ARMADA MI 48005		SA:								
Tax Description		2024 Est TCV Tentative								
L-278 P-475 234 E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4 SEC 30 T23N R4W.		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X	Gravel Road	RESIDENTIAL ACREAGE		10.00	Acres	3,000 100	30,000	
			Paved Road			10.00	Total Acres	Total Est. Land Value =	30,000	
			Storm Sewer	Land Improvement Cost Estimates						
			Sidewalk	Description		Rate	Size	% Good	Cash Value	
			Water	Fencing: Wd, Split, 2 Rail		16.72	200	21	702	
			Sewer	Fencing: Wire Mesh, #9		3.85	240	71	656	
			Electric	Wood Frame		28.40	120	46	1,568	
			Gas	Wood Frame		22.89	512	46	5,391	
			Curb	Total Estimated Land Improvements True Cash Value =					8,317	
		X	Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling	2024	Tentative	Tentative	Tentative			Tentative
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		MH	07/09/2019	INSPECTED	2023	15,000	50,500	65,500		52,903C
		DMG	07/21/2011	INSPECTED	2022	14,000	42,500	56,500		50,384C
		RG	01/01/2000	INSPECTED	2021	12,500	39,900	52,400		48,775C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 21 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: 312 Roof: Comp.Shingle	
		0	Front Overhang										144	WCP	(1 Story)		
		0	Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump								32	WCP	(1 Story)		
X	Wood Frame	(4) Interior											16	WCP	(1 Story)		
		X	Drywall Paneled										16	WCP	(1 Story)		
			Plaster Wood T&G										64	WCP	(1 Story)		
	Building Style: MANUFACTURED	Trim & Decoration															
	Yr Built 0		Ex	X	Ord												
	Remodeled 0																
	Condition: Good	Size of Closets															
			Lg	X	Ord												
	Room List	Doors:		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors															
		(12) Electric															
		Kitchen: Other: Other:															
		150 Amps Service															
		No./Qual. of Fixtures															
			Ex.	X	Ord.												
		No. of Elec. Outlets															
			Many	X	Ave.												
		(13) Plumbing															
		Average Fixture(s)															
		1 3 Fixture Bath															
		2 Fixture Bath															
		Softener, Auto															
		Softener, Manual															
		Solar Water Heat															
		No Plumbing															
		Extra Toilet															
		Extra Sink															
		Separate Shower															
		Ceramic Tile Floor															
		Ceramic Tile Wains															
		Ceramic Tub Alcove															
		Vent Fan															
		(8) Basement															
		Conc. Block															
		Poured Conc.															
		Stone															
		Treated Wood															
		Concrete Floor															
		(9) Basement Finish															
		(14) Water/Sewer															
		Public Water															
		Public Sewer															
		1 Water Well															
		1 1000 Gal Septic															
		2000 Gal Septic															
		Lump Sum Items:															
		Joists: Unsupported Len: Cntr.Sup:															
		(10) Floor Support															
		Chimney:															
		Class: Average															
		Effec. Age: 12															
		Floor Area:															
		Total Base New : 182,541															
		Total Depr Cost: 119,593															
		Estimated T.C.V: 100,339															
		E.C.F. X 0.839															
		Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED															
		(11) Heating System: Wall Furnace															
		Ground Area = 1508 SF Floor Area = 1508 SF.															
		Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72															
		Building Areas															
		Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost										
		Main Home	Siding	Comp.Shingle	1508												
		Total:				94,135	67,777										
		Other Additions/Adjustments															
		42" frost-free footings, foundation				168	10,050	7,236									
		Water/Sewer															
		1000 Gal Septic				1	4,933	3,552									
		Water Well, 100 Feet				1	5,890	4,241									
		Porches															
		WCP (1 Story)				144	5,793	4,171									
		WCP (1 Story)				32	2,179	1,569									
		WCP (1 Story)				64	3,420	2,462									
		WCP (1 Story)				16	1,224	881									
		WCP (1 Story)				16	1,224	881									
		Garages															
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)															
		Base Cost				576	22,596	4,745	*2								
		Class: CD Exterior: Pole (Unfinished)															
		Base Cost				768	18,524	13,337									
		Built-Ins															
		Appliance Allow.				1	2,806	2,020									
		Fireplaces															
		Wood Stove				1	2,588	1,863									
		Carports															
		Comp.Shingle				312	5,185	3,422	*6								
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status	
SPINK RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
PLACKOWSKI ROBERT M 6760 DANES DR HOUGHTON LAKE MI 48629		SA:							
Tax Description		2024 Est TCV Tentative							
L-457 P-652 234 W 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4 SEC 30 T23N R4W.		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Comments/Influences		Public Improvements		* Factors *					
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		10.000	Acres	3,000 100	30,000
		Paved Road				10.00	Total Acres	Total Est. Land Value =	30,000
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		X Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		X Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		MH	07/09/2019	INSPECTED	2023	15,000	0	15,000	8,065C
Licensed To: Township of Lake, County of Roscommon, Michigan					2022	14,000	0	14,000	7,681C
					2021	12,500	0	12,500	7,436C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
W LAKE CITY & N MUSKEGON		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.									
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
**QUAL AGR 100.00% STATE # 4760 PA 513 OF 2004 234 E1/2 OF NE1/4 - NW1/4 OF NW1/4 - SE1/4 OF NW1/4 - NE1/4 OF SW1/4 - S1/2 OF SW1/4 - SE1/4 SEC 31 T23N R4W 449.92 AC		Improved	X	Vacant	* Factors *				Value		
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		Dirt Road				449.92 Acres	0 100		0		
		Gravel Road				449.92 Total Acres	Total Est. Land Value =		0		
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2024	Tentative	Tentative	Tentative			Tentative
					2023	0	0	0			148,810S
					2022	0	0	0			141,724S
					2021	0	0	0			137,197S
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
N MUSKEGON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:									
Tax Description		2024 Est TCV Tentative									
234 W 1/2 OF NE 1/4 - NE 1/4 OF NW 1/4 - SW 1/4 OF NW 1/4 - NW 1/4 OF SW 1/4 SEC 31 T23N R4W. 210 A.		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		210.000	Acres	1,500	100		315,000
		Paved Road				210.00	Total Acres			Total Est. Land Value =	315,000
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
			2022	0	0	0		0			
			2021	0	0	0		0			

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status			
LAKE CITY RD & RANDALL TR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.									
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:									
Tax Description		2024 Est TCV Tentative									
**QUAL AGR 100.00% STATE # 4761 PA 513 OF 2004 234 NE1/4 OF NE1/4 - W1/2 - SW1/4 OF SE1/4 SEC32 T23N R4W 400 AC		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road				400.00	Acres		0	100	0
		Paved Road				400.00	Total Acres		Total Est.	Land Value =	0
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
					2023	0	0	0		131,915S	
					2022	0	0	0		125,634S	
					2021	0	0	0		121,621S	

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Roscommon, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MORSE JAN W	MORSE JAN W [LE]	0	12/14/2022	QC	15-LADY BIRD	1183:258	PROPERTY TRANSFER	0.0		
MORSE SHEILA J		0	07/21/2022	OTH	07-DEATH CERTIFICATE	1182:2538	OTHER	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status		
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 02/08/2002								
MORSE JAN W [LE] 1040 MICHELSON ROAD HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-945 P-1744-1750 (L-603 P-601) 234 W1/2 OF NE1/4 & NW1/4 OF SE1/4 SEC 32 T23N R4W 120A		Improved	X	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE		120.000	Acres	1,500	100	180,000
		Gravel Road		120.00 Total Acres Total Est. Land Value = 180,000						
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		
		QT	10/19/2020	INSPECTED	2023	90,000	0	90,000		32,313C
		DMG	08/01/2009	INSPECTED	2022	78,000	0	78,000		30,775C
					2021	72,000	0	72,000		29,792C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HOSE CHARLES A & MARY W	HOSE CHARLES A	0	06/17/2015	QC	09-FAMILY	1151-2118	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status		
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HOSE CHARLES A 612 N MICHELSON RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
L-744 P-695 P-700 234 COM 604FT E OF SW COR OF SE1/4 OF NE 1/4SEC 32 FOR POB TH N1320FT TH W 604FT TH S1056FT TH E 165FT TH S99FT TH E 264FT TH S 165FT TH E 175FT TO POB PART OF SE 1/4 OF NE NE/4 SEC 32 T23NR4W PAR 1-A 16.30AC M/L		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		38.000	Acres	1,800	100			68,400
		Paved Road				38.00	Total Acres	Total Est. Land Value =				68,400
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		QT	10/19/2020	INSPECTED	2023	34,200	0	34,200		4,333C		
		DMG	08/01/2009	INSPECTED	2022	32,300	0	32,300		4,127C		
					2021	28,500	0	28,500		3,996C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CIESLINSKI THOMAS & ROSEMA	CIESLINSKI DARYL	28,500	04/03/2018	LC	09-FAMILY	1165:1494	PROPERTY TRANSFER	0.0		
SECRETARY OF HOUSING	CIESLINKSI DARYL &	28,552	10/31/2016	OTH	21-NOT USED/OTHER	1160-1563	PROPERTY TRANSFER	100.0		
CIESLINKSI DARYL & THOMAS	CIESLINSKI THOMAS & ROSEMA	0	10/31/2016	QC	09-FAMILY	1160-1564	PROPERTY TRANSFER	0.0		
SELENE FINANCE LP	SECRETARY OF HOUSING	0	07/24/2015	WD	21-NOT USED/OTHER	1160-0069	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status	
660 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 100% 10/31/2016								
Owner's Name/Address		SA:								
CIESLINSKI DARYL 660 MICHELSON RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative								
		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		COMM FF	165.00	264.00	1.0000	0.0000	150 100*	0
		Paved Road		RESIDENTIAL ACREAGE			1.000	Acres	9,000 100	9,000
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.						
		Sidewalk		165 Actual Front Feet, 1.00 Total Acres		Total Est. Land Value =				9,000
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		X	Standard Utilities							
		Underground Utils.								
		Topography of Site								
		X	Level							
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		
		MH	10/19/2020	DENIED ACC	2023	4,500	37,700	42,200		18,130C
		DMG	08/01/2009	INSPECTED	2022	3,800	31,600	35,400		17,267C
					2021	2,500	29,700	32,200		16,716C

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120	Type Treated Wood	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																
Building Style: MANUFACTURED			Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Class: Average Effec. Age: 21 Floor Area: Total Base New : 182,135 Total Depr Cost: 96,532 Estimated T.C.V: 80,990			E.C.F. X 0.839 Total Depr Cost: 96,532 Estimated T.C.V: 80,990			Bsmnt Garage: Carpport Area: Roof:		
Yr Built 0	Remodeled 0	Ex 0	Ord 0	Min 0	Size of Closets			Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED			Cls Average			Blt 0						
Condition: Good			Lg	Ord	Small	No. of Elec. Outlets			Ground Area = 1624 SF Floor Area = 1624 SF.											
Room List			Doors:	Solid	H.C.	(5) Floors			Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:			(12) Electric			Building Areas											
(1) Exterior			(6) Ceilings			0 Amps Service			Type											
X	Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets			Average Fixture(s)			Ext. Walls			Roof/Fnd.			Size					
X	Insulation		Ex.	X	Ord.	Min	2 3 Fixture Bath			Main Home			Ribbed			Metal				
(2) Windows			(7) Excavation			2 3 Fixture Bath			Basement			Block, 6"			Total:			136,175 72,174		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1624 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Softener, Auto 2 Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic Water Well, 100 Feet						
(3) Roof			(9) Basement Finish			3 Fixture Bath Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Treated Wood			120 2,988 1,584					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins			Appliance Allow.			1 2,806 1,487						
Chimney:									Notes:			Totals: 182,135 96,532			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 80,990					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)		Date	Number	Status			
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS										
		P.R.E. 100% 04/26/2006										
Owner's Name/Address		SA:										
HOSE ROGER L 530 MICHELSON RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Tax Description		Public Improvements		* Factors *								
L-744 PGS-695 TO 700 234 COM 962FT E OF SE COR OF SE 1/4 OF NE1/4SEC 32 FOR POB TH N 1320FT TH W 358FT TH S 1320FT TH E 358FT TO POB PART OF SE 1/4 OF NE 1/4 SEC 32 T23NR4W PAR 1-B10.80AC M/L		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		RESIDENTIAL ACREAGE		4.000	Acres	4,500	100			18,000
		Paved Road		WET/UNBUILDABLE		6.800	Acres	0	100			0
		Storm Sewer		10.80 Total Acres				Total Est. Land Value =		18,000		
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan				2023	9,000	0	9,000			3,130C		
				2022	8,000	0	8,000			2,981C		
				2021	6,600	0	6,600			2,886C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
CHASE HOME FINANCE LLO	WEKWERT, DARRELL & BARBARA	40,000	01/05/2009	WD	12-FROM LENDING INSTITUTI	1079/1471	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status			
470 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		REMODEL		11/19/2010		-100304	COMPLETE				
Owner's Name/Address		SA: NEW FOR 2013		2024 Est TCV Tentative									
WEKWERT DARRELL & BARBARA L 470 MICHELSON ROAD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
Tax Description		Public Improvements			* Factors *								
L-1079/1468 L-1009/467 L-252/595 L-744/695-200 - 234 - COM 962FT E OF SW COR OF SE 1/4 OF NE 1/4 SEC 32 FOR POB TH N 1320FT TH E 358FT TO SEC LINE TH S 1325.9FT TH W 206FT TH S0DEG33'30"E 535.9FT TH NWLY ALG CURV OF CO RD 303 182.5FT TH N TO E & W 1/4 LINE TO POB - PART OF SE 1/4 OF NE 1/4 SEC 32 T23NR4W. 11.36AC. SPLIT/COMBINED ON 12/03/2012 FROM 006-032-004-0070, 006-032-013-0030, 006-032-013-0045;		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Standard Utilities Underground Utils.		COMM FF	163.00	150.00	1.0000	0.0000	150	100*		0
		X	Topography of Site		RESIDENTIAL ACREAGE			11.360	Acres	2,820	100		32,040
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		* denotes lines that do not contribute to the total acreage calculation. 163 Actual Front Feet, 11.36 Total Acres Total Est. Land Value = 32,040								
					Land Improvement Cost Estimates								
					Description				Rate	Size	% Good		Cash Value
					D/W/P: 3.5 Concrete				6.25	513	47		1,507
					Wood Frame				20.51	384	22		1,733
					Wood Frame				31.63	64	22		445
					Total Estimated Land Improvements True Cash Value = 3,685								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/19/2020	INSPECTED	2023	16,000	55,800	71,800			46,591C		
		DMG	08/01/2009	INSPECTED	2022	14,900	47,500	62,400			44,373C		
					2021	13,600	44,600	58,200			42,956C		

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	X	Eavestrough	X	Gas			1	Appliance Allow.		Interior 1 Story	Area	Type	208	CPP	Year Built:	
	Mobile Home	X	Insulation		Wood		Oil		Cook Top		Interior 2 Story						429
	Town Home	0	Front Overhang	X	Forced Warm Air				Dishwasher		2nd/Same Stack					Class: C	
	Duplex	0	Other Overhang		Wall Furnace				Garbage Disposal		Two Sided					Exterior: Siding	
	A-Frame				Warm & Cool Air				Bath Heater		Exterior 1 Story					Brick Ven.: 0	
X	Wood Frame	(4) Interior				Heat Pump			Vent Fan		Exterior 2 Story					Stone Ven.: 0	
		Drywall		Plaster					Hot Tub		Prefab 1 Story					Common Wall: 1.5 Wal	
		Paneled		Wood T&G					Unvented Hood		Prefab 2 Story					Foundation: 18 Inch	
Building Style:		Trim & Decoration							Vented Hood		Heat Circulator					Finished ?:	
MANUFACTURED									Intercom		Raised Hearth					Auto. Doors: 0	
Yr Built	Remodeled	Ex	Ord	Min					Jacuzzi Tub		Wood Stove					Mech. Doors: 0	
0	0								Jacuzzi repl.Tub		Direct-Vented Gas					Area: 594	
Condition: Good		Size of Closets							Oven							% Good: 0	
		Lg	Ord	Small					Microwave		Class: Good					Storage Area: 0	
Room List		Doors:	Solid	H.C.					Standard Range		Effec. Age: 15					No Conc. Floor: 0	
	Basement								Self Clean Range		Floor Area:					Bsmnt Garage:	
	1st Floor								Sauna		Total Base New : 213,270		E.C.F.				
	2nd Floor								Trash Compactor		Total Depr Cost: 138,625		X 0.839				
	Bedrooms								Central Vacuum		Estimated T.C.V: 116,306						
									Security System								Carport Area:
																	Roof:
(1) Exterior		(5) Floors															
	Wood/Shingle	Kitchen:															
	Aluminum/Vinyl	Other:															
	Brick	Other:															
		No./Qual. of Fixtures															
		Ex.	X	Ord.	Min												
		No. of Elec. Outlets															
		Many	X	Ave.	Few												
		(13) Plumbing															
		Average Fixture(s)															
		2 3 Fixture Bath															
		2 Fixture Bath															
		Softener, Auto															
		Softener, Manual															
		Solar Water Heat															
		No Plumbing															
		Extra Toilet															
		Extra Sink															
		Separate Shower															
		Ceramic Tile Floor															
		Ceramic Tile Wains															
		Ceramic Tub Alcove															
		Vent Fan															
		(14) Water/Sewer															
		Public Water															
		Public Sewer															
		1 Water Well															
		1 1000 Gal Septic															
		2000 Gal Septic															
		Lump Sum Items:															
		Notes:															
		ECF (4001 RES ACREAGE GROUP 1) 0.839 => TC															
		V: 116,306															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status					
460 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 02/14/2000											
MARHEINE MAUREEN A 460 MICHELSON HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-847 P-695-697 (L-357 P-230) 234 COM AT NE COR OF NE 1/4 OF SE 1/4 TH W 206 FT TH S TO HWY R/W TH SE'LY ALG R/W TO SEC LINE TH N TO POB PART OF NE 1/4 OF SE 1/4 SEC 32 T23N R4W.		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
Comments/Influences		X	Public Improvements		* Factors *								
		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		COMM FF	206.00	150.00	1.0000	0.0000	150	100*		0
		X	Paved Road		RESIDENTIAL ACREAGE		0.709	Acres	9,000	100			6,381
		X	Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		X	Sidewalk		206 Actual Front Feet, 0.71 Total Acres		Total Est. Land Value =						6,381
		X	Water		Land Improvement Cost Estimates								
		X	Sewer		Description	Rate	Size	% Good	Cash Value				
		X	Electric		D/W/P: 3.5 Concrete	6.25	705	74	3,260				
		X	Gas		Total Estimated Land Improvements True Cash Value =				3,260				
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	3,200	46,600	49,800			24,442C		
		X	High		2022	2,700	38,800	41,500			23,279C		
		X	Landscaped		2021	1,800	36,200	38,000			22,536C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/19/2020	INSPECTED	2023	3,200	46,600	49,800			24,442C		
		DMG	08/01/2009	INSPECTED	2022	2,700	38,800	41,500			23,279C		
					2021	1,800	36,200	38,000			22,536C		

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 224 268	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,170 Total Base New : 192,796 Total Depr Cost: 115,678 Estimated T.C.V: 97,054			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1170 SF Floor Area = 1170 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas		Stories		Size		Cost New		Depr. Cost	
Condition: Good		Size of Closets			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas		Stories		Size		Cost New		Depr. Cost	
Room List		Doors:	Solid	H.C.	(12) Electric			Building Areas			Stories		Size		Cost New		Depr. Cost			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			Stories		Size		Cost New		Depr. Cost			
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas		Stories		Size		Cost New		Depr. Cost	
Wood/Shingle X Aluminum/Vinyl Brick		(7) Excavation			Ex. X Ord. Min			Building Areas			Stories		Size		Cost New		Depr. Cost			
X Insulation		(8) Basement			Many X Ave. Few			Building Areas			Stories		Size		Cost New		Depr. Cost			
(2) Windows		(9) Basement Finish			(13) Plumbing			Building Areas			Stories		Size		Cost New		Depr. Cost			
Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 1170 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Stories		Size		Cost New		Depr. Cost			
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(10) Floor Support			Lump Sum Items:			Building Areas			Stories		Size		Cost New		Depr. Cost			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Building Areas			Stories		Size		Cost New		Depr. Cost			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Notes:			Building Areas			Stories		Size		Cost New		Depr. Cost		
X Asphalt Shingle		Totals:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv:			Building Areas			Stories		Size		Cost New		Depr. Cost			
Chimney:		Totals:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv:			Building Areas			Stories		Size		Cost New		Depr. Cost			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status					
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS											
		P.R.E. 100% 04/26/2006											
Owner's Name/Address		SA:											
HOSE ROGER 530 MICHELSON RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
Tax Description		Public Improvements		* Factors *				Value					
L-1023 P-2637-2641 (L-744PGS-695-700) 234 COM 879FT E OF NW COR OF NE 1/4 OF SE 1/4 SEC 32 FOR POB TH E 83FT TO S HWY R/W LINE TH NWLY ALG R/W 94FT TH N TO POB PART OF NE 1/4 OF SE 1/4 SEC 32 T23NR4W PAR 2-A 1AC M/L		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road	COMM FF	94.00	150.00	1.0000	0.0000	150	100*		0
		X		Paved Road	RESIDENTIAL ACREAGE			0.324	Acres	9,000	100		2,916
		X		Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.								
		X		Sidewalk	94 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 2,916								
		X		Water									
		X		Sewer									
		X		Electric									
		X		Gas									
		X		Curb									
		X		Street Lights									
		X		Standard Utilities									
		X		Underground Utils.									
		X		Topography of Site									
		X		Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X		Rolling	2024	Tentative	Tentative	Tentative			Tentative		
		X		Low									
		X		High									
		X		Landscaped									
		X		Swamp									
		X		Wooded									
		X		Pond									
		X		Waterfront									
		X		Ravine									
		X		Wetland									
		X		Flood Plain									
		QT		10/19/2020 INSPECTED	2023	1,500	0	1,500			685C		
		DMG		08/01/2009 INSPECTED	2022	1,200	0	1,200			653C		
					2021	800	0	800			633C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status				
530 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS										
		P.R.E. 100% 05/03/1994										
Owner's Name/Address		SA:										
HOSE ROGER L 530 MICHELSON RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Tax Description		Public Improvements		* Factors *				Value				
234 E 125 FT OF W 879 FT OF NE 1/4 OF SE 1/4SEC 32 T23N R4W LYING N OF M & T B SR RD.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road	COMM FF	125.00	150.00	1.0000	0.0000	150	100*		0
			Paved Road	RESIDENTIAL ACREAGE		0.430	Acres	9,000	100			3,870
			Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.								
			Sidewalk	125 Actual Front Feet, 0.43 Total Acres				Total Est. Land Value =		3,870		
Comments/Influences			Water	Land Improvement Cost Estimates								
			Sewer	Description	Rate	Size	% Good	Cash Value				
			Electric	D/W/P: 3.5 Concrete	6.25	384	49	1,176				
			Gas	D/W/P: 3.5 Concrete	6.25	111	49	340				
			Curb	Wood Frame	22.18	206	49	2,239				
		X	Street Lights	Wood Frame	25.25	120	10	303				
			Standard Utilities	Total Estimated Land Improvements True Cash Value = 4,058								
			Underground Utils.									
			Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low	2023	1,900	48,300	50,200			29,605C		
			High	2022	1,600	40,400	42,000			28,196C		
			Landscaped	2021	1,100	37,600	38,700			27,296C		
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		QT	10/19/2020	INSPECTED	2023	1,900	48,300	50,200			29,605C	
		DMG	08/01/2009	INSPECTED	2022	1,600	40,400	42,000			28,196C	
					2021	1,100	37,600	38,700			27,296C	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough		X	Gas	Oil	Elec.	1	Appliance Allow.		Interior 1 Story	Area	Type	Year Built:	Car Capacity:	Class: CD			
		X	Insulation			Wood	Coal	Steam		Cook Top		Interior 2 Story						24	WCP (1 Story)	
		0	Front Overhang		X	Forced Air w/o Ducts				Dishwasher		2nd/Same Stack	192	Treated Wood						
		0	Other Overhang			Forced Air w/ Ducts				Garbage Disposal		Two Sided	24	Treated Wood						
X	Wood Frame	(4) Interior				Forced Hot Water				Bath Heater		Exterior 1 Story	80	Treated Wood						
			Drywall	Plaster		Electric Baseboard				Vent Fan		Exterior 2 Story								
			Paneled	Wood T&G		Elec. Ceil. Radiant				Hot Tub		Prefab 1 Story								
Building Style:		Trim & Decoration				Radiant (in-floor)				Unvented Hood		Prefab 2 Story								
1 STORY						Electric Wall Heat				Vented Hood		Heat Circulator								
Yr Built	Remodeled	Ex	Ord	Min		Space Heater				Intercom		Raised Hearth								
0	0					Wall/Floor Furnace				Jacuzzi Tub	1	Wood Stove								
Condition: Good		Size of Closets				Forced Heat & Cool				Jacuzzi repl.Tub		Direct-Vented Gas								
		Lg	Ord	Small		Heat Pump				Oven										
						No Heating/Cooling				Microwave										
Room List		Doors:	Solid	H.C.		Central Air				Standard Range										
	Basement	(5) Floors				Wood Furnace				Self Clean Range										
	1st Floor	Kitchen:				(12) Electric				Sauna										
	2nd Floor	Other:				0 Amps Service				Trash Compactor										
	Bedrooms	Other:				No./Qual. of Fixtures				Central Vacuum										
(1) Exterior						Ex. X Ord. Min				Security System										
	Wood/Shingle	(6) Ceilings				No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY								Cls	CD	Blt	0
X	Aluminum/Vinyl					Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts											
	Brick					(13) Plumbing			Ground Area = 1563 SF Floor Area = 1563 SF.											
X	Insulation					Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54											
(2) Windows		(7) Excavation				2 3 Fixture Bath			Building Areas											
	Many		Large			2 Fixture Bath			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost						
X	Avg.	X	Avg.			Softener, Auto			1 Story	Siding	Crawl Space	1,563								
	Few		Small			Softener, Manual			Other Additions/Adjustments											
						Solar Water Heat			Plumbing											
						No Plumbing			3 Fixture Bath								1	3,915	2,114	
						Extra Toilet			Water/Sewer											
						Extra Sink			1000 Gal Septic								1	4,614	2,492	
						Separate Shower			Water Well, 100 Feet								1	5,720	3,089	
						Ceramic Tile Floor			Deck											
						Ceramic Tile Wains			Treated Wood								192	3,992	2,156	
						Ceramic Tub Alcove			Treated Wood								80	2,244	1,212	
						Vent Fan			Treated Wood								24	1,088	588	
						(14) Water/Sewer			Garages											
						Public Water			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)											
						Public Sewer			Base Cost								576	20,074	10,840	
						1 Water Well			Common Wall: 1.5 Wall								1	-3,112	-1,680	
						1 1000 Gal Septic			Built-Ins											
						2000 Gal Septic			Appliance Allow.								1	1,961	1,059	
						Lump Sum Items:			Fireplaces											
									Wood Stove								1	2,179	1,177	
									Porches											
									WCP (1 Story)								24	1,719	928	
									Notes:								Totals:	220,174	118,895	
									ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:										99,753	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status					
530 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS											
		P.R.E. 100% 05/03/1994											
Owner's Name/Address		SA:											
HOSE ROGER L 530 MICHELSON RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
Tax Description		Public Improvements		* Factors *				Value					
L-396 P-201 234 COM 604 FT E OF NW COR OF NE 1/4 OF SE 1/4 SEC 32 TH E 150 FT TH S TO HWY R/W TH NW'LY 150 FT M/L TH N TO POB SEC 32 T23N R4W.		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Gravel Road	OFF LAKE GROUP2	150.00	284.59	1.0000	0.0000	125	100*		0
				Paved Road	RESIDENTIAL ACREAGE			1.500	Acres	8,000	100		12,000
				Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.								
				Sidewalk	150 Actual Front Feet,	1.50 Total Acres				Total Est. Land Value =			12,000
Comments/Influences				Water									
				Sewer									
				Electric									
				Gas									
				Curb									
				Street Lights									
				X	Standard Utilities								
					Underground Utils.								
				Topography of Site									
				X	Level								
					Rolling								
					Low								
					High								
					Landscaped								
					Swamp								
					Wooded								
					Pond								
					Waterfront								
					Ravine								
					Wetland								
					Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative					
QT	10/19/2020	INSPECTED	2023	6,000	0	6,000		1,655C					
DMG	08/01/2009	INSPECTED	2022	4,500	0	4,500		1,577C					
			2021	11,300	0	11,300		1,527C					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HOSE CHARLES A & MARY W	HOSE CHARLES A	0	06/17/2015	QC	09-FAMILY	1151-2118	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status					
N MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
HOSE CHARLES A 612 N MICHELSON RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1									
L-365 P-645 234 E 175 FT OF W 604 FT OF NE 1/4 OF SE 1/4 LYING N OF HWY 303 SEC 32 T23N R4W.		X	Public Improvements		* Factors *				Value					
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			Gravel Road		COMM FF	175.00	207.10	1.0000	0.0000	150	100*		0	
			Paved Road		RESIDENTIAL ACREAGE					0.832	Acres	9,000	100	7,488
			Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.									
			Sidewalk		175 Actual Front Feet,		0.83 Total Acres	Total Est. Land Value =					7,488	
			Water											
			Sewer											
			Electric											
			Gas											
			Curb											
			Street Lights											
		X	Standard Utilities											
			Underground Utils.											
			Topography of Site											
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative			
		QT	12/02/2020	INSPECTED	2023	3,700	7,100	10,800			2,490C			
		QT	10/19/2020	INSPECTED	2022	3,100	5,500	8,600			2,372C			
		DMG	08/01/2009	INSPECTED	2021	2,100	5,300	7,400			2,297C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: D Effec. Age: 56 Floor Area: 256 Total Base New : 40,457 Total Depr Cost: 18,204 Estimated T.C.V: 15,273			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls D		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 256 SF Floor Area = 256 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45			Size 256		Cost New	Depr. Cost		
Condition: Fair		Size of Closets		Lg			Many			Building Areas			Totals:		18,204	
Room List		Doors:	Solid	H.C.	(12) Electric			Stories			Foundation		256			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Exterior			Crawl Space			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Deck			32		615	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 256 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1,192		536	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			5,584		2,513	
Many Avg.	Large Avg.	(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv:			40,457		15,273	
X	Few	X	Small	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Other Additions/Adjustments			1,922		536	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1,192		536	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			1,192		536			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			1,192		536				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.															
MIKULA DENNIS P		0	01/17/2019	OTH	07-DEATH CERTIFICATE	1168:0834	OTHER	0.0															
JONES DOUGLAS L & SONYA L	MIKULA DENNIS & MIKULA MAE	50,000	06/29/2018	LC	21-NOT USED/OTHER	1166:1066	PROPERTY TRANSFER	100.0															
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status													
650 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		06/27/2019		PB19-0185	COMPLETE														
Owner's Name/Address		P.R.E. 100% 07/06/2018		SA:		2024 Est TCV Tentative																	
MIKULA MARCY 650 MICHELSON RD HOUGHTON LAKE MI 48629		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1																	
Tax Description		Public Improvements		* Factors *																			
L-611 P-693 234 COM AT E 1/4 COR OF SEC 32 TH S89DEG43' 45"W 897FT TH N0DEG33'30"W 165FT TH S89 DEG43'45"W 9.38FT FOR POB TH S89DEG43' 45"W 254.62FT TH S0DEG33'30"E 238.93FT TO C/L OF CO RD 303 TH S63DEG16'E ALG C/L 153.32FT TH N20DEG26'40"E 329.96FT TO POB PART OF SE 1/4 OF NE 1/4 & PART OF NE 1/4 OF SE 1/4 SEC 32 T23N R4W 1.28A		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
						COMM FF		153.00		364.42		1.0000		0.0000		150		100*				0	
						RESIDENTIAL ACREAGE		1.280		Acres		8,344		100								10,680	
						* denotes lines that do not contribute to the total acreage calculation.		153		Actual Front Feet,		1.28		Total Acres		Total Est. Land Value =						10,680	
Comments/Influences		X		Standard Utilities Underground Utils.		Land Improvement Cost Estimates																	
						Description		Rate		Size		% Good		Cash Value									
						D/W/P: 3.5 Concrete		6.25		800		74		3,700									
						Total Estimated Land Improvements		True Cash Value =						3,700									
						Work Description for Permit PB19-0185, Issued 06/27/2019: REROOF																	
				Topography of Site		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		X		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		2024		Tentative		Tentative		Tentative						Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		MH 10/19/2020 DENIED ACC		DMG 08/01/2009 INSPECTED		2023		5,300		43,500		48,800						30,794C					
						2022		4,200		36,000		40,200						29,328C					
						2021		3,000		33,600		36,600						28,392C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120 160	Type CCP (1 Story) Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min												
Condition: Good		Size of Closets														
Room List		Doors:	Solid	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X Insulation				Ex. X Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many X Ave. Few												
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		Basement: 900 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
(3) Roof		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X Gable Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer												
X Asphalt Shingle		(9) Basement Finish		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
Chimney:		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 0				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 900 SF Floor Area = 900 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64																
Building Areas																
Stories Exterior Foundation										Size		Cost New		Depr. Cost		
1 Story Siding Basement										900						
Other Additions/Adjustments										Total:		125,474		80,303		
Water/Sewer																
1000 Gal Septic										1		4,614		2,953		
Water Well, 100 Feet										1		5,720		3,661		
Porches																
CCP (1 Story)										120		3,085		1,974		
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost										480		17,678		11,314		
Common Wall: 1/2 Wall										1		-1,037		-664		
Built-Ins																
Appliance Allow.										1		1,961		1,255		
Breezeways																
Frame Wall										160		9,728		6,226		
Notes:										Totals:		167,223		107,022		
ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:														89,791		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HOSE CHARLES A & MARY W	HOSE CHARLES A	0	06/17/2015	QC	09-FAMILY	1151-2118	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status			
612 N MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		CAR PORT		11/04/2019		LU19-4272	COMPLETE				
Owner's Name/Address		P.R.E. 100% 01/01/1995		GARAGE		07/29/2014		3908	COMPLETE				
HOSE CHARLES A 612 N MICHELSON RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
. 234 COM AT E 1/4 COR SEC 32 TH S89DEG43'45"W897FT FOR POB TH N0DEG33'30"W 165FT TH S89DEG43'45"W 9.38FT TH S20DEG26'40"W 329.96FT TO C/L OF CO RD 303 TH S63DEG 16'E ALG C/L 143.56FT TH N0DEG33'30"W 208.83FT TO POB PART OF SE 1/4 OF NE 1/4 & PART OF NE 1/4 OF SE 1/4 SEC 32 T23N R4W .58A		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Topography of Site		COMM FF	95.67	330.00	1.0000	0.0000	150	100*		0
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		RESIDENTIAL ACREAGE		0.581	Acres	9,000	100			5,229
		X	Year		* denotes lines that do not contribute to the total acreage calculation. 143 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 5,229								
		X	Who		Land Improvement Cost Estimates								
		X	When		Description								
		X	What		Rate								
		X	QT 10/19/2020 INSPECTED		Size % Good								
		X	DMG 08/01/2009 INSPECTED		Cash Value								
		X			D/W/P: 3.5 Concrete								
		X			6.25								
		X			9 23								
		X			22.24								
		X			200 10								
		X			22.54								
		X			192 48								
		X			Total Estimated Land Improvements True Cash Value = 2,535								
		X			Work Description for Permit LU19-4272, Issued 11/04/2019: 12X20 METAL CARPORT								
		X			Work Description for Permit 3908, Issued 07/29/2014: 10*17 PORTABLE GARAGE								
		X			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X			2024	Tentative	Tentative	Tentative			Tentative		
		X			2023	2,600	20,100	22,700			13,560C		
		X			2022	2,200	16,500	18,700			12,915C		
		X			2021	10,700	9,200	19,900			12,503C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		0 Front Overhang 0 Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump									24 WGEF (1 Story) 60 WGEF (1 Story) 36 WCP (1 Story) 24 Treated Wood			
Building Style: MOBILE HOME		(4) Interior		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME			E.C.F. X 0.839		Cls Fair Blt 0		
Yr Built	Remodeled	Ex	Ord	Min	0 Amps Service			No./Qual. of Fixtures			Ground Area = 924 SF Floor Area = 924 SF.						
0	0				No. of Elec. Outlets			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56						
Condition: Good		Size of Closets		No. of Elec. Outlets			Many X Ave. Few			Building Areas							
Room List		Doors:	Solid	H.C.	(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home Ribbed Metal 924 Expando 84								
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Metal Insulation	(6) Ceilings	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 160								
(2) Windows	Many Avg. Few X Avg. X Avg. Large Small	(7) Excavation	(8) Basement			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches WGEF (1 Story) WCP (1 Story) WGEF (1 Story)			Built-Ins Appliance Allow. Deck Treated Wood Carports Aluminum								
(3) Roof	X Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes:								
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Totals: 84,507								
Chimney:									ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:					40,691			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BACHMANN WHITNEY & BRYAN	POWELL SUSAN & VILLEGAS JH	18,000	04/21/2022	WD	03-ARM'S LENGTH	1180:1719	PROPERTY TRANSFER	100.0			
FOX DARLA	BACHMANN WHITNEY & BRYAN	10,000	08/12/2020	WD	16-LC PAYOFF	1173:1327	DEED	0.0			
FOX DARLA	BACHMANN WHITNEY & BRYAN	10,000	11/12/2018	LC	03-ARM'S LENGTH	1167:2132	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status		
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		06/20/2022	PB22-0208	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
POWELL SUSAN & VILLEGAS JESUS 106 BIRDIE LN HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		Gravel Road		RESIDENTIAL ACREAGE		1.010 Acres		8,970 100		9,060	
		Paved Road				1.01 Total Acres		Total Est. Land Value =		9,060	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description		Rate		Size % Good		Cash Value	
		Water		D/W/P: 3.5 Concrete		6.68		580 95		3,680	
		Sewer		Total Estimated Land Improvements True Cash Value =							3,680
		Electric		Work Description for Permit PB22-0208, Issued 06/20/2022: RESIDENTIAL POLE BARN							
		Gas		30 X 44 = 1320 SQUARE FEET. 10 X 18 = 180 SQUARE FEET LEAN-TO. TOTAL SQUARE FEET							
		Curb		1500. LAKE TOWNSHIP LAND USE DATED 6/16/22 #4504.							
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	Tentative	Tentative	Tentative			Tentative	
			Low	2023	4,500	15,400	19,900			19,900S	
			High	2022	3,800	700	4,500			3,874C	
			Landscaped	2021	2,500	1,500	4,000			3,751C	
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		QT	11/02/2022	INSPECTED							
		QT	10/19/2020	INSPECTED							
		DMG	06/14/2011	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 180	Type Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1320 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 35,425 Total Depr Cost: 35,071 Estimated T.C.V: 29,425			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 35,425 Total Depr Cost: 35,071 Estimated T.C.V: 29,425			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2022	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C Blt 2022		
Condition: Good		Lg	Ord	Small	X			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99					
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(12) Electric			Average Fixture(s)			Deck			w/Roof (Roof portion) 180 3,125 3,094			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Metal X Insulation	(7) Excavation		0 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Garages Class: C Exterior: Pole (Unfinished) Base Cost 1320 32,300 31,977 Totals: 35,425 35,071			
(2) Windows	Many Avg. Few Large Avg. Small	(8) Basement		No. of Elec. Outlets			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv: 29,425			
(3) Roof	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Many X Ave. Few			(13) Plumbing									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
FOSTER BEVERLY A [LE]	FOSTER BEVERLY A [LE]	0	06/24/2020	QC	15-LADY BIRD	1172:2572	PROPERTY TRANSFER	0.0											
FOSTER BEVERLY A [LE]	FOSTER BEVERLY A [LE]	0	08/10/2017	WD	18-LIFE ESTATE	1164:0860	PROPERTY TRANSFER	0.0											
FOSTER TROY W		0	05/18/2017	OTH	07-DEATH CERTIFICATE	1166:335	OTHER	0.0											
FOSTER BEVERLY A & TROY W	FOSTER BEVERLY A [LE] & F	0	11/23/2016	WD	18-LIFE ESTATE	1160:2054	PROPERTY TRANSFER	0.0											
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status									
361 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		SHED		09/17/2020		LU20-4347	COMPLETE										
Owner's Name/Address		P.R.E. 100% 02/09/1999		ADDITION		07/19/2007		PC07-0227	COMPLETE										
FOSTER BEVERLY A [LE] 361 MICHELSON RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1													
		Public Improvements		* Factors *															
				Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value					
				RESIDENTIAL ACREAGE		3.880 Acres		4,546		100				17,640					
						3.88 Total Acres				Total Est. Land Value =				17,640					
						Land Improvement Cost Estimates													
						Description		Rate		Size % Good		Cash Value							
						Fencing: Wd, Solid, 6 ft.		29.22		64 89		1,664							
						Fencing: Wd, Picket, 30-40		12.56		100 89		1,118							
						Fencing: Gates, Wood/SqFt		15.50		112 89		1,545							
						Total Estimated Land Improvements True Cash Value =						4,327							
						Work Description for Permit LU20-4347, Issued 09/17/2020: UNKNOWN. LU PERMIT SAY													
						"SEE DRAWING" WITH NO DRAWING INCLUDED													
Comments/Influences		Topography of Site																	
		X Level																	
		Rolling																	
		Low																	
		High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		X				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative				Tentative	
		QT		10/19/2020		INSPECTED		2023		8,800		50,900		59,700				32,706C	
		DMG		08/01/2009		INSPECTED		2022		7,900		42,300		50,200				31,149C	
								2021		6,400		39,400		45,800				30,154C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % Good: 68 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min												
Condition: Good		Size of Closets														
Room List		Doors:	Solid	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick X Stone Insulation	(6) Ceilings		No./Qual. of Fixtures												
(2) Windows		No. of Elec. Outlets														
	Many Avg. Few	X	Large Avg. Small													
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(7) Excavation		(13) Plumbing												
(3) Roof		Basement: 0 S.F. Crawl: 1088 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	X Gable X Hip Flat		Gambrel Mansard Shed	(8) Basement												
	X Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer												
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
										Class: CD Effec. Age: 37 Floor Area: 1,088 Total Base New : 197,712 Total Depr Cost: 125,182 Estimated T.C.V: 105,028		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls CD		Blt 0		
										(11) Heating System: Forced Air w/ Ducts						
										Ground Area = 1088 SF Floor Area = 1088 SF.						
										Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63						
										Building Areas						
										Stories Exterior Foundation		Size		Cost New Depr. Cost		
										1 Story Stone Crawl Space		800				
										1 Story Siding Crawl Space		288				
										Total:		137,741		86,777		
										Other Additions/Adjustments						
										Water/Sewer						
										1000 Gal Septic		1		4,614 2,907		
										Water Well, 100 Feet		1		5,720 3,604		
										Porches						
										CGEP (1 Story)		36		3,579 2,255		
										CGEP (1 Story)		42		3,899 2,456		
										Deck						
										Treated Wood		42		1,623 1,022		
										Treated Wood		16		726 457		
										Garages						
										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost		280		12,499 8,499 *6		
										Class: D Exterior: Block Foundation: 18 Inch (Unfinished)						
										Base Cost		625		20,313 12,797		
										Storage Over Garage		469		5,037 3,173		
										Built-Ins						
										Appliance Allow.		1		1,961 1,235		
										Totals:		197,712		125,182		
										Notes:						
										ECF (4001 RES ACREAGE GROUP 1) 0.839 => TC		V:		105,028		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
545 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 08/11/2021							
Owner's Name/Address		SA:		2024 Est TCV Tentative							
SPEAR RICHARD D & LINDA K 545 MICHELSON RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Tax Description		Public Improvements		* Factors *							
L-831 P-231 (L-807 P-122) 234 COM AT E 1/4 COR SEC 32 TH S89DEG43'16"W1325.50FT ALG E-W 1/4 LINE TO E 1/8 LINE & POB TH S0DEG34'26"E 575.81FT ALG E 1/8LINE TH N89DEG49'43"E 1119.43FT TO A PT ON C/L OF CO RD 303 TH ALG ARC 573FT RAD TH N56DEG53'06"W 128.90FT TH NWLY 129.17FT ALG ARC & ALG C/L OF RD TH N63 DEG15'48"W 1116.11FT ALG C/L OF RD TO A PT ON E-W 1/4 LINE TH S89DEG43'16"W 20. 44FT TO POB PART OF NE 1/4 OF SE 1/4 SEC 32 T23NR4W PAR B 7.73AC		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		RESIDENTIAL ACREAGE	7.730 Acres	3,343	100	25,838		
Comments/Influences		Topography of Site		Land Improvement Cost Estimates							
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Description	Rate	Size % Good	Cash Value			
					Wood Frame	24.19	148 22	788			
					Metal Prefab	18.62	70 22	287			
					Total Estimated Land Improvements True Cash Value =			1,075			
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/19/2020	INSPECTED	2023	12,900	15,700	28,600			18,391C
		DMG	08/01/2009	INSPECTED	2022	12,400	12,700	25,100			17,516C
					2021	9,700	17,500	27,200			20,141C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough	X Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Interior 2 Story	Area	Type	Year Built:						
	Mobile Home			Wood	Coal	Steam	Cook Top							24	Treated Wood	Car Capacity:				
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher	Garbage Disposal	Two Sided	Exterior 1 Story	Exterior 2 Story	174	Treated Wood	Class:					
	Duplex	0	Other Overhang		Wall Furnace										Bath Heater	Vent Fan	Prefab 1 Story	Prefab 2 Story	Exterior:	
	A-Frame			Warm & Cool Air			Unvented Hood	Vented Hood	Heat Circulator	Raised Hearth	Brick Ven.:									
X	Wood Frame	(4) Interior		Heat Pump							Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Wood Stove	Direct-Vented Gas	Stone Ven.:				
		Drywall	Plaster				Microwave	Standard Range	Self Clean Range	Sauna						Trash Compactor	Central Vacuum	Security System	Common Wall:	
	Building Style:	Paneled	Wood T&G	Trim & Decoration							Oven	Microwave	Standard Range	Self Clean Range	Sauna				Trash Compactor	Central Vacuum
	MOBILE HOME				Central Air			E.C.F.	X 0.839	Total Base New : 81,147						Total Depr Cost: 38,950	Estimated T.C.V: 32,679	Finished ?:		
	Yr Built	Remodeled	Ex	Ord	Min	Wood Furnace					Floor Area:	Total Base New : 81,147	Total Depr Cost: 38,950	Estimated T.C.V: 32,679	Auto. Doors:					
	0	0				(12) Electric			E.C.F.	X 0.839					Total Base New : 81,147	Total Depr Cost: 38,950	Estimated T.C.V: 32,679	Mech. Doors:		
	Condition: Good		Size of Closets			0 Amps Service					No./Qual. of Fixtures	E.C.F.	X 0.839	Total Base New : 81,147				Total Depr Cost: 38,950	Estimated T.C.V: 32,679	Area:
			Lg	Ord	Small	No. of Elec. Outlets			Ex.	X					Ord.	Min	Many			X
	Room List		Doors:	Solid	H.C.	No. of Elec. Outlets					(13) Plumbing			Notes:				E.C.F.	X 0.839	
	Basement	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
	1st Floor	Kitchen:		0 Amps Service			1 3 Fixture Bath			Skirting, Metal or Vinyl, Vertical			Notes:					E.C.F.	X 0.839	
	2nd Floor	Other:		No./Qual. of Fixtures			2 Fixture Bath			Water/Sewer			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
	Bedrooms	Other:		Ex. X Ord. Min			Softener, Auto			1000 Gal Septic			Notes:					E.C.F.	X 0.839	
(1)	Exterior			No. of Elec. Outlets			Softener, Manual			Water Well, 100 Feet			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
	Wood/Shingle	(6) Ceilings		Many X Ave. Few			Solar Water Heat			Deck			Notes:					E.C.F.	X 0.839	
X	Aluminum/Vinyl			(13) Plumbing			No Plumbing			Treated Wood			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
	Brick			Average Fixture(s)			Extra Toilet			Treated Wood			Notes:					E.C.F.	X 0.839	
X	Insulation	(7) Excavation		1 3 Fixture Bath			Extra Sink			Built-Ins			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
(2)	Windows	Basement: 0 S.F.		2 Fixture Bath			Separate Shower			Appliance Allow.			Notes:					E.C.F.	X 0.839	
	Many Avg. Few	X	Large Avg. Small	2 Fixture Bath			Ceramic Tile Floor			Totals:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
				Softener, Auto			Ceramic Tile Wains			Total:			Notes:					E.C.F.	X 0.839	
				Softener, Manual			Ceramic Tub Alcove			Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
				Solar Water Heat			Vent Fan			Total:			Notes:					E.C.F.	X 0.839	
				No Plumbing			Lump Sum Items:			Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
				Extra Toilet						Total:			Notes:					E.C.F.	X 0.839	
				Extra Sink						Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
				Separate Shower						Total:			Notes:					E.C.F.	X 0.839	
				Ceramic Tile Floor						Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
				Ceramic Tile Wains						Total:			Notes:					E.C.F.	X 0.839	
				Ceramic Tub Alcove						Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
				Vent Fan						Total:			Notes:					E.C.F.	X 0.839	
				Lump Sum Items:						Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:			Notes:			E.C.F.	X 0.839			Total Base New : 81,147
										Total:			Notes:					E.C.F.	X 0.839	
										Total:										

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
455 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION	/ /	111	COMPLETE			
Owner's Name/Address		P.R.E. 100% 02/09/1999									
FOSTER JAMES R 455 MICHELSON RD HOUGHTON LAKE MI 48629		SA:									
		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
		Public Improvements		* Factors *							
					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
					RESIDENTIAL ACREAGE		7.110 Acres	3,474	100		24,702
							7.11 Total Acres			Total Est. Land Value =	24,702
Tax Description		Dirt Road									
L-824 P-519 (L-807 P-122) 234 COM AT E 1/4 COR SEC 32 TH S0DEG25'30"E 994.02FT TH S89DEG49'43"W 795FT FOR POB TH S89DEG49'43"W 527.94FT TO E 1/8 LINE TH N89DEG49'43"E 1119.43FT TO A PT ON C/L OF CO RD 303 & ALSO ALG ARC 573FT RAD CUR TO RT ANGLE TH S41DEG16'20"E 182.33FT TH SELY 183.11FT ALG ARC OF SAID CUR ALG C/L OF RD TH S89DEG49'43"W 710.40FT TH S0DEG34'26"E 278.34FT PAR WITH E 1/8 LINE TO POB PART OF NE 1/4 OF SE 1/4 OF SEC 32 T23NR4W PAR A 7.11AC		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
Comments/Influences		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/19/2020	INSPECTED	2023	12,400	27,500	39,900		25,589C	
		DMG	08/01/2009	INSPECTED	2022	12,000	22,700	34,700		24,371C	
					2021	8,900	21,500	30,400		23,593C	

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
WALLINGTON DELBERT B ETAL	OLSON, BRUCE & IDA	75,000	07/31/2008	WD	03-ARM'S LENGTH	1075/323	OTHER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status
311 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		06/27/2019		PB19-0184	COMPLETE	
Owner's Name/Address		P.R.E. 100% 06/30/2009		Res. Add/Alter/Repair		06/27/2019		PB19-0184A	COMPLETE	
OLSON BRUCE A & IDA L 311 MICHELSON RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
234 L-854 P-311 (L-682 P-38) COM AT PT 70 RDS S OF 1/4 POST BET SEC'S 32 & 33 TH W 80 RDS TH N 10 RDS TH E 80 RDS TO S 10 RDS TO POB PART OF NE 1/4 OF SE 1/4 SEC 32 T23N R4W. 5 A.		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value		
Comments/Influences		Dirt Road		RESIDENTIAL ACREAGE		5.000 Acres 4,000 100		20,000		
		Gravel Road		5.00 Total Acres		Total Est. Land Value =		20,000		
		Paved Road		Land Improvement Cost Estimates		Description		Rate		
		Storm Sewer		Fencing: Wd, Solid, 5 ft.		26.56		104 46		
		Sidewalk		Fencing: Gates, Wood/SqFt		15.50		16 46		
		Water		D/W/P: 3.5 Concrete		6.25		624 71		
		Electric		D/W/P: 3.5 Concrete		6.25		48 71		
		Gas		D/W/P: 3.5 Concrete		6.25		148 71		
		Curb		Wood Frame		26.62		96 21		
		Street Lights		Wood Frame		23.74		160 46		
		Standard Utilities		Total Estimated Land Improvements True Cash Value =				7,308		
		Underground Utils.		Work Description for Permit PB19-0184, Issued 06/27/2019: REROOF HOUSE						
		Topography of Site		Work Description for Permit PB19-0184A, Issued 06/27/2019: REROOF POLE BARN						
		Level		REROOF HOUSE PB19-0184						
		Rolling		Year		Land Value		Building Value		
		Low		Assessed Value		Board of Review		Tribunal/Other		
		High		Taxable Value						
		Landscaped		Who		When		What		
		Swamp		2024		Tentative		Tentative		
		Wooded		2023		10,000		69,800		
		Pond		2022		9,500		58,700		
		Waterfront		2021		7,500		54,500		
		Ravine						62,000		
		Wetland								
		Flood Plain								
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		DMG 08/01/2009 INSPECTED		49,323C						
				47,748C						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 30 392 120 280	Type CPP Treated Wood Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 41 Floor Area: 1,472 Total Base New : 288,496 Total Depr Cost: 170,212 Estimated T.C.V: 142,808			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:										
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G																					
Yr Built 0		Remodeled 0		Ex	X	Ord		Min																		
Condition: Good		Size of Closets		Lg	X	Ord		Small																		
Room List		Doors:			Solid	X		H.C.	Central Air Wood Furnace																	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			150 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls CD		Blt 0								
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1472 SF Floor Area = 1472 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59													
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas			Stories Exterior Foundation			Size		Cost New		Depr. Cost						
X	Aluminum Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)			1 Story Siding			Basement			1,472		189,322		111,699						
(2) Windows		Basement: 1472 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			3 Fixture Bath			1		3,915		2,310						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Water/Sewer			1000 Gal Septic Water Well, 100 Feet			Porches			CPP			30		798		471			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck			Treated Wood Treated Wood			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		864		27,009		15,935	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Class: CD Exterior: Pole (Unfinished)			Base Cost			560			14,767		8,713								
X	Gable Hip Flat		Gambrel Mansard Shed	1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Class: D Exterior: Pole (Unfinished)			Base Cost			352			9,296		5,485								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow.			1			1,961		1,157								
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Interior 1 Story			Fireplaces			1			4,767		2,813		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FREIBURGER CARL & BARBARA	FREIBURGER CARL & BARBARA	0	09/04/2015	QC	09-FAMILY	1153-702	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
281 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FREIBURGER CARL & BARBARA J BUSZKA CARRIE L 1203 HOLLY SPRING LANE BOX 581 GRAND BLANC MI 48480		SA:									
Tax Description		2024 Est TCV Tentative									
234 L-548 P-589 COM AT PT 70 RDS S OF 1/4 POST BET SECS 32 & 33 TH W 80 RDS TH S 10 RDS TH E 80 RDS TH N 10 RDS TO POB PART OF NE 1/4 OF SE 1/4 SEC 31 T23N R4W 5A		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		Gravel Road		RESIDENTIAL ACREAGE		5.000 Acres	4,000	100	20,000		
		Paved Road		5.00 Total Acres Total Est. Land Value =				20,000			
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description		Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete		6.68	49	49	160		
		Sewer		D/W/P: 3.5 Concrete		6.68	16	49	52		
		Electric		Total Estimated Land Improvements True Cash Value =					212		
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	10,000	22,400	32,400			18,130C	
		High		2022	9,500	18,000	27,500			17,267C	
		Landscaped		2021	7,500	17,000	24,500			16,716C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	10/19/2020	INSPECTED	2023	10,000	22,400	32,400			18,130C
		DMG	08/01/2009	INSPECTED	2022	9,500	18,000	27,500			17,267C
					2021	7,500	17,000	24,500			16,716C

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Roscommon, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 100 80	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1008 % Good: 74 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G														
Yr Built 0		Remodeled 0		Ex	Ord	Min											
Condition: Good		Size of Closets															
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures													
X	Metal			Ex.	X	Ord.	Min										
X	Insulation			No. of Elec. Outlets													
(2) Windows		(7) Excavation		Many	X	Ave.	Few										
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 130 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone															
X	Double Glass Patio Doors	Treated Wood Concrete Floor															
X	Storms & Screens	(9) Basement Finish															
(3) Roof				(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME										Cls Average		Blt 0					
(11) Heating System: Forced Warm Air																	
Ground Area = 1054 SF Floor Area = 1054 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44																	
Building Areas																	
Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost																	
Main Home Ribbed Metal 924																	
Addition Siding Crawl 130																	
Total: 67,626 29,755																	
Other Additions/Adjustments																	
Skirting, Metal or Vinyl, Vertical 160 1,843 811																	
Plumbing																	
3 Fixture Bath 1 3,097 1,363																	
Water/Sewer																	
1000 Gal Septic 1 4,933 2,171																	
Water Well, 100 Feet 1 5,890 2,592																	
Porches																	
WGEP (1 Story) 100 7,367 3,241																	
Deck																	
Treated Wood 80 2,296 1,010																	
Garages																	
Class: D Exterior: Pole (Unfinished)																	
Base Cost 1008 20,271 15,001 *7																	
Built-Ins																	
Appliance Allow. 1 2,806 1,235																	
Totals: 116,129 57,179																	
Notes:																	
ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv:																	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG	Building Permit(s)	Date	Number	Status			
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 04/11/2006									
KEMP PHILLIP 131 MICHELSON RD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-268 P-302 234 S 165 FT OF N 495 FT OF SE 1/4 OF SE 1/4SEC 32 T23N R4W. 5 A. PARCEL 3.		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			5.000	Acres	4,000	100	20,000
		Paved Road					5.00	Total Acres		Total Est. Land Value =	20,000
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 10/16/2020 INSPECTED	2023	10,000	0	10,000		4,474C			
		DMG 08/01/2009 INSPECTED	2022	9,500	0	9,500		4,261C			
			2021	7,500	0	7,500		4,125C			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
POINDEXTER BARRY D & SHERR	SAYLOR, RICKY & STACIE	44,000	02/12/2009	WD	03-ARM'S LENGTH	1080/970	OTHER	100.0					
POINDEXTER BARRY D & SHERR		23,000	03/21/2001	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status				
115 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SAYLOR RICKY L &N STACIE J 8287 W MASON ROAD OVID MI 48866		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
L-924P-441 (L-870P-51-52&L-726P-670)234 COM AT SW COR OF SE 1/4 OF SE 1/4 SEC 32 TH N 528 FT FOR POB TH N 149.9 FT TH E 1321.88 FT TH S 151.4 FT TH W 1321.20 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 32 T23N R4W 4.5 A M/L		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RESIDENTIAL ACREAGE			4.600	Acres	4,174	100		19,200
			Paved Road		4.60 Total Acres Total Est. Land Value = 19,200								
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		QT	10/16/2020	INSPECTED	2023	9,600	40,300	49,900			25,359C		
		DMG	08/01/2009	INSPECTED	2022	8,900	33,100	42,000			24,152C		
					2021	7,000	30,900	37,900			23,381C		

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Roscommon, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 224 79	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace								
Yr Built 1908	Remodeled 2001	Ex	Ord	Min	Size of Closets									
Condition: Average		Lg	Ord	Small	No. Heating/Cooling									
Room List		Doors:	Solid	H.C.	(12) Electric									
Basement 4 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		0 Amps Service								
(1) Exterior		No./Qual. of Fixtures		Ex. Ord. X Min		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY		Cls CD		Blt 1908		
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		Many X Ave. Few		(13) Plumbing		(11) Heating System: Forced Heat & Cool		Ground Area = 896 SF		Floor Area = 1120 SF.		
X Insulation						Average Fixture(s)		Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68		Building Areas		Stories Exterior Foundation		
(2) Windows		(7) Excavation		1 3 Fixture Bath		2 1000 Gal Septic		Water/Sewer		1000 Gal Septic		1 4,614 3,138		
Many X Avg. Few		Large Avg. X Small		Basement: 0 S.F. Crawl: 896 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Softener, Auto		Water Well, 100 Feet		1 5,720 3,890				
X Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		No Plumbing		WCP (1 Story)		224 7,818 5,316		
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Deck		Treated Wood		79 2,227 1,514				
		(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic		Built-Ins		Appliance Allow.		1 1,961 1,333				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Notes:		ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:		Totals: 151,812 103,232		86,612		
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support		Chimney:								
X Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KEMP PHILLIP A & MARJORIE	KEMP PHILLIP A & MARJORIE	0	09/09/2019	QC	21-NOT USED/OTHER	1170:1275	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status			
131 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 04/11/2006										
KEMP PHILLIP A & MARJORIE M [LE] 131 MICHELSON RD HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1025 P-2577 (L-436 P-529) 234 COM AT SW COR OF SE 1/4 OF SE 1/4 SEC 32 TH N 677.9 FT FOR POB TH N 149.9 FT TH E 1321.88 FT TH S 151.4 FT TH W 1321.88 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 32 T23N R4W 4.6 A M/L		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements				* Factors *						
		Dirt Road				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Gravel Road				RESIDENTIAL ACREAGE		4.60	Acres	4,174	100	19,200
		Paved Road				4.60 Total Acres Total Est. Land Value = 19,200						
		Storm Sewer				Land Improvement Cost Estimates						
		Sidewalk				Description	Rate	Size	% Good	Cash Value		
		Water				D/W/P: Asphalt Paving	3.15	749	23	543		
		Sewer				D/W/P: 3.5 Concrete	6.68	484	48	1,552		
		Electric				Total Estimated Land Improvements True Cash Value = 2,095						
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 10/16/2020 INSPECTED				2023	9,600	25,300	34,900	16,065C				
DMG 08/01/2009 INSPECTED				2022	8,900	21,000	29,900	15,300C				
				2021	7,100	19,800	26,900	14,812C				

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	X	Eavestrough	X	Gas			1	Appliance Allow.		Interior 1 Story	Area	Type	Year Built:			
	Mobile Home	X	Insulation		Wood			Cook Top		Interior 2 Story	180 96			Treated Wood Treated Wood	Car Capacity:		
	Town Home	0	Front Overhang	X	Forced Warm Air Wall Furnace			Dishwasher		2nd/Same Stack		Class: C					
	Duplex	0	Other Overhang		Warm & Cool Air Heat Pump			Garbage Disposal		Two Sided	Exterior: Siding						
X	Wood Frame	(4) Interior						Bath Heater		Exterior 1 Story	Brick Ven.: 0						
Building Style: MOBILE HOME		Drywall Paneled		Plaster Wood T&G				Vent Fan		Exterior 2 Story	Stone Ven.: 0						
Yr Built	Remodeled	Trim & Decoration						Hot Tub		Prefab 1 Story	Common Wall: 1/2 Wal						
0	0	Ex	Ord	Min				Unvented Hood		Prefab 2 Story	Foundation: 18 Inch						
Condition: Good		Size of Closets						Vented Hood		Heat Circulator	Finished ?:						
		Lg	Ord	Small				Intercom		Raised Hearth	Auto. Doors: 0						
Room List		Doors:	Solid	H.C.				Jacuzzi Tub		Wood Stove	Mech. Doors: 0						
Basement		(5) Floors						Jacuzzi repl.Tub		Direct-Vented Gas	Area: 624						
1st Floor		Kitchen:						Oven		Class: Average							
2nd Floor		Other:						Microwave		Effec. Age: 21							
Bedrooms		Other:						Standard Range		Floor Area:							
(1) Exterior		No./Qual. of Fixtures						Self Clean Range		Total Base New : 114,658							
		Ex.	X	Ord.	Min				Sauna		E.C.F. X 0.839						
Wood/Shingle		(6) Ceilings						Trash Compactor		Total Depr Cost: 62,334							
X Aluminum/Vinyl		No. of Elec. Outlets						Central Vacuum		Estimated T.C.V: 52,298							
X Brick								Security System		Total Base New : 114,658							
X Insulation											E.C.F. X 0.839						
(2) Windows		(7) Excavation									Estimated T.C.V: 52,298						
Many		Basement: 0 S.F.									Total Base New : 114,658						
X Avg.		Crawl: 64 S.F.									Total Depr Cost: 62,334						
X Few		Slab: 0 S.F.									Estimated T.C.V: 52,298						
Wood Sash		Height to Joists: 0.0									Total Base New : 114,658						
Metal Sash		(8) Basement									Total Depr Cost: 62,334						
X Vinyl Sash		Conc. Block									Estimated T.C.V: 52,298						
X Double Hung		Poured Conc.									Total Base New : 114,658						
X Horiz. Slide		Stone									Total Depr Cost: 62,334						
X Casement		Treated Wood									Estimated T.C.V: 52,298						
X Double Glass		Concrete Floor									Total Base New : 114,658						
X Patio Doors		(9) Basement Finish									Total Depr Cost: 62,334						
X Storms & Screens											Estimated T.C.V: 52,298						
(3) Roof											Total Base New : 114,658						
X Gable		Recreation SF									Total Depr Cost: 62,334						
X Hip		Living SF									Estimated T.C.V: 52,298						
X Flat		Walkout Doors (B)									Total Base New : 114,658						
X Asphalt Shingle		No Floor SF									Total Depr Cost: 62,334						
		Walkout Doors (A)									Estimated T.C.V: 52,298						
Chimney:		(10) Floor Support									Total Base New : 114,658						
											Total Depr Cost: 62,334						
		Joists:									Estimated T.C.V: 52,298						
		Unsupported Len:									Total Base New : 114,658						
		Cntr.Sup:									Total Depr Cost: 62,334						
		Lump Sum Items:									Estimated T.C.V: 52,298						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WAGNER JOSEPH J & NANCY J	WAGNER JOSEPH J & NANCY J	0	02/08/2018	QC	18-LIFE ESTATE	1164:2394	PROPERTY TRANSFER	0.0			
VOZZA ANGELO	WAGNER JOSEPH & NANCY J	22,000	11/04/2016	WD	03-ARM'S LENGTH	2016-8303	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-1	Building Permit(s)	Date	Number	Status			
W LAKE CITY RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
WAGNER JOSEPH J & NANCY J [LE] 13022 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-518 P-631 234 COM AT SW COR OF SE1/4 OF SE1/4 SEC 32 TH N 0DEG 33'30"W 70 FT FOR POB TH N 0DEG 33'30"W 458FT TH E730FT TH S458FT TH W730FT TO POB BEING PART OF SE1/4 OF SE1/4 SEC 32 T23N R4W 7.5 M/L		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			7.500	Acres	3,389	100	25,417
		Paved Road		7.50 Total Acres				Total Est. Land Value =		25,417	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 10/16/2020 INSPECTED	DMG 08/01/2009 INSPECTED	2023	12,700	0	12,700	8,261C			
				2022	12,300	0	12,300	7,868C			
				2021	9,400	0	9,400	7,617C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status		
W LAKE CITY		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48909		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-386 P-548 234 BEG AT SW COR OF SE 1/4 OF SE 1/4 TH N 70 FT TH E 990 FT TH S 70 FT TH W 990 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 32 T23N R4W 1.59 A M/L		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			1.590 Acres		7,774	100	12,360
		Paved Road		1.59 Total Acres Total Est. Land Value =					12,360		
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
			2022	0	0	0		0			
			2021	0	0	0		0			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
WAGNER JOSEPH J & NANCY J	WAGNER JOSEPH J & NANCY J	0	02/08/2018	QC	18-LIFE ESTATE	1164:2394	PROPERTY TRANSFER	0.0		
		44,000	09/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-1	Building Permit(s)	Date	Number	Status		
MICHELSON & W LAKE CITY		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
WAGNER JOSEPH J & NANCY J [LE] 13022 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L-994 P-2608 (L-954P-2387&L-497P-333) 234 S 16 RDS OF E 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4 SEC 32 T23N R4W. 2 A.		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			2.000	Acres	7,000 100	14,000
		Paved Road		2.00 Total Acres Total Est. Land Value =						14,000
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		X Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 10/16/2020 INSPECTED	2023	7,000	0	7,000		3,006C		
		DMG 08/01/2009 INSPECTED	2022	5,000	0	5,000		2,863C		
			2021	4,100	0	4,100		2,772C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAGNER JOSEPH J & NANCY J	WAGNER JOSEPH J & NANCY J	0	02/08/2018	QC	18-LIFE ESTATE	1164:2394	PROPERTY TRANSFER	0.0
WAGNER, JOSEPH & NANCY	WAGNER JOSEPH & NANCY	0	06/24/2013	WD	21-NOT USED/OTHER	1130/1201	OTHER	0.0
WATERS	WAGNER, JOSEPH & NANCY	95,000	06/01/2005	LC	03-ARM'S LENGTH	1028/1217	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: AG	Building Permit(s)	Date	Number	Status
75 MICHELSON RD	School: HOUGHTON LAKE COMM SCHOOLS		GARAGE	07/05/2011	99	COMPLETE
	P.R.E. 0%		POLE BUILDING	08/14/2008	PB08-0241	COMPLETE

  

Owner's Name/Address	SA:
WAGNER JOSEPH J & NANCY J [LE] 13022 WEST SHORE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1																																			
L-1028 P-1217 (L-759 P-464) 234 75 MICHELSON COM AT SW COR OF SE1/4 OF SE1/4 SEC 32 TH N 0DEG 33'30"W 528FT TH E730FT FOR POB TH E591.2FT TH S264FT TH W330FT TH S194FT TH W260FT TH N458FT TO POB BEING PART OF SE1/4 OF SE1/4 SEC 32 T23N R4W 5A M/L	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value RESIDENTIAL ACREAGE 5.000 Acres 4,000 100 20,000 5.00 Total Acres Total Est. Land Value = 20,000																																			
	X	Standard Utilities Underground Utils.		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.68 244 74 1,206 Wood Frame 26.03 176 74 3,390 Electric Wood Frame 26.11 174 24 1,090 Total Estimated Land Improvements True Cash Value = 5,686																																			
	X	Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>Tentative</td> <td>Tentative</td> <td>Tentative</td> <td></td> <td></td> <td>Tentative</td> </tr> <tr> <td>2023</td> <td>10,000</td> <td>55,300</td> <td>65,300</td> <td></td> <td></td> <td>36,377C</td> </tr> <tr> <td>2022</td> <td>9,500</td> <td>46,200</td> <td>55,700</td> <td></td> <td></td> <td>34,645C</td> </tr> <tr> <td>2021</td> <td>7,500</td> <td>43,300</td> <td>50,800</td> <td></td> <td></td> <td>33,539C</td> </tr> </tbody> </table>	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2024	Tentative	Tentative	Tentative			Tentative	2023	10,000	55,300	65,300			36,377C	2022	9,500	46,200	55,700			34,645C	2021	7,500	43,300	50,800			33,539C
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																	
2024	Tentative	Tentative	Tentative			Tentative																																	
2023	10,000	55,300	65,300			36,377C																																	
2022	9,500	46,200	55,700			34,645C																																	
2021	7,500	43,300	50,800			33,539C																																	

  

Who	When	What
QT	10/16/2020	INSPECTED
DMG	10/12/2011	INSPECTED
DMG	08/01/2009	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2004 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 3328 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 16 Floor Area: 0 Total Base New : 158,641 Total Depr Cost: 134,930 Estimated T.C.V: 113,206					Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			E.C.F. X 0.839						
Yr Built Remodeled 0 0		Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE					Cls	C	Blt	0
Condition: Good		Trim & Decoration		200 Amps Service			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84			Building Areas						
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Building Areas								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			Stories Exterior Foundation									
(1) Exterior		(6) Ceilings		(13) Plumbing			Other Additions/Adjustments									
Wood/Shingle Aluminum/Vinyl Brick X Metal X Insulation		(7) Excavation		Average Fixture(s)			Water/Sewer									
(2) Windows		(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet									
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Garages									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer			Class: C Exterior: Pole (Unfinished) Base Cost									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Class: C Exterior: Pole (Unfinished) Base Cost									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Notes:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost								
Asphalt Shingle X Metal		Joists: Unsupported Len: Cntr.Sup:		ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:			Fireplaces Wood Stove									
Chimney: Metal							Totals:									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
DUBOIS ROBIN	THEOBALD JOHN A & KIMBERLY	110,000	07/21/2017	WD	19-MULTI PARCEL ARM'S LEN	1163:0260	PROPERTY TRANSFER	100.0											
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status									
205 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 07/21/2017															
Owner's Name/Address		SA:		2024 Est TCV Tentative															
THEOBALD JOHN A & KIMBERLY A 205 MICHELSON RD HOUGHTON LAKE MI 48629		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1													
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value											
L-978 P-915 (L-699 P-1) 234 205 MICHELSON RD COM AT SE COR SEC 32 TH N0DEG25'30"W 995.8 FT FOR POB TH N0DEG25'30"W 163 FT TH S89DEG52'W 1322.63 FT TH S0DEG33'30"E 163 FT TH N89DEG 52'E 1322.25 FT TO POB PART OF SE1/4 OF SE1/4 SEC 32 T23N R4W PARCEL B 4.95A. AND ALSO, L-978 P-915 (L-729 P-622) 234 COM AT SE COR SEC 32 TH N0DEG25'30"W 1158.8 FT FOR POB TH N0DEG25'30"W 167 FT TH S89DEG52'W 1323 FT TH S0DEG33'30"E 167 FT TH N89DEG52'E 1322.63 FT TO POB PART OF SE1/4 OF SE1/4 SEC 32 T23N R4W PARCEL A 5.08A COMBINED ON 12/23/2020 FROM 006-032-016-0202 & 006-032-016-0201		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		RESIDENTIAL ACREAGE		10.000 Acres		3,000 100		30,000 30,000									
Comments/Influences		Topography of Site		Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
Split/Comb. on 12/23/2020 completed 12/23/2020 MIKE OWNER REQUEST ; Parent Parcel(s): 006-032-016-0202, 006-032-016-0201; Child Parcel(s): 006-032-016-0203; -----		Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Rolling		2024		Tentative		Tentative		Tentative						Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 10/19/2020 INSPECTED		DMG 08/01/2009 INSPECTED		2023		15,000		71,400		86,400		0M				0	
						2022		14,000		60,100		74,100		0M				0	
						2021		12,500		55,900		68,400		0M				0	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 54	Type CCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 46 Floor Area: 2,202 Total Base New : 323,825 Total Depr Cost: 174,866 Estimated T.C.V: 146,713			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2202 SF Floor Area = 2202 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54					Cls C Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas						
Condition: Good		Size of Closets		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing							
Room List		Doors:	Solid	H.C.	Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding/Brick Crawl Space 1 Story Siding Slab			Size 1,738 464		Cost New Depr. Cost 272,735 147,276	
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
(1) Exterior	(6) Ceilings		Basement: 0 S.F. Crawl: 1738 S.F. Slab: 464 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			3 Fixture Bath 1 4,711 2,544					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1738 S.F. Slab: 464 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic 1 4,933 2,664 Water Well, 100 Feet 1 5,890 3,181				
(2) Windows	(8) Basement		Basement: 0 S.F. Crawl: 1738 S.F. Slab: 464 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			CCP (1 Story) 54 1,635 883					
Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1738 S.F. Slab: 464 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 676 25,364 13,697 Common Wall: 1 Wall 1 -2,251 -1,216					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Basement: 0 S.F. Crawl: 1738 S.F. Slab: 464 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Appliance Allow. 1 2,806 1,515				
(3) Roof	(10) Floor Support		Basement: 0 S.F. Crawl: 1738 S.F. Slab: 464 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces			Interior 1 Story 1 5,414 2,924 Wood Stove 1 2,588 1,398					
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 1738 S.F. Slab: 464 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			Totals: 323,825 174,866					
X	Asphalt Shingle	(10) Floor Support		Basement: 0 S.F. Crawl: 1738 S.F. Slab: 464 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 146,713				
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1738 S.F. Slab: 464 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 146,713				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DITCHIE RONALD A & BETTY J	ROBINSON DAVID R & COLLEEN	0	07/10/2013	WD	03-ARM'S LENGTH	1130/411	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
248 CLEARVIEW DR & OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
ROBINSON DAVID R & COLLEEN 5258 CHAMBERS RD MAYVILLE MI 48744		SA:											
Tax Description		2024 Est TCV Tentative											
L-1040 P-1920-1922 (L-268 P-407) 234 THAT PART OF N 50 FT OF NE 1/4 OF NE 1/4SEC 33 T23N R4W LYING E OF CO RD.		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		X	Public Improvements		* Factors *								
		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000								
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/08/2021 INSPECTED	2023	10,000	3,800	13,800		9,956C					
		DMG 06/11/2012 INSPECTED	2022	8,800	3,200	12,000		9,482C					
			2021	8,100	3,200	11,300		9,180C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								84	Roof Cover Onl		
Building Style: GARAGE		X	Drywall Paneled		Plaster Wood T&G											
Yr Built	Remodeled	Ex	X Ord		Min											
Condition: Good		Size of Closets			Lg	X Ord		Small								
Room List		Doors:	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			200 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min		
(1) Exterior		Kitchen: Laminate Other: Carpeted Other: Laminate			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			X	Drywall										
X	Insulation	(7) Excavation			Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer					
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 8,152								
Chimney: Brick																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MARKUSIC TODD P & CHRISTIN	MARKUSIC TODD P	0	06/20/2019	QC	06-COURT JUDGEMENT	1169:2091	DEED	0.0					
THORNTON DAVID P	MARKUSIC, TODD & CHRISTINE	0	10/05/2007	WD	21-NOT USED/OTHER	1067/820	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
CLEARVIEW DR & OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MARKUSIC TODD P 246 CLEARVIEW DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
(L-897 P-649&L-823P352&L-804P-136) 234 L-937 P-2581 THAT PART OF S 100 FT OF N 150 FT OF NE 1/4 OF NE 1/4 SEC 33 T23N R4W LYING E OF CO RD		X	Public Improvements		* Factors * LAKE VIEW								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE GROUP1	30.00	150.00	1.0000	1.0000	400	100		12,000
		X	Paved Road		4003 OFF LAKE 3	70.00	150.00	1.0000	1.0000	150	100		10,500
		X	Storm Sewer		100 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =		22,500		
		X	Sidewalk		Land Improvement Cost Estimates								
		X	Water		Description					Rate		Size % Good	Cash Value
		X	Sewer		D/W/P: 3.5 Concrete					6.25		42 74	195
		X	Electric		D/W/P: 3.5 Concrete					6.25		9 74	41
		X	Gas		Wood Frame					29.13		80 49	1,142
		X	Curb		Total Estimated Land Improvements True Cash Value = 1,378								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		QT	04/08/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative		
		DMG	06/11/2012	INSPECTED	2023	11,300	4,700	16,000			8,430C		
					2022	8,800	4,000	12,800			8,029C		
					2021	8,100	4,000	12,100			7,773C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 36 Floor Area: 0 Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:
Condition: Good		Lg	Ord	Small	X No Heating/Cooling			Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			Ex. Ord. Min			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
X	Metal	(6) Ceilings		Ave.			Ex. Ord. Min			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
X	Insulation	(6) Ceilings		Few			Ex. Ord. Min			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement		(14) Water/Sewer			Lump Sum Items:			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
(9) Basement Finish		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Lump Sum Items:			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Lump Sum Items:			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Lump Sum Items:			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Lump Sum Items:			Total Base New : 18,524 Total Depr Cost: 11,855 Estimated T.C.V: 8,903			E.C.F. X 0.751		Bsmnt Garage:	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status					
CLEARVIEW DR & OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
WEBURG DALE & CAMILLE 4281 E HARRISON RD BRECKENRIDGE MI 48615		SA:											
Tax Description		2024 Est TCV Tentative											
L-708 P-157 234 ALL THAT PART OF N 50FT OF S 150FT OF N 300FT OF NE 1/4 OF NE 1/4 LYING E OF CO RD OLD 27 SEC 33 T23N R4W.		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		Public Improvements		* Factors *									
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000	
		Paved Road		50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	20,000	
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description					Rate		Size	% Good	Cash Value
		Water		Wood Frame					25.55		112	49	1,402
		Electric		Total Estimated Land Improvements True Cash Value = 1,402									
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Rolling		2024	Tentative	Tentative	Tentative			Tentative			
		Low		2023	10,000	700	10,700			4,474C			
		High		2022	8,800	600	9,400			4,261C			
		Landscaped		2021	8,100	0	8,100			4,125C			
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		QT	04/08/2021	INSPECTED									
		DMG	06/08/2012	INSPECTED									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HOFF ROBERT V	HOFF ROBERT V TRUST	0	06/28/2019	QC	21-NOT USED/OTHER	1169:2585	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
240 CLEARVIEW DR & OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HOFF ROBERT V TRUST 6890 SUN VALLEY DR CLARKSTON MI 48348		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
234L-844 P-77 (L-719 P-276) 240 CLEARVIEW DR COM AT PT ON SH OF HOUGHTON LAKE 300 FT S OF N LINE OF SEC 34 TH W 150 FT TO E LINE OF PRIVATE RD FOR POB TH N ON E LINE OF RD 50 FT TH E 150 FT TO SH OF HOUGHTON LAKE TH N'LY ON SH TO PT 200 FT S OF N SEC LINE TH W PAR WITH SEC LINE TO E LINE OF CO RD 270 TH S'LY ON SAID E LINE TO PT 300 FT S OF SEC LINE TH E TO POB PART OF NE 1/4 OF NE 1/4 SEC 33 & PART OF GOVT LOT 4 SEC 34 T23N R4W.		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	250.00	1.0000	1.1076	2800	100	155,059
		Paved Road		50 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 155,059							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		D/W/P: 3.5 Concrete				Rate	Size % Good		Cash Value
		Sewer		D/W/P: 3.5 Concrete				6.68	48	71	228
		Electric						6.68	27	71	128
		Gas		Total Estimated Land Improvements True Cash Value = 356							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	77,500	97,700	175,200		125,584C	
		MH	11/10/2017	INSPECTED	2022	66,500	75,000	141,500		119,604C	
		DMG	06/11/2012	INSPECTED	2021	60,900	71,900	132,800		115,784C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 224 40	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 660 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 32 Floor Area: 2,133 Total Base New : 287,565 Total Depr Cost: 195,543 Estimated T.C.V: 209,622			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1422 SF Floor Area = 2133 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68			Cls C		Blt 0			
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Size		Cost New		Depr. Cost	
Condition: Good		Size of Closets		100 Amps Service			Ex. X Ord. Min			Stories Exterior Foundation			1,422		241,562		164,262	
Room List		Doors:		Solid	X	H.C.	No. of Elec. Outlets			Plumbing			Total:					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Many X Ave. Few			Average Fixture(s)			Other Additions/Adjustments					
(1) Exterior		(6) Ceilings		2 3 Fixture Bath			Plumbing			3 Fixture Bath			Deck		Treated Wood		224 4,532 3,082	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		2 2 Fixture Bath			No Plumbing			Solar Water Heat			Treated Wood		40 1,621 1,102			
(2) Windows		(8) Basement		Extra Toilet			Extra Sink			Separate Shower			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1422 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet			Ceramic Tile Floor			Base Cost		660 24,928 16,951			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			Water/Sewer		Public Sewer		1 1,515 1,030	
(3) Roof		(10) Floor Support		Ceramic Tub Alcove			Vent Fan			Built-Ins			Water Well, 100 Feet		1 5,890 4,005			
X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer			Public Water			Appliance Allow.			1 2,806 1,908		Totals: 287,565 195,543			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Sewer			1 Public Sewer			Notes:								
Chimney:				1 Water Well			1000 Gal Septic			ECF (4004 LAKEVIEW) 1.072 => TCV:							209,622	
				2000 Gal Septic			Lump Sum Items:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERGWEILER MARIE [LE]	STADNIKIA PAUL A & KAREN I	229,000	10/27/2017	WD	20-MULTI PARCEL SALE REF	1164:0125	PROPERTY TRANSFER	100.0
BERGWEILER MARIE K ETAL	BERGWEILER MARIE	0	06/02/2016	QC	21-NOT USED/OTHER	1159-0399	PROPERTY TRANSFER	0.0
BERGWEILER MARIE	BERGWEILER MARIE [LE]	0	06/02/2016	QC	21-NOT USED/OTHER	1159-0400	PROPERTY TRANSFER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: C-2	Building Permit(s)	Date	Number	Status			
OLD US 27	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
STADNIKIA PAUL A & KAREN L 11349 SAND HILL DR GRASS LAKE MI 49240		2024 Est TCV Tentative							
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		OFF LAKE G3	120.00	200.00	1.0000	0.0000	150	100*	0
		RESIDENTIAL ACREAGE			0.551	Acres	9,000	100	4,959
		* denotes lines that do not contribute to the total acreage calculation.							
		120 Actual Front Feet, 0.55 Total Acres Total Est. Land Value = 4,959							
Tax Description									
234 L-1047P-906&L-1050P-1214(L-982P-347)COM AT NE COR OF NE 1/4 OF NE 1/4 TH S 300 FT TH S 89 DEG 52' W ON LINE OF WOODLAND SHORES 256 FT FOR POB TH S 30' W 60.45 FT TH W PAR WITH N LINE OF SUBD TO E LINE OF R/W OF US 27 TH N ALONG R/WLINE TO PT DUE W OF POB TH E TO POB PART OF NE 1/4 OF NE 1/4 SEC 33 T23N R4W.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water							
	X	Sewer Electric Gas Curb Street Lights							
	X	Standard Utilities Underground Utils.							
		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What	2024	Tentative	Tentative	Tentative			Tentative
		QT 06/04/2021 INSPECTED	2023	2,500	0	2,500			2,205C
		DMG 06/08/2012 INSPECTED	2022	2,100	0	2,100			2,100S
			2021	2,700	0	2,700			2,326C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
MCNAMARA, DIANE	ACKERMAN, GREG & CHERYL	0	01/24/2013	WD	21-NOT USED/OTHER	1123/2272	OTHER	100.0							
DENNIS THOMAS W & MARGARET	MCNAMARA, DIANE	0	06/06/2008	WD	21-NOT USED/OTHER	1073/845	OTHER	0.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)		Date	Number	Status						
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
ACKERMAN GREG A & CHERYL L 5486 DIXON RD VASSAR MI 48768		SA:													
Tax Description		2024 Est TCV Tentative													
L-731 P-226 234 COM AT NE COR OF NE 1/4 OF NE 1/4 TH S 300 FT TH S 89 DEG 52' W ON N LINE OF WOODLAND SHORES 256 FT TH S 30' W 60.45 FT FOR POB TH S 30' W 60.45 FT TH W PAR WITH N LINE OF SUBD TO E LINE OF R/W OF US 27 TH N ALONG R/W LINE TO PT DUE W OF POB TH E TO POB PART OF NE 1/4 OF NE 1/4 SEC 33 T23N R4W.		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3											
Comments/Influences		Public Improvements		* Factors *											
		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		OFF LAKE G3		75.00		175.00	1.0000	0.0000	150	100*		0	
		Paved Road		RESIDENTIAL ACREAGE				0.401	Acres	9,000	100			3,609	
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.				75	Actual Front Feet,	0.40	Total Acres	Total Est. Land Value =		3,609	
		Sidewalk													
		Water													
		Sewer													
		Electric													
		Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		Tentative				Tentative	
		QT		06/04/2021		INSPECTED		2023		1,800		0		1,575C	
		DMG		06/08/2012		INSPECTED		2022		1,500		0		1,500S	
								2021		2,700		0		2,644C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)	Date	Number	Status				
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
TINDALL JULIA &PALIN-GARY LA & PALIN SUSAN 601 MOORES RIVER DR LANSING MI 48910		SA:										
Tax Description		2024 Est TCV Tentative										
234 L-1041P-1586(L-1006P-2048&L-619P-85)COM AT NE COR OF NE 1/4 OF NE 1/4 TH S 300 FT TH S 89 DEG 52' W 256 FT ON N LINE OF WOODLAND SHORES TH S 30' W 120.9 FT FOR POB TH S 30' W 74 FT TH W PAR TO SAID N LINE OF SAID SUBD TO E LINE OF R/W OF US 27 TH N'LY ALONG R/W LINE TO PT W OF PLACE OF BEGINNING TH E TO POB PART OF NE 1/4 OF NE 1/4 SEC 33 T23N R4W.		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	110.00	150.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE			0.479	Acres	9,000	100		4,311
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		110 Actual Front Feet,		0.48 Total Acres		Total Est. Land Value =		4,311		
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	2,200	0	2,200			1,435C		
		High		2022	1,800	0	1,800			1,367C		
		Landscaped		2021	3,500	0	3,500			1,324C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who		When		What						
		QT		06/04/2021		INSPECTED						
		DMG		06/08/2012		INSPECTED						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		310,000	10/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)	Date	Number	Status			
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
WILLE RICHARD T & DEBRA R 139 NORTHWOOD AVE ROCHESTER HILLS MI 48307		SA:									
Tax Description		2024 Est TCV Tentative									
L-994 P-316-318 (L-370 P-22) 234 COM AT NE COR OF NE 1/4 OF NE 1/4 TH S 300 FT TH S 89 DEG 52' W 256 FT ON N LINE OF WOODLAND SHORES TH S 30' W 194.9FT FOR POB TH S 30' W 100 FT TH S 89 DEG52' W TO E R/W LINE OF US 27 TH N'LY ON R/W TO PT DUE W OF POB TH E TO POB PART OF NE 1/4 OF NE 1/4 SEC 33 T23N R4W.		Improved X Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	150.00	100.00	1.0000	0.0000	150	100*	0
		Paved Road		RESIDENTIAL ACREAGE			0.425	Acres	9,000	100	3,825
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.							
		Sidewalk		150 Actual Front Feet,		0.42 Total Acres		Total Est. Land Value =		3,825	
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	1,900	0	1,900			1,680C	
		High		2022	1,600	0	1,600			1,600S	
		Landscaped		2021	5,600	0	5,600			3,703C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		QT	06/04/2021	INSPECTED							
		DMG	06/08/2012	INSPECTED							
		DMG	06/14/2011	INSPECTED							

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Roscommon, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PAULLIN TRUDY A		0	06/15/2008	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)	Date	Number	Status			
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
PAULLIN WILLIAM W 934 WICK CT EAST LANSING MI 48823		SA:									
Tax Description		2024 Est TCV Tentative									
L-497 P-438 234 COM AT NE COR OF NE 1/4 OF NE 1/4 TH S 300 FT TH S 89 DEG 52' W 256 FT ON N LINE OF WOODLAND SHORES TH S 30' W 294.9FT FOR POB TH S 30' W 50 FT TH S 89 DEG 52' W TO E R/W LINE OF US 27 TH N'LY ON R/W TO PT DUE W OF POB TH E TO POB PART OF NE 1/4 OF NE 1/4 SEC 33 T23N R4W.		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	60.00	100.00	1.0000	0.0000	150	100*	0
		Paved Road		RESIDENTIAL ACREAGE			0.296	Acres	9,000	100	2,664
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.							
		Sidewalk		60 Actual Front Feet,	0.30 Total Acres				Total Est. Land Value =		2,664
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	1,300	0	1,300			1,155C	
		High		2022	1,100	0	1,100			1,100S	
		Landscaped		2021	2,000	0	2,000			1,324C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who When What									
		QT 06/04/2021 INSPECTED									
		DMG 06/08/2012 INSPECTED									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SHAHEEN SHAHEEN & ROSE	HIX GARY & DELORIS	260,000	10/14/2019	WD	20-MULTI PARCEL SALE REF	1170:2162	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)		Date	Number	Status		
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 10/14/2019									
HIX GARY & DELORIS 220 CLEARVIEW DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-528 P-289 234 BEG AT NW COR OF LOT 21 OF WOODLAND SHORES SUBD IN NE 1/4 OF NE 1/4 OF SEC 33 TH S ON W LINE OF SAID LOT 21 24 FT TH W PARALLEL TO N LINE OF SAID LOT TO E LINE OF R/W OF US 27 TH N 76 FT N OF POB TH E PARALLEL TO N LINE OF LOT 20 OF WOODLAND SHORES SUBD TH E TO W LINE OF SAID LOT 20 TH S 76 FT TO POB BEING ADJACENT TO WOODLAND SHORES SUBD BUT NOT CONTAINED THEREIN PART OF NE 1/4 OF NE 1/4 SEC 33 T23N R4W.		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	100.00	150.00	1.0000	0.0000	150	100*	0
		Paved Road		RESIDENTIAL ACREAGE			0.344	Acres	9,000	100	3,096
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.							
		Sidewalk		100 Actual Front Feet,		0.34 Total Acres		Total Est. Land Value =		3,096	
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	1,500	0	1,500			1,365C	
		High		2022	1,300	0	1,300			1,300S	
		Landscaped		2021	3,300	0	3,300			3,300S	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURKHARDT LISA	BURKHARDT LISA TRUST	0	09/28/2021	WD	14-INTO/OUT OF TRUST	1178:1591	PROPERTY TRANSFER	0.0
BURKHARDT MICHAEL	BURKHARDT LISA	0	09/27/2021	QC	21-NOT USED/OTHER	1178:1489	PROPERTY TRANSFER	0.0
WOLDT REV WILLIAM E & JANE	BURKHARDT, MICHAEL & LISA	0	09/09/2011	WD	21-NOT USED/OTHER	1107/998 1137/5	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: C-2	Building Permit(s)	Date	Number	Status
OLD US 27	School: HOUGHTON LAKE COMM SCHOOLS		DECK	07/21/2014	14131	COMPLETE
	P.R.E. 100% 10/27/2021					

  

Owner's Name/Address	SA:
BURKHARDT LISA TRUST 218 CLEARVIEW DR HOUGHTON LAKE MI 48629	

  

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3																											
L-964 P-556 (FILE) 234 COM 24 FT S OF NW COR LOT 21 WOODLAND SHORES TH S 50 FT TH W TO R/W OF US 27 TH N 50 FT M/L TH E TO POB SEC 33 T23N R4W.				<p>2024 Est TCV Tentative</p> <p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>OFF LAKE G3</td> <td>50.00</td> <td>100.00</td> <td>1.0000</td> <td>0.0000</td> <td>150</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>RESIDENTIAL ACREAGE</td> <td></td> <td></td> <td>0.175</td> <td>Acres</td> <td>9,000</td> <td>100</td> <td></td> <td>1,575</td> </tr> </tbody> </table> <p>* denotes lines that do not contribute to the total acreage calculation. 50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 1,575</p>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	OFF LAKE G3	50.00	100.00	1.0000	0.0000	150	100*		0	RESIDENTIAL ACREAGE			0.175	Acres	9,000	100		1,575
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
OFF LAKE G3	50.00	100.00	1.0000	0.0000	150	100*		0																							
RESIDENTIAL ACREAGE			0.175	Acres	9,000	100		1,575																							
Comments/Influences				<p>Work Description for Permit 14131, Issued 07/21/2014: 10*22 GARAGE ADDITION</p>																											

  

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	Tentative	Tentative	Tentative			Tentative
Rolling	2023	800	0	800			735C
Low	2022	700	0	700			700S
High	2021	800	0	800			739C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

  

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
QT	06/04/2021	INSPECTED	2023	800	0	800			735C
DMG	06/08/2012	INSPECTED	2022	700	0	700			700S
			2021	800	0	800			739C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PAULLIN R T & PATRICIA TRU	SCHROEDER DALE B & CHERYL	335,000	06/15/2015	WD	20-MULTI PARCEL SALE REF	1151-307	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)		Date	Number	Status			
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
SCHROEDER DALE B & CHERYL TRUST 2185 WHEELER RD BAY CITY MI 48706		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Tax Description		Public Improvements		* Factors *								
L-691 P-35 234 COM 74 FT S OF NW COR LOT 21 WOODLAND SHORES TH S 76 FT TH W TO R/W OF US 27 TH N 76 FT M/L TH E TO POB SEC 33 T23N R4W.		X		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X		Dirt Road		76.00	120.00	1.0000	0.0000	150	100*	0
		X		Gravel Road		RESIDENTIAL ACREAGE		0.420	Acres	9,000	100	3,780
		X		Paved Road		* denotes lines that do not contribute to the total acreage calculation.						
		X		Storm Sewer		76 Actual Front Feet, 0.42 Total Acres		Total Est. Land Value =				3,780
		X		Sidewalk								
		X		Water								
		X		Sewer								
		X		Electric								
		X		Gas								
		X		Curb								
		X		Street Lights								
		X		Standard Utilities								
		X		Underground Utils.								
				Topography of Site								
		X		Level								
				Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
				Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/04/2021	INSPECTED	2023	1,900	0	1,900	1,680C				
		DMG 06/08/2012	INSPECTED	2022	1,600	0	1,600	1,600S				
		DMG 07/23/2009	INSPECTED	2021	5,200	0	5,200	3,279C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)	Date	Number	Status		
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
WILLIAMS HAROLD E & JANET M 148 CLEARVIEW DR HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3					
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		OFF LAKE G3	200.00	50.00	1.0000	0.0000	150 100*	0
		Paved Road		RESIDENTIAL ACREAGE		0.348 Acres	9,000	100		3,132
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.						
		Sidewalk		200 Actual Front Feet, 0.35 Total Acres		Total Est. Land Value =		3,132		
		Water								
		X Sewer								
		X Electric								
		Gas								
		Curb								
		X Street Lights								
		X Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
		QT	06/04/2021	INSPECTED	2023	1,600	0	1,600		1,365C
		DMG	06/08/2012	INSPECTED	2022	1,300	0	1,300		1,300S
		DMG	07/23/2009	INSPECTED	2021	3,000	0	3,000		1,324C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		145,000	07/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0
Property Address		Class: RESIDENTIAL-VACANT Zoning: C-2		Building Permit(s)		Date	Number	Status
OLD US 27 & PETER AVE		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 100% 02/17/1997						
CHRISTLER BETH C TRUST 202 CLEARVIEW DR HOUGHTON LAKE MI 48629		SA:						
Tax Description		2024 Est TCV Tentative						
L-888 P-436 (L-867 P-570&L-820 P-691) 234 COM AT NW COR OF LOT 24 OF WOODLAND SHORES SUBD IN NE 1/4 OF NE 1/4 SEC 33 TH S ALONG W LINE OF LOT 24 TO INT WITH E LINE OF R/W OF US 27 TH N ALONG SAID E LINE OF R/W TO PT W OF NW COR OF SAID LOT 24 TH E TO POB BEING ADJACENT TO WOODLAND SHORES SUBD BUT NOT CONTAINED THEREIN PART OF NE 1/4 OF NE 1/4 SEC 33 T23N R4W.		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3				
Comments/Influences		Public Improvements		* Factors *		Value		
		Dirt Road		Description		Frontage		Depth
		Gravel Road		OFF LAKE G3		600.00		25.00
		Paved Road		RESIDENTIAL ACREAGE		1.0000		0.0000
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.		0.200		Acres
		Sidewalk		600 Actual Front Feet, 0.20 Total Acres		9,000		100
		Water		Total Est. Land Value =		1,800		
		X Sewer						
		X Electric						
		Gas						
		Curb						
		Street Lights						
		X Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year		Land Value		Building Value		Assessed Value
		Who		When		What		Board of Review
		2024		Tentative		Tentative		Tribunal/ Other
		2023		900		0		Taxable Value
		2022		800		0		572C
		2021		600		0		545C
								528C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOELTZEL DUSTIN & ETAL	DADY JACINDA T	125,000	09/30/2019	WD	03-ARM'S LENGTH	1170:1799	PROPERTY TRANSFER	100.0
HOELTZEL, DUSTIN	HOELTZEL DUSTIN, HOELTZEL	0	11/15/2011	QC	21-NOT USED/OTHER	1109/1747	OTHER	0.0
HOETLZEL DURNELL E & VIRGI	HOELTZEL, DUSTIN	110,000	02/15/2008	WD	09-FAMILY	1068/2545	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: C-2	Building Permit(s)	Date	Number	Status
9925 OLD US 27	School: HOUGHTON LAKE COMM SCHOOLS		SHED	08/11/2017	PB17-0262	COMPLETE
	P.R.E. 100% 09/30/2019					

  

Owner's Name/Address	SA:
DADY JACINDA T PO BOX 264 HOUGHTON LAKE HEIGHTS MI 48630	

  

Tax Description	2024 Est TCV Tentative	X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1
L-831 P 93 234 COM AT NE COR SEC 33 TH N89DEG58'15"W ALG SEC LINE 589.9FT TO CEN OF CO RD 270 & POB TH N89DEG58'15"W 731.32FT TO 1/8 COR TH S0DEG25'08"E 151.22FT TH N89DEG 57'18"E 119.90FT TH S0DEG25'10"E 228.27 FT TH N78DEG38'39"E 671.48FT TO C/L OF CO RD 270 TH N11DEG23'17"W 251.74FT TO POB. PART OF NE 1/4 OF NE 1/4 SEC 33 T23N R4W PAR A 5.02 AC PP:006-033-001-0225 & 0250 (06)					
Comments/Influences					

  

Public Improvements	* Factors *
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Frontage Depth Front Depth Rate %Adj. Reason Value RESIDENTIAL ACREAGE 5.020 Acres 3,993 100 5.02 Total Acres Total Est. Land Value = 20,045

  

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	Tentative	Tentative	Tentative			Tentative
	2023	10,000	62,000	72,000			56,970C
	2022	9,500	51,100	60,600			54,258C
	2021	7,500	47,800	55,300			52,525C

  

Who	When	What
MH	12/21/2017	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	11/23/2009	INSPECTED

  

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80	Type CCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 442 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 25 Floor Area: 942 Total Base New : 218,995 Total Depr Cost: 158,734 Estimated T.C.V: 133,178			E.C.F. X 0.839 Bsmnt Garage: Carport Area: Roof:							
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls C		Blt 0						
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 942 SF Floor Area = 942 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75											
Condition: Good		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Total:		146,802		110,101					
Room List		Doors:		Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Siding			Foundation Basement		Size 942		Cost New 146,802		Depr. Cost 110,101		
(1) Exterior		(6) Ceilings		0 Amps Service			No./Qual. of Fixtures			Other Additions/Adjustments											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		X Ex.			Ord.			Min											
(2) Windows		(7) Excavation		Many			X			Ave.			Few								
X	Many Avg. Few	X	Large Avg. Small	Basement: 942 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			Exterior Stone Veneer Porches CCP (1 Story) Garages			Base Cost 442		18,785		14,089	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 442		18,785		14,089				
(3) Roof		(9) Basement Finish		Lump Sum Items:			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Pole (Unfinished)			Base Cost 1000		25,460		13,748				
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 520		16,110		12,082				
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer Water Well, 100 Feet		1 1		1,515 5,890		1,136 4,417		
Chimney: Vinyl		(10) Floor Support		Lump Sum Items:			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow.			1		2,806		2,104				
		(10) Floor Support		Lump Sum Items:			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		218,995		158,734				
		(10) Floor Support		Lump Sum Items:			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:		133,178						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PORATH JANET TRUST	LIUZZO ROBERT J CARMELLO	100,000	09/29/2020	LC	03-ARM'S LENGTH	1174:508	PROPERTY TRANSFER	100.0
SCHULZ DIETER J & ETAL	PORATH JANET TRUST	100,000	09/28/2020	WD	22-OUTLIER	1174:507	PROPERTY TRANSFER	100.0
		235,000	08/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: COMMERCIAL-IMPROVE	Zoning: C-2	Building Permit(s)	Date	Number	Status
OLD US 27 & SMEATON ROAD	School: HOUGHTON LAKE COMM SCHOOLS		Commercial, Utility Buildi	11/22/2021	PB21-0452	COMPLETE
	P.R.E. 0%					

  

Owner's Name/Address	SA:
LIUZZO ROBERT J CARMELLO II 13495 WEST SHORE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL
L-1009 P-1925 L-943 P-1155 L-905 P-19 234 L-862 P-665 COM AT NE SEC 33 TH N89DEG58'15"W ALG SEC LINE 589.9FT TO C/L OF CO RD 270 TH S11DEG23'17"E ALG C/L 251.74FT FOR POB TH S11DEG23'17"E 638.23FT TH N89DEG 58'46"W ALG N LINE OF DS 44OFT OF NE1/4 OF NE 1/4 607.92FT TH N0DEG27'26"W 242. 04FT TH S89DEG57'18"W 172.68FT TH N0DEG 25'10"W 251.33FT TH N78DEG38'39"E 671. 48FT TO POB-PART OF NE1/4 OF NE1/4 SEC 33 T23NR4W PAR B 8.38AC PP; 006-033-001-0240	X			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value COMM FF RATE 440.00 180.00 1.0000 1.0954 150 100 72,299 RESIDENTIAL ACREAGE 5.417 Acres 3,865 100 20,938 440 Actual Front Feet, 7.24 Total Acres Total Est. Land Value = 93,237
	X			Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 2.97 5000 24 3,564 Total Estimated Land Improvements True Cash Value = 3,564
	X			Work Description for Permit PB21-0452, Issued 11/22/2021: 48 X 70 = 3360 TOTAL SQ FT COMMERCIAL STORAGE BUILDING LAKE TOWNSHIP LAND USE PERMIT #4460

  

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	Tentative	Tentative	Tentative			Tentative
	QT 11/01/2022 INSPECTED	2023	46,600	40,100	86,700			86,700S
	QT 12/14/2021 INSPECTED	2022	46,200	19,900	66,100			66,100S
	MH 12/16/2019 INSPECTED	2021	39,100	23,300	62,400			62,400S

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<<< Calculator Cost Computations >>>>>>	
Class: D,Pole Floor Area: 3,360 Gross Bldg Area: 3,360 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 236 Base Rate for Upper Floors = 33.05	
Depr. Table : 3% Effective Age : 2 Physical %Good: 94 Func. %Good : 100 Economic %Good: 100		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 33.05	
Year Built Remodeled Overall Bldg Height		Total Floor Area: 3,360 Base Cost New of Upper Floors = 111,048 Reproduction/Replacement Cost = 111,048 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0 Total Depreciated Cost = 104,385	
Comments:		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 80,585 Replacement Cost/Floor Area= 33.05 Est. TCV/Floor Area= 23.98	

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
PORATH JANET TRUST	LIUZZO ROBERT J CARMELO	100,000	09/29/2020	LC	22-OUTLIER	1174:507	PROPERTY TRANSFER	100.0													
SCHULZ DIETER J & ETAL	PORATH JANET TRUST	100,000	09/28/2020	WD	22-OUTLIER	1174:507	PROPERTY TRANSFER	100.0													
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2		Building Permit(s)		Date	Number	Status											
SMEATON ROAD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%																	
Owner's Name/Address		SA:		2024 Est TCV Tentative																	
LIUZZO ROBERT J CARMELO II 13495 WEST SHORE DR HOUGHTON LAKE MI 48629		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1																	
Tax Description		Public Improvements		* Factors *																	
L-905 P-19-20 (L-862 P-665) 234 COM AT NE COR SEC 3 TH N89DEG58'15"W ALG SEC LINE 1321.22 TO 1/8 COR TH S0DEG 25'08"E ALG 1/8 LINE 751.51FT FOR POB TH S0DEG25'08"E 121.02FT TH S89DEG58'46"E 292.75FT TH N0DEG27'26"W 121.02FT TH N89DEG58'46"W 292.67FT TO POB - PART OF NE1/4 OF NE1/4 SEC 33 T23NR4W PAR D .81AC PP; 006-033-001-0240		X		Dirt Road		RESIDENTIAL ACREAGE		0.810 Acres		9,000 100		Reason		Value							
		X		Gravel Road		0.81 Total Acres		Total Est. Land Value =		7,290				7,290							
		X		Paved Road																	
		X		Storm Sewer																	
		X		Sidewalk																	
		X		Water																	
		X		Sewer																	
		X		Electric																	
		X		Gas																	
		X		Curb																	
		X		Street Lights																	
Comments/Influences		X		Standard Utilities																	
		X		Underground Utils.																	
		X		Topography of Site																	
		X		Level																	
		X		Rolling																	
		X		Low																	
		X		High																	
		X		Landscaped																	
		X		Swamp																	
		X		Wooded																	
		X		Pond																	
		X		Waterfront																	
		X		Ravine																	
		X		Wetland																	
		X		Flood Plain																	
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		QT		06/04/2021		INSPECTED		2024		Tentative		Tentative		Tentative						Tentative	
		DMG		11/23/2009		INSPECTED		2023		3,600		0		3,600						2,169C	
								2022		3,000		0		3,000						2,066C	
								2021		2,000		0		2,000						2,000S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-2	Building Permit(s)	Date	Number	Status
946 SMEATON ROAD		School: HOUGHTON LAKE COMM SCHOOLS						
Owner's Name/Address		P.R.E. 100% 05/01/2008						
MANNOR TIMOTHY W 946 SMEATON RD HOUGHTON LAKE MI 48629		SA:						
Tax Description		2024 Est TCV Tentative						
L-1047 P-1994 234 COM AT NE COR SEC 33 TH N89DEG58'15"W ALG SEC LINE 1321.22FT TO 1/8 COR TH S0DEG25'08"E 151.22FT FOR POB TH N89DEG 57'18"E 119.90FT TH S0DEG25'10"E 479.60 FT TH S89DEG57'18"W 119.90FT TH N0DEG25'08"W 479.60FT TO POB. PART OF NE 1/4 OF NE 1/4 SEC 33 T23N R4W 1.32 AC PP:006-033-001-0225 & 0250 (06)		X Improved		Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1			
Comments/Influences		X		Public Improvements		* Factors *		
				Dirt Road		Description		Value
				Gravel Road		Frontage Depth		
				Paved Road		Front Depth		
				Storm Sewer		Rate %Adj. Reason		
				Sidewalk		1.32 Total Acres		Total Est. Land Value =
				Water		8,273 100		10,920
				Sewer		1.32 Total Acres		Total Est. Land Value =
				Electric		Total Estimated Land Improvements		True Cash Value =
				Gas		Description		Cash Value
				Curb		Rate		
				Street Lights		Size % Good		
				X Standard Utilities		D/W/P: Asphalt Paving		3,597
				Underground Utils.		Wood Frame		2,673
				Topography of Site		Total Estimated Land Improvements True Cash Value =		6,270
				X Level		Year		Land Value
				Rolling		Building Value		Assessed Value
				Low		Board of Review		Tribunal/Other
				High		Taxable Value		
				Landscaped		Who		When
				Swamp		What		
				Wooded		2024		Tentative
				Pond		2023		5,500
				Waterfront		2022		4,200
				Ravine		2021		3,100
				Wetland				71,600
				Flood Plain				77,100
								64,100
								33,499C
								31,529C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Insulation	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									120 80 24 405 30 160 48 120	WGEP (1 Story) WSEP (1 Story) CCP (1 Story) Treated Wood Treated Wood Treated Wood Wood Balcony Brzwy, FW			
Building Style: 1 1/2 STORY		Drywall Paneled			Plaster Wood T&G			Trim & Decoration			Class: C Effec. Age: 36 Floor Area: 1,462 Total Base New : 272,751 Total Depr Cost: 176,229 Estimated T.C.V: 147,856			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			Lg			Ord	Small						
Condition: Good		Doors:			Solid	H.C.		Central Air Wood Furnace			(12) Electric							
Room List		(5) Floors			(12) Electric			0 Amps Service			No./Qual. of Fixtures							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			No. of Elec. Outlets			Many			X	Ave.	Few					
(1) Exterior		(6) Ceilings			(13) Plumbing			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 975 SF Floor Area = 1462 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 975 Total: 189,321 121,166				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 975 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WGEP (1 Story) WSEP (1 Story) CCP (1 Story) Deck Treated Wood Treated Wood Treated Wood Balcony Wood Balcony Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X	Insulation	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic Water Well, 100 Feet Porches WGEP (1 Story) WSEP (1 Story) CCP (1 Story) Deck Treated Wood Treated Wood Treated Wood Balcony Wood Balcony Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
(2) Windows		(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
Many Avg. Few	X Large Avg. Small	Basement: 975 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Lump Sum Items:							
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Lump Sum Items:							
X	Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Lump Sum Items:							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Lump Sum Items:							
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Lump Sum Items:							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
YOUNG ALVERNA M ET AL	YOUNG, DENNIS	0	05/27/2010	QC	21-NOT USED/OTHER	1093/1921	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-2	Building Permit(s)	Date	Number	Status		
9222 PETER AVE & SMEATON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 07/06/2012						
Owner's Name/Address		SA:		2024 Est TCV Tentative						
YOUNG ROGER E & DENNIS R ZBICIAK CELESTE A & STACEY PO BOX 75 HOUGHTON LAKE HEIGHTS MI 48630		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Tax Description		Public Improvements		* Factors *						
234 L-572 P-147 BEG AT SW COR OF NE 1/4 OF NE 1/4 SEC 33T23N R4W TH N ON E 1/8 LINE 440 FT TH E PAR WITH 1/8 LINE TO W LINE OF OLD US 27 TH S'LY ON R/W TO PT 183 FT FROM N 1/8 LINE TH W PAR WITH 1/8LINE TO E LINE OF FORMER CO RD TH S'LY ON E LINE OF RD 183 FT M/L TO N 1/8 LINE TH W ON 1/8 LINE TO POB PART OF NE 1/4 OF NE 1/4 SEC 33 T23N R4W.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights	RESIDENTIAL ACREAGE	10.00	10.00	3,000	100	30,000 30,000	
Comments/Influences		X	Standard Utilities Underground Utils.	Land Improvement Cost Estimates						
		X	Topography of Site	Description						
		X	Level Rolling Low High Landscaped Swamp	Rate						
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain	Size % Good						
				Cash Value						
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/04/2021	DENIED ACC	2023	15,000	29,300	44,300		26,278C
		DMG	11/23/2009	INSPECTED	2022	14,000	24,400	38,400		25,027C
					2021	12,500	22,300	34,800		24,228C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: D Effec. Age: 51 Floor Area: 1,144 Total Base New : 145,369 Total Depr Cost: 71,230 Estimated T.C.V: 59,762					E.C.F. X 0.839	Bsmnt Garage: Carport Area: Roof:
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Total Depr Cost: 71,230						
Condition: Good		Lg	X	Ord		Small	No Heating/Cooling			Total Base New : 145,369						
Room List		Doors:		Solid	X	H.C.	(5) Floors			Total Depr Cost: 71,230						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			0 Amps Service			Total Depr Cost: 71,230						
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			No. of Elec. Outlets			Total Depr Cost: 71,230						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		X Ex.				Ord.		Min	Total Depr Cost: 71,230					
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Total Depr Cost: 71,230					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1144 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Depr Cost: 71,230						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Total Depr Cost: 71,230						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Total Depr Cost: 71,230						
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Total Depr Cost: 71,230						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 59,762			Total Depr Cost: 71,230						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-2	Building Permit(s)	Date	Number	Status			
PETER AVE & OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
PEARL PHYLLIS A TRUST 7746 HARTEL RD GRAND LEDGE MI 48837-8719		SA:									
		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Tax Description		Public Improvements		* Factors *							
L-530 P-564 234 COM AT PT ON W LINE OF R/W OF OLD US 27 33 FT N OF N 1/8 LINE OF SEC 33 TH W PARALLEL TO SAID N 1/8 LINE TO E LINE OF R/W OF OLD CO RD TH N ALONG E LINE 183 FT N OF SAID N 1/8 LINE TH E PARALLEL TO SAID N 1/8 LINE TO W LINE OF R/W OF US 27 TH S TO POB PART OF NE 1/4 OF NE 1/4 SEC 33 T23N R4W.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		RESIDENTIAL ACREAGE			0.300	Acres	9,000	100	2,700
		Paved Road		0.30 Total Acres				Total Est. Land Value =		2,700	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 06/04/2021	INSPECTED	2023	1,400	0	1,400	350C			
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 07/23/2013	INSPECTED	2022	1,100	0	1,100	334C			
		DMG 11/23/2009	INSPECTED	2021	800	0	800	324C			

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
SLIWA SIGMUND J & CAROLE A	MANOR TIMOTHY W & MCELROY	2,500	02/06/2017	WD	21-NOT USED/OTHER	1161:1105	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status					
SMEATON ROAD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 03/27/2018											
Owner's Name/Address		SA:		2024 Est TCV Tentative											
MANNOR TIMOTHY W & MCELROY LEE 946 SMEATON RD HOUGHTON LAKE MI 48629		Improved		X	Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
Tax Description		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L977/P806 L831/P93 L399/P569 234 BEG AT THE N 1/4 COR OF SEC 33 TH N89DEG56'58"E ALG THE SEC LINE 1220.18 FT TO THE POB TH CONT N89DEG56'58"E 100 FT TH S00DEG25'08"E ALG THE 1/8 LINE 465.10 FT TH S89DEG53'40"W 100 FT TH N00DEG25'08"W 465.20 FT TO THE POB BEING A PART OF THE NE 1/4 SEC 33 T23N R4W 1.07 AC M/L SPLIT/COMBINED ON 11/27/2017 FROM 006-033-002-0020;		Dirt Road		RESIDENTIAL ACREAGE		1.070 Acres		8,804	100	Total Est. Land Value =		9,420			
Comments/Influences		X		Standard Utilities		Underground Utils.									
Split/Comb. on 01/11/2018 completed 01/11/2018 MHOUSERMAN OWNER REQUEST ; Parent Parcel(s): 006-033-002-0020; Child Parcel(s): 006-033-002-0015, 006-033-002-0025;		Topography of Site		X		Level									
-----		X		Wooded		Pond									
		X		Waterfront		Ravine									
		X		Wetland		Flood Plain									
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT		06/04/2021		INSPECTED		2023		4,700		0		4,700	
								2022		3,900		0		3,900	
								2021		2,600		0		2,600	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
SLIWA SIGMUND J & CAROLE A	BAKER JEFFERY S	190,000	03/21/2017	WD	03-ARM'S LENGTH	1161:2576	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status	
895 SMEATON ROAD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 03/21/2017					
Owner's Name/Address		SA:		2024 Est TCV Tentative					
BAKER JEFFERY S 895 SMEATON RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value			
L977/P806 L831/P93 L399/P569 234 BEG AT THE N 1/4 COR OF SEC 33 TH N89DEG56'58"E ALG THE SEC LINE 1220.18 FT TH S00DEG25'08"E 465.20 FT TH N89DEG53'40"E 100 FT TH S00DEG25'08"E ALG THE 1/8 LINE 191.19 FT TH S89DEG56'29"W 1317.70 FT TH N00DEG38'12"W ALG THE 1/4 LINE 656.50 FT TO THE POB BEING A PART OF THE NE 1/4 SEC 33 T23N R4W 18.81 AC M/L SPLIT/COMBINED ON 11/27/2017 FROM 006-033-002-0020;		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights	RESIDENTIAL ACREAGE 18.81 Total Acres		18.810 Acres	2,095	100	39,405 39,405
Comments/Influences		Topography of Site		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value			
Split/Comb. on 01/11/2018 completed 01/11/2018 MHOUSERMAN OWNER REQUEST ; Parent Parcel(s): 006-033-002-0020; Child Parcel(s): 006-033-002-0015, 006-033-002-0025;		X	Level Rolling Low High Landscaped Swamp	Fencing: Vnyl, 2 Rail D/W/P: 3.5 Concrete D/W/P: Asphalt Paving		16.52	64	74	782
-----		X	Wooded Pond Waterfront Ravine Wetland Flood Plain	Total Estimated Land Improvements True Cash Value =		6.68	231	74	1,142
						3.15	2613	49	4,033
						5,957			
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/04/2021 INSPECTED	2023	19,700	113,100	132,800	0M	0
				2022	18,600	94,300	112,900	0M	0
				2021	18,400	90,400	108,800		75,861C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 49 244	Type CCP (1 Story) CPP	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1024 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration															
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets														
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace														
Room List		Doors:	Solid	H.C.	(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric														
(1) Exterior		0 Amps Service			No./Qual. of Fixtures														
	Wood/Shingle X Aluminum/Vinyl Brick	Ex.	X	Ord.	Min	No. of Elec. Outlets													
	X Insulation	Many	X	Ave.	Few	(13) Plumbing													
(2) Windows		Average Fixture(s)			Cost Est. for Res. Bldg: 1 Single Family 1 STORY														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1801 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			No. of Elec. Outlets														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Plumbing													
(3) Roof		Average Fixture(s)			No. of Elec. Outlets														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,801	Cost New 294,407	Depr. Cost 226,694					
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer														
Chimney:		Lump Sum Items:			Average Fixture(s)														
		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments											
		Plumbing			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Plumbing											
		Water/Sewer			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer											
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		Plumbing			Public Water Public Sewer 1 Water Well 1 1000														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		27,000	12/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status		
SMEATON ROAD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
CHRISTLER STANLEY D TRUST 202 CLEARVIEW DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
L-709 P-88 234 S 1/2 OF NW 1/4 OF NE 1/4 SEC 33 T23N R4W. 20 A.		X	Public Improvements		* Factors *						
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Gravel Road		RESIDENTIAL ACREAGE		20.000	Acres	2,000	100	40,000
			Paved Road				20.00	Total Acres		Total Est. Land Value =	40,000
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
		X	Standard Utilities								
			Underground Utils.								
			Topography of Site								
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009.		QT	06/04/2021	INSPECTED	2023	20,000	26,400	46,400			29,148C
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG	11/23/2009	INSPECTED	2022	19,000	21,600	40,600			27,760C
					2021	19,000	20,100	39,100			26,874C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 2000 % Good: 71 Storage Area: 520 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 22 Floor Area: 0 Total Base New : 102,104 Total Depr Cost: 67,685 Estimated T.C.V: 56,788			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 0	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78		
0	0				Lg	Ord	Small	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Good		Doors: Solid H.C.		(5) Floors			Average Fixture(s)			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Storage Over Garage 520 7,244 5,143	
Room List		Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			Base Cost 2000 65,240 46,320 *7		Class: C Exterior: Block Foundation: 18 Inch (Unfinished)	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Water/Sewer			Base Cost 600 23,730 11,628 *4		Water/Sewer	
Wood/Shingle X Aluminum/Vinyl Brick		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			Totals: 102,104 67,685		Notes:	
X Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 56,788			
(2) Windows		(9) Basement Finish		Lump Sum Items:												
Many Avg.	X Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X Few	Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens																
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X Gable	Gambrel															
Hip	Mansard															
Flat	Shed															
X Asphalt Shingle																
Chimney:																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
CRN OF PETER & SMEATON		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.							
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:							
Tax Description		2024 Est TCV Tentative							
**QUAL AGR 100.00% STATE # 4762 PA 513 OF 2004 234 SW1/4 OF NE1/4 SEC 33 T23N R4W 40 AC		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Comments/Influences		Public Improvements		* Factors *				Value	
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road				40.00	Acres	0 100	0
		Paved Road				40.00	Total Acres	Total Est. Land Value =	0
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative	
				2023	0	0	0	13,274S	
				2022	0	0	0	12,642S	
				2021	0	0	0	12,239S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)	Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS							
		P.R.E. 0%							
Owner's Name/Address		SA:							
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48909		2024 Est TCV Tentative							
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Tax Description		Public Improvements		* Factors *				Value	
234 THAT PART IN THE NE 1/4 OF NW 1/4 RECORDED IN L-314 P-492. 18.05 A.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		RESIDENTIAL ACREAGE		18.050 Acres	2,162	100	39,025
		Paved Road		18.05 Total Acres				Total Est. Land Value =	39,025
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: FOR RE	Building Permit(s)		Date	Number	Status	
127		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
STATE OF MI DNR LAND & MINERAL SERV DIV PO BOX 30448 LANSING MI 48909-7948		SA:								
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
234 NE 1/4 OF NW 1/4 - S 1/2 OF NW 1/4 - SEC33 T23N R4W EXC THAT PART FOR HWY DEPT RECORDED IN L-314 P-492 OF NE 1/4 OF NW 1/4 SEC 33 CONTAINING 18.05 A. 120 A.		Improved	X	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Dirt Road		RESIDENTIAL ACREAGE		120.000	Acres	1,500	100	180,000
		Gravel Road		120.00 Total Acres Total Est. Land Value = 180,000						
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
				2022	0	0	0	0		
				2021	0	0	0	0		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MORSE JAN W & SHEILA J	STATE OF MICHIGAN	42,000	06/17/2022	WD	21-NOT USED/OTHER	1181:1607	PROPERTY TRANSFER	100.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning: AG		Building Permit(s)		Date	Number	Status	
US 127		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 02/08/2002 Qual. Ag.							
Owner's Name/Address		SA:		2024 Est TCV Tentative							
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Tax Description		Public Improvements		* Factors *							
L-945 P-1744-1750 (L-603 P-601) 234 NW1/4 OF NW1/4 SEC 33 T23N R4W 40A		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road				39.81	Acres		0	100	0
		Paved Road				39.81	Total Acres		Total Est. Land Value =		0
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		DMG	08/01/2009	INSPECTED	2023	0	0	0		37,400S	
					2022	6,300	0	6,300		4,370C	
					2021	6,000	0	6,000		4,231C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
RAPANOS JUDITH A TRUST	CHEMICAL BANK	0	03/02/2020	WD	10-FORECLOSURE	1172:2173	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status		
127		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
CHEMICAL BANK 2301 W BIG BEAVER RD, STE 525 TROY MI 48084		SA:									
Tax Description		2024 Est TCV Tentative									
L-975 P-2163 234 BEG AT SE COR OF NE1/4 OF SW1/4 TH W ON 1/8 LN TO E R/W LN OF US 27 TH NELY ON E R/W LN TO 1/4 LN TH E ON 1/4 LN TO CEN POST OF SEC 33 TH S ON 1/4 LN TO POB PART OF NE1/4 OF SW1/4 SEC 33 T23N R4W		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE		27.000	Acres	1,911	100		51,600
		Paved Road				27.00	Total Acres			Total Est. Land Value =	51,600
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	25,800	0	25,800			23,644C	
		High		2022	24,500	0	24,500			22,519C	
		Landscaped		2021	21,800	0	21,800			21,800S	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		QT	10/21/2020	INSPECTED							
		DMG	08/01/2009	INSPECTED							
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
BOGERT EDWARD J & COLLEEN	MAKKI MOHAMMED & RAMOUNI F	114,900	02/01/2023	WD	16-LC PAYOFF	1183:916	DEED	0.0													
MAKKI MOHAMMED & RAMOUNI F	ATLAS TOWER 1 LLC	0	08/30/2022	OTH	21-NOT USED/OTHER	1182:1141	OTHER	0.0													
BOGERT EDWARD J & COLLEEN	MAKKI MOHAMMED & RAMOUNI F	114,900	09/26/2018	LC	03-ARM'S LENGTH	1167:0918	PROPERTY TRANSFER	100.0													
VASILEVSKI LOUIS & MERI	BOGERT EDWARD J & COLLEEN	85,000	11/11/2017	WD	16-LC PAYOFF	1164:0617	PROPERTY TRANSFER	0.0													
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG		Building Permit(s)		Date	Number	Status											
350 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS																			
Owner's Name/Address		SA:																			
MAKKI MOHAMMED & RAMOUNI FAYEZ 627 N WAVERLY DEARBORN MI 48128		2024 Est TCV Tentative																			
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1															
L-1017 P-546 L-564 P-391 234 COM AT W 1/4 COR SEC 33 FOR POB TH S0DEG25'30"E ALG SEC LINE 1026.44FT TH N87DEG 36'56"E 1400.61FT TO US-127 R/W TH N0DEG37'35"W ALG R/W 954.13FT TH N89DEG25'23"W ALG 1/4 LINE 1396.71FT TO POB. PART OF SW 1/4 OF SEC 33 T23N R4W PAR A 31.80 AC PP:006-033-010-0020 (06)		X		Public Improvements		* Factors *															
Comments/Influences		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
		X		Gravel Road		RESIDENTIAL ACREAGE		31.80		Total Acres		1,800		100						57,240	
		X		Paved Road		Land Improvement Cost Estimates														57,240	
		X		Storm Sewer		Description		Rate		Size		% Good		Cash Value							
		X		Sidewalk		D/W/P: 3.5 Concrete		5.86		504		49		1,447							
		X		Water		D/W/P: 3.5 Concrete		5.86		220		74		954							
		X		Sewer		Wood Frame		19.65		220		74		3,199							
		X		Electric		Total Estimated Land Improvements True Cash Value =								5,600							
		X		Gas																	
		X		Curb																	
		X		Street Lights																	
		X		Standard Utilities																	
		X		Underground Utils.																	
		X		Topography of Site																	
		X		Level																	
		X		Rolling																	
		X		Low																	
		X		High																	
		X		Landscaped																	
		X		Swamp																	
		X		Wooded																	
		X		Pond																	
		X		Waterfront																	
		X		Ravine																	
		X		Wetland																	
		X		Flood Plain																	
		X		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		X		Who		When		What		2024		Tentative		Tentative		Tentative				Tentative	
		X		QT		10/19/2020		INSPECTED		2023		28,600		50,000		78,600				62,799C	
		X								2022		27,000		41,800		68,800				59,809C	
		X								2021		15,500		49,900		65,400				57,899C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 752 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 41 Floor Area: 1,550 Total Base New : 205,708 Total Depr Cost: 121,369 Estimated T.C.V: 101,829			E.C.F. X 0.839 Bsmnt Garage: Carport Area: Roof:																								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																															
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																	
Condition: Good		Lg	Ord	Small																																		
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																														
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																														
(1) Exterior					No./Qual. of Fixtures																																	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																	
X	Insulation				Many			X	Ave.	Few																												
(2) Windows		(7) Excavation			(13) Plumbing																																	
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 974 S.F. Slab: 576 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																	
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1550 SF Floor Area = 1550 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>974</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>576</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>156,143</td> <td>92,125</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 3,291 1,942 Water/Sewer 1000 Gal Septic 1 4,323 2,551 Water Well, 100 Feet 1 5,584 3,295 Porches WCP (1 Story) 213 6,816 4,021 CCP (1 Story) 131 3,060 1,805 WCP (1 Story) 80 3,502 2,066 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 752 21,327 12,583 Built-Ins Appliance Allow. 1 1,662 981 Totals: 205,708 121,369 Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 101,829															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	974			1 Story	Siding	Slab	576			Total:				156,143	92,125
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Crawl Space	974																																			
1 Story	Siding	Slab	576																																			
Total:				156,143	92,125																																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status		
270 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION	06/12/2007	PB07-0166	COMPLETE		
Owner's Name/Address		P.R.E. 100% 09/13/2003								
VANDUINEN DIANE K & HAMILTON ROGER 270 MICHELSON RD HOUGHTON LAKE MI 48629		SA:								
		2024 Est TCV Tentative								
		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				RESIDENTIAL ACREAGE			10.600 Acres	2,915 100	30,900	
						10.60	Total Acres	Total Est. Land Value =	30,900	
Tax Description				Land Improvement Cost Estimates						
L-1017 P-546 L-564 P-391 234 COM AT W 1/4 COR SEC 33 TH S0DEG25'30"E ALG SEC LINE 1026.44FT FOR POB TH S0DEG 25'30"E 298.78FT TO 1/8 COR TH S89DEG42'17"E 1385.60FT TO US-127 R/W TH ALG ARC & RAD CURV & LONG CHR D WHICH BEARS N03 DEG01'35"E 15.04FT TH N0DEG37'26"E 257.62FT TH N0DEG37'35"W 91.82FT TH S87 DEG36'56"W 1400.61FT TO POB. PART OF SW 1/4 SEC 33 T23N R4W PAR B 10.60 AC PP:006-033-010-0020 (06)		X	Dirt Road							
		X	Gravel Road							
		X	Paved Road							
		X	Storm Sewer							
		X	Sidewalk							
		X	Water							
		X	Sewer							
		X	Electric							
		X	Gas							
		X	Curb							
		X	Street Lights							
		X	Standard Utilities							
		X	Underground Utils.							
Comments/Influences		Topography of Site								
		X	Level							
		X	Rolling							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
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		DMG	08/01/2009	INSPECTED	2022	14,400	146,600	161,000		98,270C
					2021	13,000	136,000	149,000		95,131C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2008 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 3740 % Good: 86 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								270 141 404 63 88	CGEP (1 Story) Treated Wood Composite Treated Wood Roof Cover Onl			
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 31 Floor Area: 2,660 Total Base New : 544,688 Total Depr Cost: 391,394 Estimated T.C.V: 328,380			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C Blt 0						
0	0	Ex	Ord	Min	Ex. X Ord. Min			Ground Area = 2660 SF Floor Area = 2660 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69									
Condition: Good		Size of Closets			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation			Size		Cost New Depr. Cost	
		Lg	Ord	Small	Many X Ave. Few			1 Story Siding Basement			2,660			Total:		366,927 253,181	
Room List		Doors: Solid H.C.			(13) Plumbing			Other Additions/Adjustments			Plumbing			1		4,711 3,251	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)			Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			506		20,665 14,259	
(1) Exterior		Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			480		19,915 13,741	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			(14) Water/Sewer			Garages			Class: C Exterior: Pole (Unfinished)			1		-2,251 -1,553	
X	Insulation	(7) Excavation			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Pole (Unfinished)			Base Cost			3740		91,518 78,705 *8	
(2) Windows	Many Avg. Few X Avg. X Avg. Small	Basement: 2660 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Built-Ins			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
(3) Roof	Gable Hip Flat X Hip Flat Gambrel Mansard Shed X Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
Chimney:		(9) Basement Finish															
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
		(10) Floor Support															
		Joists: Unsupported Len: Cntr.Sup:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALLINGTON GENE & DEANNA M	WALLINGTON GENE & DEANNA M	0	06/08/2022	QC	15-LADY BIRD	1181:1227	PROPERTY TRANSFER	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status
214 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 02/16/1995				
Owner's Name/Address		SA:		2024 Est TCV Tentative				
WALLINGTON GENE & DEANNA M [LE] 214 MICHELSON RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1			
Tax Description		Public Improvements		* Factors *				Value
234 L-846 P-578 N 10 RDS OF SW 1/4 OF SW 1/4 SEC 33 T23N R4W. 5 A.		X	Dirt Road	RESIDENTIAL ACREAGE		5.000 Acres	4,000 100	20,000
Comments/Influences		X	Gravel Road	Land Improvement Cost Estimates		Total Est. Land Value =		20,000
		X	Paved Road	Description	Rate	Size	% Good	Cash Value
		X	Storm Sewer	D/W/P: 3.5 Concrete	5.86	420	49	1,206
		X	Sidewalk	Wood Frame	19.75	208	24	986
		X	Water	Wood Frame	21.16	160	49	1,659
		X	Sewer	Total Estimated Land Improvements True Cash Value =				3,851
		X	Electric					
		X	Gas					
		X	Curb					
		X	Street Lights					
		X	Standard Utilities					
		X	Underground Utils.					
		X	Topography of Site					
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review
		X	Rolling	2024	Tentative	Tentative	Tentative	Tribunal/Other
		X	Low	2023	10,000	8,600	18,600	Taxable Value
		X	High	2022	9,500	7,500	17,000	
		X	Landscaped	2021	7,500	7,100	14,600	
		X	Swamp					
		X	Wooded					
		X	Pond					
		X	Waterfront					
		X	Ravine					
		X	Wetland					
		X	Flood Plain					
		X	Who	When	What			
		X	QT	10/19/2020	INSPECTED			
		X	DMG	08/01/2009	INSPECTED			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: D Effec. Age: 52 Floor Area: 0 Total Base New : 36,242 Total Depr Cost: 17,396 Estimated T.C.V: 14,595			E.C.F. X 0.839		Bsmnt Garage:	Carport Area: Roof:
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 36,242 Total Depr Cost: 17,396 Estimated T.C.V: 14,595			E.C.F. X 0.839		Bsmnt Garage:	Carport Area: Roof:
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls D Blt 0		
0	0				Lg	Ord	Small	Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48					
Condition: Good		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 416 15,263 7,326 Common Wall: 1 Wall 1 -2,253 -1,081 Class: D Exterior: Pole (Unfinished) Base Cost 1200 23,232 11,151 Totals: 36,242 17,396 17,396		
(1) Exterior		(6) Ceilings			(7) Excavation			(13) Plumbing			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 14,595		
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer								
X Metal Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(2) Windows		Many Avg. Few Large Avg. Small			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											
Chimney:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WALLINGTON GENE & DEANNA M	WALLINGTON GENE & DEANNA M	0	06/08/2022	QC	15-LADY BIRD	1181:1227	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
214 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 02/16/1995							
Owner's Name/Address		SA:		2024 Est TCV Tentative							
WALLINGTON GENE & DEANNA M [LE] 214 MICHELSON RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Tax Description		Public Improvements		* Factors *							
234 L-846 P-578 S 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 SEC 33 T23N R4W.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
Comments/Influences		Gravel Road		RESIDENTIAL ACREAGE	5.000 Acres	4,000	100		20,000		
		Paved Road		5.00 Total Acres		Total Est. Land Value =		20,000			
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.68	504	49	1,650			
		Sewer		Total Estimated Land Improvements True Cash Value =				1,650			
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	10,000	56,600	66,600			38,558C	
		High		2022	9,500	47,100	56,600			36,722C	
		Landscaped		2021	7,500	44,000	51,500			35,549C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	10/19/2020	INSPECTED	2023	10,000	56,600	66,600			38,558C
		DMG	08/01/2009	INSPECTED	2022	9,500	47,100	56,600			36,722C
					2021	7,500	44,000	51,500			35,549C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough	X Insulation	0 Front Overhang 0 Other Overhang	X Gas	Oil	Elec.	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	32 CPP 126 WCP (1 Story) 120 Treated Wood 180 Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 492 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.839	Bsmnt Garage: Carport Area: Roof:					
	X Wood Frame			(4) Interior	X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 41 Floor Area: 1,232 Total Base New : 242,737 Total Depr Cost: 143,214 Estimated T.C.V: 120,157													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Size of Closets		Condition: Good		Lg		Ord	Small					
Yr Built 0	Remodeled 0	Ex	Ord	Min	Room List			Doors:	Solid	X	H.C.	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors					
(1) Exterior		(6) Ceilings		(12) Electric			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls		C	Blt 0					
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		0 Amps Service			Ex. X Ord. Min		Ground Area = 1232 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59		Building Areas		Stories Exterior Foundation 1 Story Siding/Brick Basement		Size 1,232	Cost New	Depr. Cost		
X Brick/Siding Insulation	(8) Basement		(13) Plumbing			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59		Building Areas		Stories Exterior Foundation 1 Story Siding/Brick Basement		Size 1,232	Cost New	Depr. Cost			
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Many X Ave. Few		Building Areas		Stories Exterior Foundation 1 Story Siding/Brick Basement		Size 1,232	Cost New	Depr. Cost				
Many Avg. Few	X Large Avg. Small	Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		1 1	4,933 5,890	2,910 3,475				
X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well		Breezeways Frame Wall		Porches		CPP WCP (1 Story)		32 126	892 5,824	526 3,436			
(3) Roof		(11) Heating/Cooling		(12) Electric			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59		Building Areas		Stories Exterior Foundation 1 Story Siding/Brick Basement		Size 1,232	Cost New	Depr. Cost		
X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic			1 1000 Gal Septic 1 2000 Gal Septic		Notes:		Deck Treated Wood		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall		492 1	20,265 -2,251	11,956 -1,328
X Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well		Breezeways Frame Wall		Porches		CPP WCP (1 Story)		32 126	892 5,824	526 3,436			
Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1 1000 Gal Septic 1 2000 Gal Septic		Notes:		Deck Treated Wood		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall		492 1	20,265 -2,251	11,956 -1,328	
Totals:		242,737		143,214		120,157		ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv:		120,157									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
LOCKWOOD RUSSELL M	LOCKWOOD RUSSELL M [LE]	0	11/01/2017	QC	15-LADY BIRD	1164:0460	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status							
178 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 100% 05/03/1994													
LOCKWOOD RUSSELL M [LE] PO BOX 776 HOUGHTON LAKE MI 48629		SA:													
Tax Description		2024 Est TCV Tentative													
234 N 1/2 OF S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 SEC 33 T23 N R4W EXC HWY R/W.		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1									
Comments/Influences		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
		Dirt Road		RESIDENTIAL ACREAGE		5.000 Acres 4,000 100 20,000									
		Gravel Road		5.00 Total Acres		Total Est. Land Value = 20,000									
		Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value									
		Storm Sewer		Fencing: Wd, Solid, 6 ft.		29.22 112 24 786									
		Sidewalk		D/W/P: 3.5 Concrete		6.25 1796 49 5,500									
		Water		Wood Frame		27.56 90 74 1,835									
		Sewer		Wood Frame		25.55 112 24 687									
		Electric		Total Estimated Land Improvements True Cash Value =		8,808									
		Gas													
		Curb													
		Street Lights													
		X Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative	
		QT 10/16/2020 INSPECTED		DMG 08/01/2009 INSPECTED		2023		10,000		77,300		87,300		53,707C	
						2022		9,500		65,100		74,600		51,150C	
						2021		7,500		60,500		68,000		49,516C	

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 336 130 208	Type WGEP (1 Story) CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1600 % Good: 59 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 41 Floor Area: 1,666 Total Base New : 309,026 Total Depr Cost: 187,591 Estimated T.C.V: 157,389			E.C.F. X 0.839		Bsmnt Garage: Carport Area: 352 Roof: Comp.Shingle		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	(12) Electric			Ex. X Ord. Min			Other Additions/Adjustments							
Condition: Average		Size of Closets			0 Amps Service			No. of Elec. Outlets			Ground Area = 1666 SF Floor Area = 1666 SF.							
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(13) Plumbing			(14) Water/Sewer			Building Areas							
(1) Exterior		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Slab			Stories Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,400 1 Story Siding Slab 266			Total: 184,667 108,953				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Basement: 0 S.F. Crawl: 1400 S.F. Slab: 266 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments							
	Insulation	(7) Excavation			(8) Basement			Lump Sum Items:			1000 Gal Septic 1 4,614 2,722 Water Well, 100 Feet 1 5,720 3,375							
(2) Windows		Basement: 0 S.F. Crawl: 1400 S.F. Slab: 266 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Porches							
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:			WGEP (1 Story) 336 20,419 12,047 CCP (1 Story) 130 3,320 1,959								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Deck							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Treated Wood 208 4,208 2,483							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 18,892 11,146 Common Wall: 1 Wall 1 -2,074 -1,224						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class: D Exterior: Pole (Unfinished) Base Cost 1600 30,976 18,276 Class: D Exterior: Pole (Unfinished) Base Cost 1600 30,976 23,542 *7							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Built-Ins							
		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Appliance Allow. 1 1,961 1,157 Carports Comp.Shingle 352 5,347 3,155							
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HOSE SANDRA B	HOSE, SANDRA, KORHONEN, MI	0	12/07/2009	QC	21-NOT USED/OTHER	1088/174	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
144 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/03/1994							
Owner's Name/Address		SA:		2024 Est TCV Tentative							
HOSE SANDRA B 144 MICHELSON RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Tax Description		Public Improvements		* Factors *				Value			
L-560 P-27 L-425 P-103 234 S1/2 OF S1/2 OF N1/2 OF SW1/4 OF SW1/4 SEC 33 T23N R4W EXC US 27 R/W 144 MICHELSON		X	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Gravel Road		RESIDENTIAL ACREAGE		5.000 Acres	4,000	100		20,000
		X	Paved Road				5.00 Total Acres				Total Est. Land Value = 20,000
		X	Storm Sewer		Land Improvement Cost Estimates						
		X	Sidewalk		Description		Rate	Size	% Good	Cash Value	
		X	Water		D/W/P: 3.5 Concrete		5.86	1417	24	1,993	
		X	Sewer		Total Estimated Land Improvements True Cash Value =				1,993		
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	10/16/2020	INSPECTED	2023	10,000	49,600	59,600			37,754C
		DMG	07/31/2009	INSPECTED	2022	9,500	41,500	51,000			35,957C
					2021	7,500	38,500	46,000			34,809C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 196	Type CSEP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 700 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 44 Floor Area: 1,685 Total Base New : 222,574 Total Depr Cost: 124,641 Estimated T.C.V: 104,574			E.C.F. X 0.839 Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls D		Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1685 SF Floor Area = 1685 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56											
Condition: Good		Size of Closets		Lg			X Ave.			Building Areas									
Room List		Doors:	Solid	H.C.	(12) Electric			Stories Exterior Foundation			Size		Cost New		Depr. Cost				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story Siding Crawl Space			1,357						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			1 Story Siding Slab			328						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1357 S.F. Slab: 328 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 173,270		97,030				
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 100 Feet Porches CSEP (1 Story) Garages			1000 Gal Septic			1		4,323		2,421		
(2) Windows		Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			700		20,174		11,297	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Common Wall: 1/2 Wall			1		-931		-521		
(3) Roof		(14) Water/Sewer		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.			1		1,662		931		
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Notes:			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TC			222,574		124,641		104,574		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
AFFHOLDER PAUL M & JANICE	ZEMLA EDWARD J & SALLY S	59,900	05/24/2018	WD	03-ARM'S LENGTH	1166:306	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status	
94 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 10/23/2018					
Owner's Name/Address		SA:		2024 Est TCV Tentative					
ZEMLA EDWARD J & SALLY S 94 MICHELSON RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Tax Description		Public Improvements		* Factors *					
L-766 P-628 234 COM AT SW COR SEC 33 TH N0DEG25'30"W ALGSEC LINE 464.88FT FOR POB TH N0DEG25'30" W 99FT TH S89DEG51'14"E 200FT TH N0DEG 25'30"W30FT TH S89DEG51'14"E 133FT TH S0DEG25'30"E 129FT TH N89DEG51'14"W 333FT TO POB PART OF S1/2 OF SW 1/4 OF SW1/4 SEC 33 T23N R4W PAR A .85		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		RESIDENTIAL ACREAGE		Description Frontage Depth Front Depth Rate %Adj. Reason Value			
Comments/Influences		Standard Utilities Underground Utils.		0.85 Total Acres		9,000 100 Total Est. Land Value = 7,650			
		Topography of Site		Land Improvement Cost Estimates					
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Description		Rate Size % Good Cash Value			
				D/W/P: 3.5 Concrete		7.69 24 67 124			
				Total Estimated Land Improvements True Cash Value = 124					
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/03/2023	INSPECTED	2023	3,800	34,300	38,100	30,354C
		MH	08/04/2017	INSPECTED	2022	3,200	28,700	31,900	28,909C
		MH	12/27/2016	INSPECTED	2021	2,100	27,000	29,100	27,986C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:				
	Mobile Home			Wood	Coal	Steam		Cook Top					Interior 2 Story	144	WCP (1 Story)	Car Capacity:
	Town Home	0	X	Forced Warm Air				Dishwasher	2nd/Same Stack	120	WSEP (1 Story)	Class: C				
	Duplex	0		Wall Furnace				Garbage Disposal	Two Sided	200	Treated Wood	Exterior: Pole				
	A-Frame		Warm & Cool Air				Bath Heater	Exterior 1 Story			Brick Ven.: 0					
X	Wood Frame	(4) Interior		Heat Pump				Vent Fan	Exterior 2 Story			Stone Ven.: 0				
		Drywall		Plaster				Hot Tub	Prefab 1 Story			Common Wall: Detache				
		X	Paneled	Wood T&G				Unvented Hood	Prefab 2 Story			Foundation: 18 Inch				
Building Style: MOBILE HOME		Trim & Decoration						Vented Hood	Heat Circulator			Finished?: Yes				
Yr Built	Remodeled	Ex	X	Ord		Min		Intercom	Raised Hearth			Auto. Doors: 0				
0	0							Jacuzzi Tub	Wood Stove			Mech. Doors: 0				
Condition: Good		Size of Closets						Jacuzzi repl.Tub	Direct-Vented Gas			Area: 2160				
		Lg	X	Ord		Small		Oven				% Good: 0				
Room List		Doors:		Solid	X	H.C.		Microwave				Storage Area: 0				
	Basement	(5) Floors		Central Air				Standard Range				No Conc. Floor: 0				
	1st Floor	Kitchen:		Wood Furnace				Self Clean Range				Bsmnt Garage:				
	2nd Floor	Other:		(12) Electric				Sauna				Carport Area:				
	Bedrooms	Other:		100 Amps Service				Trash Compactor				Roof:				
(1) Exterior		No./Qual. of Fixtures						Central Vacuum								
	Wood/Shingle	Ex.	X	Ord.		Min		Security System								
	X Aluminum/Vinyl	No. of Elec. Outlets						Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME				Cls Average	Blt 0			
	Brick	Many	X	Ave.		Few		(11) Heating System: Forced Warm Air								
	Insulation	(13) Plumbing						Ground Area = 1088 SF Floor Area = 1088 SF.								
(2) Windows		(7) Excavation						Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53								
	Many			Average Fixture(s)				Building Areas								
	X Avg.	X	Large	2 3 Fixture Bath				Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost			
	Few		Small	2 Fixture Bath				Main Home	Ribbed	Metal	1088					
				Softener, Auto												
				Softener, Manual				Other Additions/Adjustments								
				Solar Water Heat				Skirting, Metal or Vinyl, Vertical			168	1,935	1,026			
				Height to Joists: 0.0				Plumbing								
				No Plumbing				3 Fixture Bath			1	3,097	1,641			
				(8) Basement				Water/Sewer								
				Extra Toilet				1000 Gal Septic			1	4,933	2,614			
				Extra Sink				Water Well, 100 Feet			1	5,890	3,122			
				Separate Shower				Porches								
				Ceramic Tile Floor				WCP (1 Story)			144	5,793	3,070			
				Ceramic Tile Wains				WSEP (1 Story)			120	4,705	2,494			
				Ceramic Tub Alcove				Deck								
				Vent Fan				Treated Wood			200	4,192	2,222			
				(9) Basement Finish				Built-Ins								
				(14) Water/Sewer				Appliance Allow.			1	2,806	1,487			
				Public Water				Garages								
				Public Sewer				Class: C Exterior: Pole (Finished)								
				Walkout Doors (B)				Base Cost				2160	69,768	36,977		
				No Floor SF				Notes:				Totals:	165,319	87,620		
				Walkout Doors (A)												
				1 1000 Gal Septic												
				2000 Gal Septic												
				Lump Sum Items:												
				(10) Floor Support												
				Joists:												
				Unsupported Len:												
				Cntr.Sup:												
				Chimney:												
				ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:										73,513		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
SHEPPARD EDWARD P	SHEPPARD EDWARD & FELKEY E	0	04/14/2015	QC	09-FAMILY	1148-2162	PROPERTY TRANSFER	0.0	
		27,900	05/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status
110 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 100% 05/28/2015							
SHEPPARD EDWARD & FELKEY KAREN 110 MICHELSON RD HOUGHTON LAKE MI 48629		SA:							
Tax Description		2024 Est TCV Tentative							
(L-1038P-661&L-1019P-1059&L-657P-386) 234 L-1048 P-1225 COM AT SW COR SEC 33 TH N0DEG25'30"W ALG SEC LINE 563.88FT FOR POB TH NLY ALG SEC LINE 99FT TH S89DEG51'14"E 592.43FT TH S0DEG15'01"E 198.06FT TH N89DEG51' 14"W 258.88FT TH N0DEG25'30"W 129FT TH N89DEG51'14"W 133FT TH S0DEG25'30"E 30FT TH N89DEG51'14"W 200FT TO POB PART OF S1/2 OF SW 1/4 OF SW1/4 SEC 33 T23NR4W PAR B-1 1.84AC PP; 006-033-011-0095 110 MICHELSON RD		X Improved		Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1			
Comments/Influences		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		X							
		Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Public Improvements				* Factors *			
						Description Frontage Depth Front Depth Rate %Adj. Reason Value			
						RESIDENTIAL ACREAGE 1.840 Acres 7,261 100 13,360			
						1.84 Total Acres Total Est. Land Value = 13,360			
						Land Improvement Cost Estimates			
						Description Rate Size % Good Cash Value			
						D/W/P: 3.5 Concrete 6.25 346 74 1,601			
						Total Estimated Land Improvements True Cash Value = 1,601			
						Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value			
						2024 Tentative Tentative Tentative Tentative Tentative			
		QT 10/16/2020 INSPECTED				2023 6,700 44,500 51,200 16,643C			
		DMG 08/07/2009 INSPECTED				2022 4,800 37,000 41,800 15,851C			
						2021 3,900 34,500 38,400 15,345C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144 168 32	Type CPP CPP Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 41 Floor Area: 890 Total Base New : 190,272 Total Depr Cost: 112,260 Estimated T.C.V: 94,186			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:																																																																																																									
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY			Cls CD		Blt 0																																																																																																									
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 778 SF Floor Area = 890 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59																																																																																																																
Condition: Good		Size of Closets		Central Air Wood Furnace			Plumbing			Building Areas																																																																																																														
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Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		0 Amps Service			1.25 Story																																																																																																																	
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			1 Story																																																																																																																	
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Many Avg. Few	X Avg. Large Small	Basement: 0 S.F. Crawl: 778 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Crawl Space																																																																																																																	
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<table border="1"> <thead> <tr> <th>Stories</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>450</td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>216</td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>112</td> </tr> <tr> <td colspan="2">Total:</td> <td></td> <td>104,902</td> </tr> <tr> <td colspan="2">Other Additions/Adjustments</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Plumbing</td> <td></td> <td></td> </tr> <tr> <td colspan="2">3 Fixture Bath</td> <td>1</td> <td>3,915</td> </tr> <tr> <td colspan="2">Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td colspan="2">1000 Gal Septic</td> <td>1</td> <td>4,614</td> </tr> <tr> <td colspan="2">Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> </tr> <tr> <td colspan="2">Porches</td> <td></td> <td></td> </tr> <tr> <td colspan="2">CPP</td> <td>144</td> <td>2,523</td> </tr> <tr> <td colspan="2">CPP</td> <td>168</td> <td>2,863</td> </tr> <tr> <td colspan="2">Garages</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td colspan="2">Base Cost</td> <td>720</td> <td>23,602</td> </tr> <tr> <td colspan="2">Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,037</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Pole (Unfinished)</td> </tr> <tr> <td colspan="2">Base Cost</td> <td>1792</td> <td>39,263</td> </tr> <tr> <td colspan="2">Built-Ins</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Appliance Allow.</td> <td>1</td> <td>1,961</td> </tr> <tr> <td colspan="2">Breezeways</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Frame Wall</td> <td>32</td> <td>1,946</td> </tr> <tr> <td colspan="2">Totals:</td> <td></td> <td>190,272</td> </tr> <tr> <td colspan="2"></td> <td></td> <td>112,260</td> </tr> </tbody> </table>															Stories	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	450	1 Story	Siding	Crawl Space	216	1 Story	Siding	Crawl Space	112	Total:			104,902	Other Additions/Adjustments				Plumbing				3 Fixture Bath		1	3,915	Water/Sewer				1000 Gal Septic		1	4,614	Water Well, 100 Feet		1	5,720	Porches				CPP		144	2,523	CPP		168	2,863	Garages				Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost		720	23,602	Common Wall: 1/2 Wall		1	-1,037	Class: CD Exterior: Pole (Unfinished)				Base Cost		1792	39,263	Built-Ins				Appliance Allow.		1	1,961	Breezeways				Frame Wall		32	1,946	Totals:			190,272				112,260	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
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Frame Wall		32	1,946																																																																																																																					
Totals:			190,272																																																																																																																					
			112,260																																																																																																																					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
AFFHOLDER PAUL M & JANE	HUNT JEFFREY K & TERESA A	120,000	04/07/2023	WD	03-ARM'S LENGTH	1184:168	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status				
116 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
HUNT JEFFREY K & TERESA A 2976 WILLIAMSBURG RD WILLIAMSBURG MI 49690		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
L-997 P-2378 (L-920 P-212) 234 116 MICHELSON RD COM AT SW COR SEC 33 TH N0DEG25'30"W ALG SEC LINE 662.88FT TH S89DEG51'14"E 592.43FT FOR POB TH ELY 513.52FT TH S37 DEG55'44"W 231.40FT TH S36DEG27'347"W 18.75FT ALG ARC TH N89DEG51'14"W 359.51 FT TH N0DEG15'01"W 198.06FT - PART OF S1/2 OF SW 1/4 SEC 33 T23NR4W PAR B-2 1.98 AC PP: 006-033-011-0095		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		RESIDENTIAL ACREAGE			1.980	Acres	7,030	100		13,920
		X	Paved Road		1.98 Total Acres Total Est. Land Value = 13,920								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		X	Water		D/W/P: 3.5 Concrete	6.68	640	72		3,078			
		X	Sewer		Wood Frame	24.59	240	72		4,249			
		X	Electric		Total Estimated Land Improvements True Cash Value = 7,327								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	7,000	73,500	80,500			53,477C		
		X	High		2022	5,000	62,100	67,100			50,931C		
		X	Landscaped		2021	4,100	58,300	62,400			49,304C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	05/11/2023	INSPECTED	2023	7,000	73,500	80,500			53,477C		
		QT	10/16/2020	INSPECTED	2022	5,000	62,100	67,100			50,931C		
		DMG	08/01/2009	INSPECTED	2021	4,100	58,300	62,400			49,304C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KOHN VICTOR C	KRAWCZYK, GEORGE	0	01/23/2012	WD	21-NOT USED/OTHER	1111/1443	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
KRAWCZYK GEORGE M 9874 W LAKE CITY ROAD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
234 L-696 P-629 COM AT NW COR OF S 1/2 OF SW 1/4 OF SW1/4 SEC 33 TH S 297 FT FOR POB TH E 64RDS TH S 2 RDS TH E 16 RDS TH N 8 RDS TH W 80 RDS TO S 6 RDS TO POB PART OF SW 1/4 OF SW 1/4 SEC 33 T23N R4W. EXC HWY R/W. 2.1 A.		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			2.100	Acres	6,762	100	14,200
		Paved Road								2.10 Total Acres Total Est. Land Value = 14,200	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 10/16/2020	INSPECTED	2023	7,100	0	7,100	3,316C			
		DMG 07/21/2011	INSPECTED	2022	5,300	0	5,300	3,159C			
		DMG 07/31/2009	INSPECTED	2021	4,200	0	4,200	3,059C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		SA:								
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48924		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE			1.000	Acres	9,000 100	9,000
				1.00 Total Acres Total Est. Land Value =					9,000	
Tax Description		Dirt Road								
234 COM AT SW COR OF SEC 33 TH E ALONG S LINE OF SEC 72 RDS FOR POB TH N 20 RDS TH E 8 RDS TH S 20 RDS TH W 8 RDS TO POB PART OF S 1/2 OF SW 1/4 OF SW1/4 SEC 33 T23N R4W. 1 A.		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
Comments/Influences		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		SA:								
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48924		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE			1.000	Acres	9,000 100	9,000
				1.00 Total Acres Total Est. Land Value =					9,000	
Tax Description		Dirt Road								
234 COM AT SW COR OF SEC 33 TH ALONG S		Gravel Road								
LINE OF SEC 64 RDS FOR POB TH N 20 RDS TH		Paved Road								
E 8 RDS TH S 20 RDS TH W 8 RDS TO POB		Storm Sewer								
PART OF SW 1/4 OF SW 1/4 SEC 33 T23N R4W.		Sidewalk								
1 A.		Water								
Comments/Influences		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		SA:								
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48909		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE			0.410 Acres		9,000 100	3,690
				0.41 Total Acres Total Est. Land Value =					3,690	
Tax Description		Dirt Road								
234 COM AT PT 1056 FT E OF SW COR OF SEC 33 TH N AT RT ANG 22 RDS TH W 50 FT TH S 22 RDS TH TH E TO POB PART OF SW 1/4 OF SW 1/4 SEC 33 T23N R4W.		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
Comments/Influences		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		SA:								
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48924		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE			0.700	Acres	9,000 100	6,300
				0.70 Total Acres Total Est. Land Value =					6,300	
Tax Description		Dirt Road								
234 COM AT SW COR OF SEC 33 T23N R4W TH E ON S LINE OF SAID SEC 921 FT FOR POB TH N 22 RDS E 85 FT S 22 RDS W 85 FT TO POB. .70 A.		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
Comments/Influences		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		SA:								
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48909		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				RESIDENTIAL ACREAGE			0.710 Acres		9,000 100	6,390
				0.71 Total Acres Total Est. Land Value =					6,390	
Tax Description		Dirt Road								
234 COM 836 FT E OF SW COR OF SEC 33 T23N R4W TH N 22 RDS TH E 85 FT TH S 22 RDS TH W 85 FT TO POB PART OF SW 1/4 OF SW 1/4 SEC 33 T23N R4W EXC THAT PART LYING NW'LY OF HWY R/W.		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
JORDAN THOMAS W	JORDAN WELL DRILLING LLC	0	02/12/2014	QC	09-FAMILY	1136/2576	OTHER	0.0		
GALLOWAY	JORDAN THOMAS W	12,000	05/01/2006	WD	03-ARM'S LENGTH	1043:2064	PROPERTY TRANSFER	100.0		
Property Address		Class: COMMERCIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status
W LAKE CITY ROAD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
JORDAN WELL DRILLING LLC 247 NELLVILLE RD HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
234 L-1043 P-2064 (L-754 P-479) THAT PART OF FOLLOWING DESC LYING NW'LY OF HWY R/W COM 836 FT E OF SW COR OF SEC 33 T23N R4W TH N 22 RDS TH E 85 FT TH S 22 RDS TH W 85 FT TO POB		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
Comments/Influences		Public Improvements		* Factors *		85 ACT FF,HWY EASE AD HOC				
		<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value COMM FF RATE 50.00 363.00 1.0000 1.5556 150 100 11,667 HWY EASEMENT 0.291 Acres 0 100 0 50 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 11,667						
		Topography of Site		Year		Assessed Value		Board of Review	Tribunal/Other	Taxable Value
		<input checked="" type="checkbox"/> Level <input type="checkbox"/> Rolling <input type="checkbox"/> Low <input type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input type="checkbox"/> Wooded <input type="checkbox"/> Pond <input type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain		Land Value		Building Value				
		Who When What		Tentative		Tentative				Tentative
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		DMG 07/23/2009 INSPECTED		2022		5,800		0	5,800	1,145C
				2021		7,800		0	7,800	1,109C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status				
9866 W LAKE CITY ROAD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KRAWCZYK GEORGE M 9874 W LAKE CITY RD HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-757 P-459-160 234 9866 W LAKE CITY RD COM AT SW COR OF SW 1/4 OF SW 1/4 TH E 627 FT FOR POB TH N 209 FT TH E 70 FT TH S 209 FT TH W 70 FT TO POB PART OF SW 1/4 OF SW 1/4 SEC 33 T23N R4W EXC S 50 FT THEREOF FOR M-55 R/W. .25 A.		X Improved		Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		COMM FF	70.00	209.00	1.0000	0.0000	150	100*		0
		Paved Road		RESIDENTIAL ACREAGE			0.336	Acres	9,000	100		3,024
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		70 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =		3,024		
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		Fencing: Wd, Split, 2 Rail	15.75	160	24	605				
		Gas		Total Estimated Land Improvements True Cash Value = 605								
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	1,500	36,400	37,900			23,868C		
		High		2022	1,300	29,800	31,100			22,732C		
		Landscaped		2021	800	28,000	28,800			22,006C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	10/16/2020	INSPECTED	2023	1,500	36,400	37,900			23,868C	
		DMG	07/31/2009	INSPECTED	2022	1,300	29,800	31,100			22,732C	
					2021	800	28,000	28,800			22,006C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 30 18	Type CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1+ STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace											
Room List		Doors:	Solid	H.C.	(12) Electric											
Basement 2 1st Floor 2nd Floor Bedrooms		(5) Floors			0 Amps Service											
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures											
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			Ex. X Ord. Min											
X Insulation		No. of Elec. Outlets			Many X Ave. Few											
(2) Windows		(13) Plumbing			(14) Water/Sewer											
Many Avg. Few	X Large Avg. Small	Basement: 816 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic											
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:											
X Gable Hip Flat		Gambrel Mansard Shed			(10) Floor Support											
X Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:											
Chimney:																
Cost Est. for Res. Bldg: 1 Single Family 1+ STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1+ Story Siding Basement 816 Total: 120,317 83,018 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,614 3,184 Water Well, 100 Feet 1 5,720 3,947 Porches CPP 30 798 551 Built-Ins Appliance Allow. 1 1,961 1,353 Deck Treated Wood 18 816 563 Totals: 134,226 92,616 Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCv: 77,705										Class: CD Effec. Age: 31 Floor Area: 816 Total Base New : 134,226 Total Depr Cost: 92,616 Estimated T.C.V: 77,705 E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KOHN VICTOR C ET AL	KRAWCZYK, GEORGE	15,000	02/01/2012	WD	21-NOT USED/OTHER	1111/1443	OTHER	100.0					
KOHN VICTOR C	KRAWCZYK, GEORGE	0	01/23/2012	WD	21-NOT USED/OTHER	1111/1443	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status					
MICHELSON & W LAKE CITY		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
KRAWCZYK GEORGE M 9874 W LAKE CITY ROAD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
L-464 P-16 & L-696 P-629 234 COM AT SW COR OF SEC 33 TH N ON SEC LINE 209 FT TH E 418 FT FOR POB TH N 154 FT TH E 279 FT TH S 154 FT TH W 279 FT TO POB PART OF SW 1/4 OF SW 1/4 SEC 33 T23N R4W.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Standard Utilities Underground Utils.		RESIDENTIAL ACREAGE			0.990	Acres	9,000	100		8,910
		X	Topography of Site		0.99 Total Acres				Total Est. Land Value =	8,910			
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		QT	10/16/2020	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		DMG	07/21/2011	INSPECTED	2023	4,500	1,200	5,700			2,444C		
		DMG	07/31/2009	INSPECTED	2022	3,700	1,100	4,800			2,328C		
					2021	2,500	1,200	3,700			2,254C		

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 308 % Good: 24 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame Block	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: D Effec. Age: 51 Floor Area: 0 Total Base New : 12,782 Total Depr Cost: 3,068 Estimated T.C.V: 2,574			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 12,782 Total Depr Cost: 3,068 Estimated T.C.V: 2,574			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls D Blt 0		
0	0				Lg	Ord	Small	Ex.	Ord.	Min	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49					
Condition: Excellent		Doors: Solid H.C.			(5) Floors			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 308 12,782 Totals: 12,782 3,068		
(1) Exterior		(6) Ceilings			(12) Electric			(13) Plumbing			Other Additions/Adjustments			Notes:		
Wood/Shingle Aluminum/Vinyl Brick Block Insulation		No. of Elec. Outlets			0 Amps Service			Many Ave. Few			Garages			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 2,574		
(2) Windows		(7) Excavation			No./Qual. of Fixtures			(14) Water/Sewer			Garages					
Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex. Ord. Min			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages					
X	Few	X	Small	Height to Joists: 0.0			Lump Sum Items:			Garages						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Garages					
(3) Roof		(9) Basement Finish			Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Garages					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Garages				
Asphalt Shingle Metal		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages					
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Lump Sum Items:			Garages					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KOHN VICTOR & JOYCE REV TR	KRAWCZYK GEORGE M	0	05/29/2018	WD	16-LC PAYOFF	1166:146	DEED	0.0		
KOHN VICTOR C	KRAWCZYK, GEORGE	74,900	05/29/2012	LC	03-ARM'S LENGTH	1115/2623	OTHER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status		
11363 MICHELSON RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%						
Owner's Name/Address		SA:		2024 Est TCV Tentative						
KRAWCZYK GEORGE M 9874 W LAKE CITY ROAD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
234 L-696 P-629 COM AT PT 209 FT N OF SW COR OF SEC 33 ALONG SEC LINE BET SEC'S 32 & 33 FOR POB TH E 418 FT TH N 154 FT TH W 418 FT TH S 154 FT TO POB PART OF S 1/2 OF SW 1/4 OF SW 1/4 SEC 33 T23N R4W 1.48 A		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights	RESIDENTIAL ACREAGE		1.48	1.480	Acres	8,027 100	11,880
Comments/Influences		X Standard Utilities Underground Utils.		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value				
		Topography of Site		D/W/P: 3.5 Concrete		5.86	48	24	67	
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Total Estimated Land Improvements True Cash Value =		67				
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/16/2020	INSPECTED	2023	5,900	40,800	46,700	24,442C	
		DMG	07/21/2011	INSPECTED	2022	4,500	33,900	38,400	23,279C	
		DMG	07/31/2009	INSPECTED	2021	3,300	31,600	34,900	22,536C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 120 105	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas					Class: D Effec. Age: 46 Floor Area: 1,442 Total Base New : 194,820 Total Depr Cost: 104,431 Estimated T.C.V: 87,618	E.C.F. X 0.839	Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures													
	Insulation	Ex.	X	Ord.	Min	No. of Elec. Outlets											
(2) Windows		Many	X	Avg.	Few	Many	X	Ave.	Few	(13) Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof		Basement: 0 S.F. Crawl: 1442 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Gable Hip Flat	(8) Basement		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WGEP (1 Story) Deck Treated Wood Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow. Fireplaces Exterior 1 Story													
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
Chimney: Stone		(9) Basement Finish		Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WGEP (1 Story) Deck Treated Wood Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow. Fireplaces Exterior 1 Story													
		(10) Floor Support		Lump Sum Items:													
		Joists: Unsupported Len: Cntr.Sup:															
				Notes: ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV: 87,618													
				Total: 149,025 80,473													
				Totals: 194,820 104,431													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status					
9874 W LAKE CITY ROAD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
KRAWCZYK GEORGE ETAL 9874 W LAKE CITY RD HOUGHTON LAKE MI 48629-8904		SA:											
Tax Description		2024 Est TCV Tentative											
L-409 P-101-7 234 COM AT PT 418 FT E OF SW COR OF SEC 33 FOR POB TH E 209 FT TH N 209 FT TH W 209 FT TH S 209 FT TO POB PART OF SW1/4 OF SW1/4 SEC 33 T23N R4W EXC S 50 FT FOR POB R/W .76A		X Improved		Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			COMM FF	209.00	209.00	1.0000	0.0000	150	100*		0
		Paved Road			RESIDENTIAL ACREAGE			1.003	Acres	8,991	100		9,018
		Storm Sewer			* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk			209 Actual Front Feet, 1.00 Total Acres		Total Est. Land Value =						9,018
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative				
QT 10/16/2020 INSPECTED				2023	4,500	28,800	33,300		17,327C				
DMG 07/31/2009 INSPECTED				2022	3,800	23,800	27,600		16,502C				
				2021	2,500	22,400	24,900		15,975C				

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Roscommon, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets												
0	0				Lg	Ord	Small										
Condition: Good		Doors:		Solid	H.C.		Central Air Wood Furnace										
Room List		(5) Floors		(12) Electric													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		0 Amps Service													
(1) Exterior		No./Qual. of Fixtures															
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets													
X	Block				Many	X	Ave.	Few									
X	Insulation	(13) Plumbing															
(2) Windows		(7) Excavation		Average Fixture(s)													
X	Many Avg.	X	Large Avg.	Basement: 1004 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Few		Small	(8) Basement													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish													
(3) Roof		(14) Water/Sewer															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls		D		Blt		0	
(11) Heating System: Forced Air w/ Ducts																	
Ground Area = 1004 SF Floor Area = 1004 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49																	
Building Areas																	
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
1 Story		Block		Basement		1,004		124,145		60,830							
Other Additions/Adjustments																	
Water/Sewer																	
1000 Gal Septic										1		4,200		2,058			
Water Well, 100 Feet										1		5,584		2,736			
Porches																	
CCP (1 Story)										56		1,384		678			
CPP										72		1,333		653			
CCP (1 Story)										56		1,384		678			
Garages																	
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)																	
Base Cost										240		10,781		5,283			
Built-Ins																	
Appliance Allow.										1		1,662		814			
Totals:										150,473		73,730					
Notes:																	
ECF (4001 RES ACREAGE GROUP 1) 0.839 => TC																61,859	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-1	Building Permit(s)	Date	Number	Status	
MICHELSON & W LAKE CITY		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
LONG IDA G & RUTH S 2601 S NELSON RD MERRITT MI 49667		SA:							
		2024 Est TCV Tentative							
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Tax Description		Public Improvements		* Factors *				Value	
L-635 P-68 234 COM AT SW COR OF SW 1/4 OF SW 1/4 SEC 33 TH N 209 FT TH E 418 FT TH S 209 FT TH W TO POB PART OF SW 1/4 OF SW 1/4 SEC 33 T23N R4W. 2 A.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		RESIDENTIAL ACREAGE		2.000 Acres	7,000 100		14,000
		Paved Road		2.00 Total Acres				Total Est. Land Value =	14,000
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		X Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		QT 10/16/2020	INSPECTED	2023	7,000	0	7,000	3,006C	
Licensed To: Township of Lake, County of Roscommon, Michigan		CSZ 01/20/2016	INSPECTED	2022	5,000	0	5,000	2,863C	
		DMG 07/31/2009	INSPECTED	2021	4,100	0	4,100	2,772C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BUTTRICK-MCTAGGART INVEST	LSS HOSPITALITY LLC	1,900,000	04/27/2022	WD	21-NOT USED/OTHER	1180:1984	PROPERTY TRANSFER	100.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status		
9580 W LAKE CITY RD		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		02/02/2015	5555-555	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
LSS HOSPITALITY LLC 6552 AVALON DR SE CALEDONIA MI 49316		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	90.00	552.00	1.0000	1.9183	150	100	25,897
		X	Paved Road	90 Actual Front Feet, 1.14 Total Acres Total Est. Land Value = 25,897							
		X	Storm Sewer	Land Improvement Cost Estimates							
			Sidewalk	Description	Rate	Size	% Good	Cash Value			
		X	Water	Fencing: Wd, Solid, 6 ft.	31.76	240	69	5,259			
		X	Sewer	Fencing: Wd, Split, 2 Rail	16.95	100	69	1,170			
			Electric	Fencing: Wire Mesh, #9	3.90	288	69	775			
		X	Gas	D/W/P: Asphalt Paving	3.19	47520	24	36,381			
		X	Curb	D/W/P: 3.5 Concrete	6.77	2602	24	4,228			
		X	Street Lights	Wood Frame	28.79	120	69	2,384			
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 50,197							
		X	Underground Utils.	Topography of Site							
				Work Description for Permit 5555-555, Issued 02/02/2015: NEED TO CLOSE PERMIT, FOUND PARTIAL DURING STUDIES							
Comments/Influences		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	Tentative	Tentative	Tentative			Tentative	
			Low	QT 10/21/2020 INSPECTED	2023	12,900	700,500	713,400		713,400S	
		X	High	CSZ 01/20/2016 INSPECTED	2022	12,900	596,200	609,100		506,240C	
		X	Landscaped	2021	17,300	552,000	569,300			490,068C	
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan											

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

Desc. of Bldg/Section: SUPER 8 Calculator Occupancy: Motels				<<<<< Calculator Cost Computations >>>>>			
Class: D Floor Area: 29,900 Gross Bldg Area: 32,784 Stories Above Grd: 2 Average Sty Hght : 9 Bsmnt Wall Hght		Construction Cost High Above Ave. X Ave. Low		Class: D Quality: Average Total Floor Area: 29900 # of Units: 69 Overall Building Height: 20		Base Rate for Upper Floors = 101.46	
Depr. Table : 3% Effective Age : 25 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Individual thru-wall Heat Pu 100% Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 14950 Total # Units: 69 Has Elevators: X		(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 7.71 100% Adjusted Square Foot Cost for Upper Floors = 109.17		Total Floor Area: 29,900 Base Cost New of Upper Floors = 3,264,183  29,900 Sq.Ft. of Sprinklers @ 3.86, Cost New = 115,414	
Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Local Cost Items Rate Quantity/Area %Good Depr.Cost STAND BY GENERATOR 4000.00 1 51 2,040		Reproduction/Replacement Cost = 3,379,597 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 1,588,411	
20 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 1,227,828 Replacement Cost/Floor Area= 113.10 Est. TCV/Floor Area= 41.06		* Sprinkler Info * Area: 29900 Type: Average	
Comments:							
(1) Excavation/Site Prep:		(7) Interior: 13483 SqFt, Frame, Motels		(11) Electric and Lighting: 13483 SqFt, Typical, Motels		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		(40) Exterior Wall:	
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		X Few Average Many Unfinished Typical X Few Average Many Unfinished Typical		Thickness Bsmnt Insul.	
(3) Frame: 13483 SqFt, Bearing Walls, Wood or St		Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer		(13) Roof Structure: Slope=0 610 SqFt, Brick, Face, Standard Siz	
(4) Floor Structure: 13483 SqFt, Concrete, Elevated flat S		26966 SqFt, Typical, Motels		(14) Roof Cover:		(9) Sprinklers: X Standard, @ 10,000 SqFt	
(5) Floor Cover: 13483 SqFt, Carpet and Pad		(10) Heating and Cooling:					
(6) Ceiling: 13483 SqFt, Gypsum Board, Taped and P		X Gas Oil Coal Stoker Hand Fired Boiler					
		13483 SqFt, Furnace, Floor or Wall					

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



Desc. of Bldg/Section: Calculator Occupancy: Motels - Recreational (Pool) Enclosures		<<<<< Calculator Cost Computations >>>>>																												
Class: D Floor Area: 2,000 Gross Bldg Area: 32,784 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Construction Cost			Class: D      Quality: Average Stories: 1      Story Height: 16      Perimeter: 176 Overall Building Height: 20																									
		High	Above Ave.	X Ave.	Low																									
Depr. Table : 3% Effective Age : 28 Physical %Good: 43 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **			Base Rate for Upper Floors = 78.13																									
Year Built Remodeled		Quality: Average Heat#1: No Heating or Cooling      100% Heat#2: No Heating or Cooling      0%			(10) Heating system: No Heating or Cooling      Cost/SqFt: 0.00      100% Adjusted Square Foot Cost for Upper Floors = 78.13																									
20 Overall Bldg Height		Ave. SqFt/Story: 2000 Ave. Perimeter: 176 Has Elevators:			Total Floor Area: 2,000      Base Cost New of Upper Floors = 156,260  1,647 Sq.Ft. of Sprinklers @ 6.54,      Cost New = 10,771																									
Comments:		*** Basement Info ***			Reproduction/Replacement Cost = 167,031 Eff.Age:28      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0 Total Depreciated Cost = 71,823																									
		Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling			Unit in Place Items																									
		* Mezzanine Info *			<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Rate</th> <th>Quantity</th> <th>Arch</th> <th>%Good</th> <th>Depr.Cost</th> </tr> </thead> <tbody> <tr> <td>/CI16/YARI/SMACP/MOTWBP410A</td> <td>21404.76</td> <td>1</td> <td>1.00</td> <td>74</td> <td>15,840</td> </tr> <tr> <td>/CI16/YARI/SMACP/MOTTPA</td> <td>88.38</td> <td>1240</td> <td>1.00</td> <td>74</td> <td>81,097</td> </tr> <tr> <td>/CI16/YARI/PATR/PICSA</td> <td>41.91</td> <td>196</td> <td>1.00</td> <td>74</td> <td>6,079</td> </tr> </tbody> </table>			Rate	Quantity	Arch	%Good	Depr.Cost	/CI16/YARI/SMACP/MOTWBP410A	21404.76	1	1.00	74	15,840	/CI16/YARI/SMACP/MOTTPA	88.38	1240	1.00	74	81,097	/CI16/YARI/PATR/PICSA	41.91	196	1.00	74	6,079
	Rate	Quantity	Arch	%Good	Depr.Cost																									
/CI16/YARI/SMACP/MOTWBP410A	21404.76	1	1.00	74	15,840																									
/CI16/YARI/SMACP/MOTTPA	88.38	1240	1.00	74	81,097																									
/CI16/YARI/PATR/PICSA	41.91	196	1.00	74	6,079																									
		Area #1: Type #1: Office      (No Rates)			ECF (2001 COMMERCIAL )      0.772 => TCV of Bldg: 2 = 134,976 Replacement Cost/Floor Area= 153.12      Est. TCV/Floor Area= 67.49																									
		* Sprinkler Info *																												
		Area: 1647 Type: Average																												
(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:																									
(2) Foundation:		(8) Plumbing:			(39) Miscellaneous:																									
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None																								
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners																									
(4) Floor Structure:		(9) Sprinklers:			Outlets:      Fixtures: X Few Average      X Few Average Many Unfinished      Many Unfinished Typical      Typical																									
(5) Floor Cover:		(10) Heating and Cooling:			Flex Conduit      Incandescent Rigid Conduit      Fluorescent Armored Cable      Mercury Non-Metalic      Sodium Vapor Bus Duct      Transformer																									
(6) Ceiling:		X	Gas Oil	Coal Stoker	Hand Fired Boiler	(40) Exterior Wall:																								
					Thickness      Bsmnt Insul.																									
					(13) Roof Structure:      Slope=0																									
					(14) Roof Cover:																									

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

Desc. of Bldg/Section: 1 STY AREAS Calculator Occupancy: Motels		<<<<<< Calculator Cost Computations >>>>>>	
Class: C Floor Area: 884 Gross Bldg Area: 32,784 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght		Class: C Quality: Average Total Floor Area: 884 # of Units: 154 Base Rate for Upper Floors = 153.49	
Depr. Table : 2.5% Effective Age : 28 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.55 100% Adjusted Square Foot Cost for Upper Floors = 172.04	
Year Built Remodeled		Total Floor Area: 884 Base Cost New of Upper Floors = 152,083 884 Sq.Ft. of Sprinklers @ 6.68, Cost New = 5,905	
Overall Bldg Height		Reproduction/Replacement Cost = 157,988 Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 77,414	
Comments:		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 3 = 59,764 Replacement Cost/Floor Area= 178.72 Est. TCV/Floor Area= 67.61	
*** Basement Info *** Area: Perimeter: Type: Heat:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:	
* Sprinkler Info * Area: 884 Type: Average			

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
RAPANOS JUDITH A TRUST	CHEMICAL BANK	0	03/02/2020	WD	10-FORECLOSURE	1172:2173	PROPERTY TRANSFER	0.0			
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status		
M55		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		SA:									
CHEMICAL BANK 2301 W BIG BEAVER RD, STE 525 TROY MI 48084		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
L-975 P-2163 234 COM AT S 1/4 COR SEC 33 TH N0DEG25'39"W 40FT FOR POB TH N0DEG25'39"W 774.83FT TH S63DEG40'15"W 334.73FT TH N26DEG19'45"W 195.65FT M/L TH S63DEG40'15"W 59FT TH S26DEG19'45"E 592.07FT TH S ALGRAD CUR 190FT TH ALG CUR 113.31FT TH S48DEG00'21"E 20.28FT TH S34DEG59'11"E 14.14FT ALG SAID R/W TH S0DEG06'15"E 133.15FT TH N89DEG53'45"E 90.14FT TO POBPAR 1-5 & 6 & ALL THAT PART OF UNDESCRIBED SE 1/4 OF SW 1/4 SEC 33 T23N R4W PP:006-033-012-0020 (03)		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	250.00	100.00	1.0000	0.8165	150	100	30,619
		X Paved Road		RESIDENTIAL ACREAGE			12.000	Acres	2,750	100	33,000
		X Storm Sewer		250 Actual Front Feet, 12.57 Total Acres		Total Est. Land Value =				63,619	
		X Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	10/21/2020	INSPECTED	2023	31,800	0	31,800		22,126C	
		CSZ	01/20/2016	INSPECTED	2022	30,600	0	30,600		21,073C	
					2021	20,400	0	20,400		20,400S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WILSON, DARYL & SCOTT	EDWARDS, CAROLE LOUISE WII	0	08/30/2010	QC	21-NOT USED/OTHER	1097/642	OTHER	0.0			
WILSON D DARYL	WILSON, DARYL & SCOTT	0	11/03/2009	QC	21-NOT USED/OTHER	1088/1216	OTHER	0.0			
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-2	Building Permit(s)		Date	Number	Status		
CARLOS AVE & OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
WILSON SCOTT & EDWARDS CAROLE L 163 LAKE VIEW EATONTON GA 31024		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
L-384 P-498 234 BEG AT E 1/4 COR SEC 33 TH S 0 DEG 14'E 600 FT TH W 400 FT TH N 0 DEG 14' W 600 FT TH E 400 FT TO POB BEING PART OF NE 1/4 OF SE 1/4 SEC 33 T23N R4W		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	600.00	400.00	1.0000	1.6330	150	100	146,969
		Paved Road		600 Actual Front Feet, 5.51 Total Acres Total Est. Land Value = 146,969							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/10/2023	INSPECTED	2023	73,500	0	73,500			1,735C
					2022	49,000	0	49,000			1,653C
					2021	59,900	0	59,900			1,601C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PORATH, LAWRENCE TRUSTEE	PARTRIDGE ENTERPRISES, INC	28,000	11/17/2011	WD	03-ARM'S LENGTH	1109/2138	OTHER	100.0
LIUZZO ROBERT J	PORATH, LAWRENCE TRUSTEE	0	06/25/2007	QC	21-NOT USED/OTHER	1061/2688	OTHER	100.0
		60,000	09/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: COMMERCIAL-IMPROVE	Zoning: C-2	Building Permit(s)	Date	Number	Status
9193 W HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS		ADDITION	06/01/2016	PB16-0386	COMPLETE
	P.R.E. 0%		REMODEL	12/28/2011	272	COMPLETE

  

Owner's Name/Address	SA:
PARTRIDGE ENTERPRISES INC 4705 INDUSTRIAL DR CLARKLAKE MI 49234	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
L-1014 P-87-91 (L-838P-26&L-724 P-556) 234 COM AT E1/4 COR SEC 33 TH S0DEG14'00"W ALG SEC LINE 1162.16FT FOR POB TH S0DEG 14'00"E 150FT TH S89DEG54'38"W ALG 1/8 LINE 173.15FT TH N0DEG14'00"E 150FT TH N89DEG54'38"E 173.15FT TO POB PART OF NE1/4 OF SE1/4 SEC 33 T23N R4W	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			COMM FF RATE	150.00	173.00	1.0000	1.0739	150	100	24,164
			150 Actual Front Feet, 0.60 Total Acres Total Est. Land Value = 24,164							
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 3.5 Concrete	6.77	240	46	747			
			D/W/P: 3.5 Concrete	6.77	96	46	299			
			D/W/P: 3.5 Concrete	6.77	66	46	206			
			D/W/P: 3.5 Concrete	6.77	36	46	112			
			Wood Frame	40.35	32	21	271			
			Total Estimated Land Improvements True Cash Value =							1,635
			Work Description for Permit PB16-0386, Issued 06/01/2016: PET CREMATORIUM.							
			ADDITION							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			2024	Tentative	Tentative	Tentative			Tentative	
			2023	12,100	37,300	49,400			25,456C	
			2022	12,100	34,800	46,900			24,244C	
			2021	13,000	32,300	45,300			23,470C	

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Desc. of Bldg/Section: PET CREMATORIUM Calculator Occupancy: Garages - Service/Fleet Facilities Repair				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 1,680 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost High    Above Ave.    X Ave.    Low		Class: D,Pole    Quality: Average Stories: 1    Story Height: 14    Perimeter: 110 Overall Building Height: 12		Base Rate for Upper Floors = 68.06	
Depr. Table : 4% Effective Age : 19 Physical %Good: 46 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Complete H.V.A.C.    100% Heat#2: Space Heaters, Gas with Fan    0% Ave. SqFt/Story: 1200 Ave. Perimeter: 110 Has Elevators:		(10) Heating system: Complete H.V.A.C.    Cost/SqFt: 52.60    100% Adjusted Square Foot Cost for Upper Floors = 120.66		Total Floor Area: 1,200    Base Cost New of Upper Floors = 144,792	
Year Built Remodeled		Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		ECF (2001 COMMERCIAL )    0.772 => TCV of Bldg: 1 = 51,419 Replacement Cost/Floor Area= 120.66    Est. TCV/Floor Area= 42.85		Reproduction/Replacement Cost = 144,792 Eff.Age:19    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 46 /100/100/100/46.0 Total Depreciated Cost = 66,604	
12 Overall Bldg Height		*** Basement Info *** Area: Type: Office    (No Rates) Area #2: Type #2: Office    (No Rates)		* Mezzanine Info * Area #1: Type #1: Office    (No Rates) Area #2: Type #2: Office    (No Rates)		* Sprinkler Info * Area: Type: Average	
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:    Fixtures:			
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		X Few Average Many Unfinished Typical X Few Average Many Unfinished Typical	
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure:    Slope=0		(40) Exterior Wall:	
(6) Ceiling:		X Gas Oil    Coal Stoker    Hand Fired Boiler		(14) Roof Cover:		Thickness    Bsmnt Insul.	

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Desc. of Bldg/Section: PET CREMATORIUM Calculator Occupancy: Garages - Service/Fleet Facilities Repair		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 480 Gross Bldg Area: 1,680 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 62 Base Rate for Upper Floors = 76.96	
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.68 100% Adjusted Square Foot Cost for Upper Floors = 83.64	
Year Built Remodeled Overall Bldg Height		Total Floor Area: 480 Base Cost New of Upper Floors = 40,147 Reproduction/Replacement Cost = 40,147 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 32,921	
Comments:		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 2 = 25,415 Replacement Cost/Floor Area= 83.64 Est. TCV/Floor Area= 52.95	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 480 Ave. Perimeter: 62 Has Elevators:		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average	
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X Poured Conc.	Brick/Stone	Block	Footings
(3) Frame:		Many Above Ave.	Average Typical
(4) Floor Structure:		Total Fixtures	Few None
(5) Floor Cover:		3-Piece Baths	Urinals
(6) Ceiling:		2-Piece Baths	Wash Bowls
		Shower Stalls	Water Heaters
		Toilets	Wash Fountains
			Water Softeners
		(9) Sprinklers:	
		(10) Heating and Cooling:	
		Gas	Coal
		Oil	Stoker
		Hand Fired Boiler	
		(11) Electric and Lighting:	
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness	Bsmnt Insul.

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		350,000	11/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-2	Building Permit(s)	Date	Number	Status			
9371 CARLOS AVE & NORTHWAY DR		School: HOUGHTON LAKE COMM SCHOOLS			MISC	10/28/2021	LU21-4459	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
W HOUGHTON LAKE CAMPGROUND LLC 9371 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
				RESIDENTIAL ACREAGE		26.500 Acres	1,932 100		51,200		
				26.50 Total Acres Total Est. Land Value =					51,200		
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 3.5 Concrete	5.95	560	41	1,366			
		X	Sewer	Fencing: Wire Mesh, #9	3.77	100	73	275			
		X	Electric	Wood Frame	22.82	120	55	1,506			
		X	Gas	Wood Frame/Conc.	24.36	1225	71	21,187			
				Total Estimated Land Improvements True Cash Value =					24,334		
		X	Curb	Work Description for Permit LU21-4459, Issued 10/28/2021: NEW SIGN PERMIT, 4X8							
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Rolling	2024	Tentative	Tentative	Tentative			Tentative	
		X	Low	2023	25,600	258,700	284,300			223,386C	
			High	2022	24,300	229,000	253,300			212,749C	
			Landscaped	2021	21,600	213,600	235,200			205,953C	
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		QT	04/10/2023	INSPECTED	2023	25,600	258,700	284,300			223,386C
		DMG	/ /	INSPECTED	2022	24,300	229,000	253,300			212,749C
					2021	21,600	213,600	235,200			205,953C

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





Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																												
Building Style: 1+ STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets																									
Condition: Good		Lg	X	Ord		Small																										
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace																									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																												
X	Insulation	Ex.	X	Ord.		Min	No. of Elec. Outlets																									
(2) Windows		Many	X	Ave.		Few	(13) Plumbing																									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
(3) Roof		(9) Basement Finish		(14) Water/Sewer																												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 2 Mobile Home 1+ STORY (11) Heating System: Forced Warm Air Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>1104</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>64,732</td> <td>40,781</td> </tr> </tbody> </table> Other Additions/Adjustments Built-Ins Appliance Allow. 1 2,806 1,768 Totals: 67,538 42,549 Notes: ECF (2001 COMMERCIAL ) 0.839 => TCV: 35,699 Total Base New : 67,538 E.C.F. Total Depr Cost: 42,549 X 0.839 Estimated T.C.V: 35,699 Bsmnt Garage: Carport Area: Roof:															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	1104			Total:				64,732	40,781
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																											
Main Home	Siding	Comp.Shingle	1104																													
Total:				64,732	40,781																											

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1+ STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	X	Ord		Min											
Condition: Good		Size of Closets		Lg	X	Ord		Small									
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures													
X Insulation				No. of Elec. Outlets													
(2) Windows		(7) Excavation		Many			X	Ave.		Few							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1248 S.F. Height to Joists: 0.0			(13) Plumbing										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 3 Single Family 1+ STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Slab 1,248 Total: 162,649 89,456 Other Additions/Adjustments Built-Ins Appliance Allow. 1 1,961 1,079 Totals: 164,610 90,535 Notes: ECF (2001 COMMERCIAL ) 0.839 => TCV: 75,959																	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1+ STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
		Ex.	X	Ord.		Min										
		No. of Elec. Outlets		Many	X	Ave.		Few								
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 4 Single Family 1+ STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 144 SF Floor Area = 144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 144 Total: 21,371 11,756 Other Additions/Adjustments Totals: 21,371 11,756 Notes: ECF (2001 COMMERCIAL ) 0.839 => TCV: 9,863																

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

Desc. of Bldg/Section: Calculator Occupancy: Apartment				Unit in Place Items				Rate	Quantity	Arch	%Good	Depr.Cost			
Class: D,Siding Floor Area Gross Bldg Area: 4,240 Stories Above Grd Average Sty Hght Bsmnt Wall Hght				Construction Cost High Above Ave. X Ave. Low				/CI13/TRAAP/CHE/ZCHEP	4405.25	27	1.00	79	93,964		
Depr. Table : 1.75% Effective Age : 13 Physical %Good: 79 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Excellent Heat#1: Zoned A.C. Warm & Cooled Air 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story Ave. Perimeter Has Elevators: *** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: * Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates) * Sprinkler Info * Area: Type: Average				/CI13/TRAAP/CHE/ZCHEP	3901.20	33	1.00	79	101,704		
Year Built Remodeled Overall Bldg Height				ECF (2001 COMMERCIAL )				3231.43	68	1.00	79	173,592			
Comments:				Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates) * Sprinkler Info * Area: Type: Average				0.772 => TCV of Bldg: 1 =		285,069					
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:                      Fixtures:							
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X	Few Average	X	Few Average					
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Many Unfinished Typical Many Unfinished Typical			
(4) Floor Structure:				(9) Sprinklers:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
(6) Ceiling:				X Gas Oil Coal Stoker Hand Fired Boiler				(14) Roof Cover:				Thickness                      Bsmnt Insul.			

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Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 2,744 Gross Bldg Area: 4,240 Stories Above Grd Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 0 Story Height: 10 Perimeter: 252  Base Rate for Upper Floors = 16.25	
Depr. Table : 1.5% Effective Age : 47 Physical %Good: 49 Func. %Good : 90 Economic %Good: 90		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 16.25	
Year Built Remodeled		Total Floor Area: 2,744 Base Cost New of Upper Floors = 44,590  Reproduction/Replacement Cost = 44,590 Eff.Age:47 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /90 /90 /90 /35.7 Total Depreciated Cost = 15,928	
Overall Bldg Height		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 2 = 12,296 Replacement Cost/Floor Area= 16.25 Est. TCV/Floor Area= 4.48	
Comments:		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling  * Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)  * Sprinkler Info * Area: Type: Low	
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets  Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(4) Floor Structure:		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(5) Floor Cover:		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:		(13) Roof Structure: Slope=0  (14) Roof Cover:	
		(39) Miscellaneous:  (40) Exterior Wall: Thickness Bsmnt Insul.	

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Desc. of Bldg/Section: Calculator Occupancy: Arcade Buildings		<<<<<< Calculator Cost Computations >>>>>>	
Class: D Floor Area: 576 Gross Bldg Area: 4,240 Stories Above Grd Average Sty Hght : 8 Bsmnt Wall Hght		Class: D Quality: Low Cost Stories: 0 Story Height: 8 Perimeter: 96 Overall Building Height: 8	
Depr. Table : 1.5% Effective Age : 39 Physical %Good: 55 Func. %Good : 85 Economic %Good: 85		Base Rate for Upper Floors = 65.73 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 65.73	
Year Built Remodeled		Total Floor Area: 576 Base Cost New of Upper Floors = 37,860 Reproduction/Replacement Cost = 37,860 Eff.Age:39 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /85 /85 /85 /33.8 Total Depreciated Cost = 12,788	
8 Overall Bldg Height		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 3 = 9,872 Replacement Cost/Floor Area= 65.73 Est. TCV/Floor Area= 17.14	
Comments:		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates) * Sprinkler Info * Area: Type: Low	

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

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

Desc. of Bldg/Section: Calculator Occupancy: Shower Room Buildings				<<<<<< Calculator Cost Computations >>>>>>			
Class: D Floor Area: 920 Gross Bldg Area: 4,240 Stories Above Grd Average Sty Hght : 8 Bsmnt Wall Hght				Class: D Quality: Cheap Stories: 0 Story Height: 8 Perimeter: 126 Overall Building Height: 8			
Depr. Table : 1.5% Effective Age : 39 Physical %Good: 55 Func. %Good : 90 Economic %Good: 90				Base Rate for Upper Floors = 103.64 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 103.64			
Year Built Remodeled				Total Floor Area: 920 Base Cost New of Upper Floors = 95,349 Reproduction/Replacement Cost = 95,349 Eff.Age:39 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /90 /90 /90 /40.1 Total Depreciated Cost = 38,230			
8 Overall Bldg Height				ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 4 = 29,514 Replacement Cost/Floor Area= 103.64 Est. TCV/Floor Area= 32.08			
Comments:				*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling * Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates) * Sprinkler Info * Area: Type: Average			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		X Few Average	
		3-Piece Baths		Wash Bowls		X Few Average	
		2-Piece Baths		Water Heaters		Many Unfinished	
		Shower Stalls		Wash Fountains		Typical	
		Toilets		Water Softeners		Flex Conduit	
(4) Floor Structure:		(9) Sprinklers:		Rigid Conduit		Incandescent	
				Armored Cable		Fluorescent	
				Non-Metalic		Mercury	
				Bus Duct		Sodium Vapor	
				(13) Roof Structure: Slope=0		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		(40) Exterior Wall:	
		X Gas Oil		Coal Stoker		Hand Fired Boiler	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:							

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ROSE, THOMAS & NANCY	ROSE, ANDREW W.	0	04/09/2013	QC	09-FAMILY	1126/2305	OTHER	0.0					
ROSE, THOMAS W.	ROSE, THOMAS & NANCY	0	02/25/2010	QC	09-FAMILY	1091/536	OTHER	0.0					
FEDERAL NATIOAL MORTGAGE A	ROSE, THOMAS W.	49,600	11/30/2009	OTH	12-FROM LENDING INSTITUTI	1089/864	OTHER	100.0					
BARNES JULIE K	FEDERAL NATIOAL MORTGAGE #	73,463	04/13/2009	QC	21-NOT USED/OTHER	1082/470	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
416 NORTHWAY		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		SA:											
ROSE ANDREW W 416 NORTHWAY ROAD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
L-877 P-688 (L-490 P-80) 234 COM AT SE COR SEC 33 TH W 1307.3 FT TH N0 DEG 23' W 1311.7 FT TO POB TH N O DEG 23' W 166.05 FT TH N 89 DEG 57' E 262.4 FT TH S O DEG 23' E 166.05 FT TH S 89 DEG 57' W 262.4 FT TO POB BEING PART OF NE 1/4 OF SE 1/4 SEC 33 T23N R4W 1A		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE G3	166.00	262.00	0.7866	1.1180	150	100		21,898
		X	Paved Road		166 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 21,898								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	%	Good	Cash Value			
		X	Water		D/W/P: 3.5 Concrete	6.25	144	47		423			
		X	Sewer		D/W/P: 3.5 Concrete	6.25	56	47		164			
		X	Electric		D/W/P: Asphalt Paving	2.93	1464	47		2,016			
		X	Gas		Wood Frame	22.91	182	22		917			
		X	Curb		Total Estimated Land Improvements True Cash Value = 3,520								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	10,900	50,000	60,900			40,878C		
		X	High		2022	7,300	41,400	48,700			38,932C		
		X	Landscaped		2021	7,300	38,600	45,900			37,689C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/30/2023	INSPECTED	2023	10,900	50,000	60,900			40,878C		
		QT	04/26/2018	INSPECTED	2022	7,300	41,400	48,700			38,932C		
		DMG	09/03/2009	INSPECTED	2021	7,300	38,600	45,900			37,689C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 256 12	Type WSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 3/4 STORY		Drywall Paneled	Plaster Wood T&G														
Yr Built 0	Remodeled 0	Ex	X	Ord		Min											
Condition: Good		Size of Closets															
Room List		Doors:		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors															
(1) Exterior		Kitchen: Other: Other:															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings															
X	Insulation																
(2) Windows		(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 896 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish															
(3) Roof																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
										Class: CD Effec. Age: 35 Floor Area: 1,568 Total Base New : 217,574 Total Depr Cost: 141,423 Estimated T.C.V: 103,804		E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:			
										Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY		Cls CD		Blt 0			
										(11) Heating System: Forced Hot Water							
										Ground Area = 896 SF Floor Area = 1568 SF.							
										Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
										Building Areas							
										Stories Exterior Foundation		Size		Cost New Depr. Cost			
										1.75 Story Siding Crawl Space		896					
										Total:		166,903		108,486			
										Other Additions/Adjustments							
										Plumbing							
										3 Fixture Bath		1		3,915 2,545			
										Porches							
										WSEP (1 Story)		256		11,072 7,197			
										Garages							
										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
										Base Cost		576		20,074 13,048			
										Water/Sewer							
										Public Sewer		1		1,345 874			
										Water Well, 100 Feet		1		5,720 3,718			
										Built-Ins							
										Appliance Allow.		1		1,961 1,275			
										Fireplaces							
										Exterior 1 Story		1		5,788 3,762			
										Deck							
										Treated Wood w/Roof (Deck Portion)		12		544 354			
										Treated Wood w/Roof (Roof portion)		12		252 164			
										Totals:		217,574		141,423			
										Notes:							
										ECF (4003 OFF LAKE 3) 0.734 => TCV:				103,804			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HASKINS BILLIE	MOBLEY STEVEN & ASHLEE	97,000	05/05/2017	WD	03-ARM'S LENGTH	1162:0973	PROPERTY TRANSFER	100.0		
HASKINS WILLIAM M	HASKINS BILLIE	0	10/17/2016	QC	21-NOT USED/OTHER	1160-1501	PROPERTY TRANSFER	0.0		
VOLLMAR CATHIE M	HASKINS BILLIE	0	08/25/2016	QC	21-NOT USED/OTHER	1160-1500	PROPERTY TRANSFER	0.0		
HASKINS WILLIAM M & BILLIE	HASKINS WILLIAM M & BILLIE	0	03/20/2014	QC	21-NOT USED/OTHER	1137/1898	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status	
525 NORTHWAY		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 100% 05/09/2017								
Owner's Name/Address		SA: NEW FOR 09								
MOBLEY STEVEN & ASHLEE 525 NORTHWAY HOUGHTON LAKE MI 48629		2024 Est TCV Tentative								
		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Tax Description		Public Improvements		* Factors *						
L586/P403 234 COM AT E 1/4 COR SEC 33 TH S89DEG59'32"W ALG E-W 1/4 LINE 1313.60FT TO E 1/8 LINE SEC 33 TH S0DEG24'40"E 256.91FT FOR POB TH S0DEG24'40"E 466.69FT TH S89DEG 35'20"W 466.69FT TH N0DEG24'40"W 466.69FT TH N89DEG35'20"E 466.69FT TO POB PART OF NW 1/4 OF SE 1/4 SEC 33 T23NR4W 5AC SPLIT ON 12/15/2008 FROM 006-033-014-0020;		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		RESIDENTIAL ACREAGE		5.000 Acres	4,000	100	Reason	Value
				5.00 Total Acres		Total Est. Land Value =			20,000	
				Land Improvement Cost Estimates					20,000	
Comments/Influences		Topography of Site		Description		Rate	Size	% Good	Cash Value	
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		D/W/P: 3.5 Concrete		6.25	645	59	2,378	
				Total Estimated Land Improvements		True Cash Value =			2,378	
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/30/2023	INSPECTED	2023	10,000	44,000	54,000	OM	0
		DMG	12/23/2009	INSPECTED	2022	9,500	36,700	46,200		34,317C
					2021	7,500	34,200	41,700		33,221C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 208 60	Type WGEP (1 Story) WSEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 45 Floor Area: 1,208 Total Base New : 194,095 Total Depr Cost: 110,059 Estimated T.C.V: 92,340		E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:									
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets																	
Condition: Good		Lg	X	Ord		Small																		
Room List		Doors:		Solid	X	H.C.	(5) Floors			(12) Electric														
	Basement 1st Floor 2nd Floor Bedrooms						Kitchen: Other: Other:			0 Amps Service														
(1) Exterior							No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls CD		Blt 0									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		X	Ex.		Ord.		Min	No. of Elec. Outlets			Ground Area = 1208 SF Floor Area = 1208 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55											
							Many	X	Ave.		Few	(13) Plumbing												
(2) Windows		(7) Excavation		Average Fixture(s)						Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1208 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding		Slab		1,208		Total:		136,337		74,987	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Other Additions/Adjustments			Exterior		Brick Veneer		158		2,534		1,394			
(3) Roof		(9) Basement Finish								Water/Sewer			1000 Gal Septic		1		4,614		2,538					
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Porches			WGEP (1 Story)		208		14,364		11,204		*7			
X	Asphalt Shingle	(10) Floor Support								Garages			WSEP (1 Story)		60		3,724		2,048					
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			576		20,074		11,041							
										Built-Ins			Appliance Allow.		1		1,961		1,079					
										Fireplaces			Interior 1 Story		1		4,767		2,622					
										Notes:					Totals:		194,095		110,059					
										ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:							92,340							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HASKINS WILLIAM M & BILLIE	LITTLE LARRY J & LINDA M	57,400	01/02/2014	WD	03-ARM'S LENGTH		OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: AG		Building Permit(s)		Date	Number	Status	
NORTHWAY		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%							
Owner's Name/Address		SA: NEW FOR 13		2024 Est TCV Tentative							
LITTLE LARRY J & LINDA M 104 HOLT DR HOUGHTON LAKE MI 48629		Improved X Vacant		Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1							
Tax Description		Public Improvements		* Factors *							
L-586/401 234 - N 70 RDS OF NW 1/4 OF SE 1/4 SEC 33 EXC COM AT E 1/4 COR SEC 33 TH W 1313.60FT TH S 256.91FT FOR POB TH S 466.69FT TH W 466.69FT TH N 466.69FT TH E 466.69FT TO POB & ALSO EXC COM AT SE COR OF NW 1/4 OF SE 1/4 TH N 75FT FOR POB TH N 214.20FT TH W 200FT TH S 214.20FT TH E 200FT TO POB - PART OF NW 1/4 OF SE 1/4 SEC 33 T23NR4W . 29.43AC M/L. SPLIT/COMBINED ON 12/03/2012 FROM 006-033-014-0030, 006-033-014-0060;		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		RESIDENTIAL ACREAGE		29.000 Acres		1,834 100		Reason Value Total Est. Land Value = 53,200	
Comments/Influences		Topography of Site		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Tentative Tentative Tentative Tentative							
		Who When What		2024 26,600 0 26,600 16,982C							
		QT 03/30/2023 INSPECTED		2022 25,200 0 25,200 16,174C							
		DMG 12/23/2009 INSPECTED		2021 22,300 0 22,300 15,658C							
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WHITTINGTON BARBARA K	LITTLE, LARRY & LINDA	10,000	09/06/2007	WD	03-ARM'S LENGTH	1063/1869	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
NORTHWAY		School: HOUGHTON LAKE COMM SCHOOLS		MISC		10/25/2019	LU19-4270	COMPLETE					
Owner's Name/Address		P.R.E. 0%		GARAGE		09/27/2007	PB07-0322	COMPLETE					
LITTLE LARRY J & LINDA M 104 HOLT DR HOUGHTON LAKE MI 48629		SA: NEW FOR 2013		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
L-1063/1869 L-950/168 L-871/4 - 234 -COM AT SE COR SEC 33 TH S89DEG55'58"W ALG SEC LINE 1306.80FT TH N0DEG23'00"W ALG E 1/8 LINE 1387.78FT FOR POB TH S89DEG53'46"W 200FT TH N0DEG23'10"W 114.20FT TH N89DEG53'46"E 200FT TH S0DEG23'00"E 114.20FT TO POB - PART OF NW 1/4 OF SE 1/4 SEC 33 T23NR4W - .52AC M/L. SPLIT/COMBINED ON 12/03/2012 FROM 006-033-014-0030, 006-033-014-0060;		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE G3	115.00	150.00	0.8466	1.0000	150	100		14,603
		X	Paved Road		115 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 14,603								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.25	340	72	1,530				
		X	Sewer		Wood Frame	31.63	64	47	951				
		X	Electric		Total Estimated Land Improvements True Cash Value = 2,481								
		X	Gas		Work Description for Permit LU19-4270, Issued 10/25/2019: TEMPORARY STRUCTURE								
		X	Curb		OCT 2019 - MAY 2020								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	7,300	17,300	24,600			15,491C		
		X	High		2022	4,900	13,800	18,700			14,754C		
		X	Landscaped		2021	4,900	13,400	18,300			14,283C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/30/2023	INSPECTED									
		MH	12/13/2019	INSPECTED									
		QT	04/27/2018	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 600 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 14 Floor Area: 0 Total Base New : 54,907 Total Depr Cost: 47,220 Estimated T.C.V: 34,659			E.C.F. X 0.734		Bsmnt Garage:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 2007	
Yr Built Remodeled 2007 0		Ex	Ord	Min	200 Amps Service			No./Qual. of Fixtures			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86					
Condition: Good		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas			Size		Cost New	Depr. Cost
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other: Laminate			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Storage Over Garage			600		8,358	7,188
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Water/Sewer			Public Sewer			1		1,515	1,303
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water			Water Well, 100 Feet			1		5,890	5,065
(2) Windows	Many X Avg. Few	Large X Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Totals:			54,907		47,220
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCv:		34,659	
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HASKINS,	SCHULTZ, GARY & LAURA	8,500	10/19/2012	WD	21-NOT USED/OTHER	1120/2159	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)		Date	Number	Status				
NORTHWAY		School: HOUGHTON LAKE COMM SCHOOLS		GARAGE		10/26/2012	239	COMPLETE					
Owner's Name/Address		SA: NEW FOR 2013		2024 Est TCV Tentative									
SCHULTZ GARY A & LAURA 201 SIEBERT HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
Tax Description		Public Improvements		* Factors *									
L-1120/2159 - 234 - COM AT SE COR SEC 33 TH S89DEG55'58"W ALG SEC LINE 1306.80FT TH N0DEG23'00"W ALG E 1/8 LINE 1501.98FT FOR POB TH S89DEG53'46"W 200FT TH N0DEG23'10"W 100FT TH N89DEG53'46"E 200FT TH S0DEG23'00"E 100FT TO POB - PART OF NW 1/4 OF SE 1/4 - .46AC M/L SPLIT/COMBINED ON 12/03/2012 FROM 006-033-014-0030, 006-033-014-0060;		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE G3	100.00	175.00	0.8706	1.0313	150	100		13,467
		X	Paved Road		100 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	13,467
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description			Rate	Size		% Good	Cash Value	
		X	Water		Fencing: Wd, Split, 2 Rail			15.75	40	22		139	
		X	Sewer		D/W/P: 3.5 Concrete			6.25	400	72		1,800	
		X	Electric		D/W/P: 3.5 Concrete			6.25	16	72		72	
		X	Gas		Total Estimated Land Improvements True Cash Value =								
		X	Curb		2,011								
		X	Street Lights										
Comments/Influences		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	6,700	17,000	23,700			14,228C		
		X	High		2022	4,500	14,400	18,900			13,551C		
		X	Landscaped		2021	4,500	13,900	18,400			13,119C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/30/2023	INSPECTED									
		QT	04/27/2018	INSPECTED									
		DMG	12/04/2013	INSPECTED									

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 91 Storage Area: 900 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 2012	Remodeled 0	Ex	Ord	Min												
Condition: Good		Size of Closets														
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric											
(1) Exterior		Kitchen: Other: Other:			0 Amps Service											
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings			No./Qual. of Fixtures											
X					Ex. Ord. Min											
(2) Windows		(7) Excavation			No. of Elec. Outlets											
Many X Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few											
X Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement			(13) Plumbing											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
Gable X Gambrel Hip Mansard Flat Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X Asphalt Shingle		(10) Floor Support			Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2012 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Storage Over Garage 900 12,537 11,409 Base Cost 1200 39,144 35,621 *9 Totals: 51,681 47,030 47,030 Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 34,520																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LEBTICH CAROL E	LEBTICH, CAROL & BOOTH, CA	0	10/31/2011	QC	21-NOT USED/OTHER	1109/1037	OTHER	0.0			
		25,000	05/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status			
403 NORTHWAY		School: HOUGHTON LAKE COMM SCHOOLS			FENCE	10/18/2019	LU19-4267	COMPLETE			
Owner's Name/Address		P.R.E. 100% 12/26/2002		SA:							
LEBTICH CAROL E & BOOTH CARL WILLIAM 403 NORTHWAY HOUGHTON LAKE MI 48629		2024 Est TCV Tentative		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Tax Description		X	Improved	Vacant	* Factors *						
234 L-784 P-52 PART OF W 1/2 OF SE 1/4 OF SEC 33 T23N R4W COM AT SE COR THEREOF TH N 23' W ON E LINE 1161 FT FOR POB TH N 23' W 226.5 FT TH S 89 DEG 59' W 276 FT TH S 23' E 226.5 FT TH N 89 DEG 59' E 276 FT TO POB.		X	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Comments/Influences		X	Dirt Road		OFF LAKE G3	226.00	75.00	0.7396 0.8706	150 100	21,826	
		X	Gravel Road		226 Actual Front Feet, 0.39 Total Acres			Total Est. Land Value =		21,826	
		X	Paved Road		Land Improvement Cost Estimates						
		X	Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		X	Sidewalk		Fencing: Wd, Solid, 6 ft.	29.22	88	89	2,288		
		X	Water		Fencing: Wire Mesh, #11	3.26	324	22	232		
		X	Electric		Fencing: Gates, Mesh, 3'	388.14	1	22	85		
		X	Gas		D/W/P: 3.5 Concrete	6.25	640	47	1,880		
		X	Curb		D/W/P: 3.5 Concrete	6.25	176	47	517		
		X	Street Lights		D/W/P: 3.5 Concrete	6.25	216	47	634		
		X	Standard Utilities		D/W/P: Asphalt Paving	2.93	2045	47	2,816		
		X	Underground Utils.		Wood Frame	33.04	55	22	400		
		X	Topography of Site		Wood Frame	22.24	200	47	2,091		
		X	Level		Total Estimated Land Improvements True Cash Value =					10,943	
		X	Rolling		Work Description for Permit LU19-4267, Issued 10/18/2019: FENCE PERMIT						
		X	Low		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	High		2024	Tentative	Tentative	Tentative			Tentative
		X	Landscaped		2023	10,900	41,000	51,900			24,452C
		X	Swamp		2022	7,300	34,400	41,700			23,288C
		X	Wooded		2021	7,300	32,100	39,400			22,545C
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/30/2023	INSPECTED							
		QT	10/22/2020	INSPECTED							
		MH	12/13/2019	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type		Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 48 Floor Area: 1,432 Total Base New : 202,507 Total Depr Cost: 105,305 Estimated T.C.V: 77,294			E.C.F. X 0.734			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets													
Condition: Good		Lg	X Ord		Small														
Room List		Doors:	Solid	X	H.C.	(5) Floors			(12) Electric										
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			100 Amps Service											
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD			Blt 0					
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1432 SF Floor Area = 1432 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=52/100/100/100/52					
	X Insulation				Many X Ave. Few			Building Areas			Stories Exterior Foundation			Size Cost New Depr. Cost					
(2) Windows		(7) Excavation			(13) Plumbing			Average Fixture(s)			1 Story Siding Crawl Space			1,432 163,061 84,793					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1432 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing 3 Fixture Bath Porches CCP (1 Story) CSEP (1 Story) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Interior 1 Story			1 3,915 2,036 44 1,269 660 144 5,875 3,055 360 14,594 7,589 1 1,345 699 1 5,720 2,974 1 1,961 1,020 1 4,767 2,479 Totals: 202,507 105,305			
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof		(9) Basement Finish						Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Asphalt Shingle	(10) Floor Support															ECF (4003 OFF LAKE 3) 0.734 => TCV: 77,294		
Chimney:		Joists: Unsupported Len: Cntr.Sup:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status		
NORTHWAY DR		School: HOUGHTON LAKE COMM SCHOOLS			REMODEL	02/12/2016	PB16-0010	COMPLETE		
		P.R.E. 100% 05/03/1994			POLE BUILDING	09/22/2014	3924	COMPLETE		
Owner's Name/Address		SA:								
CABAY GORDON W & SHEILA K PO BOX 1616 HOUGHTON LAKE MI 48629		2024 Est TCV Tentative								
		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				RESIDENTIAL ACREAGE		8.300 Acres	3,239	100	26,883	
				8.30 Total Acres Total Est. Land Value =					26,883	
Tax Description				Land Improvement Cost Estimates						
L-718 P-600 234 218 TRUMAN COM AT SE COR OF W 1/2 OF SE 1/4 SEC 33 T23N R4W TH N 1095 FT FOR POB TH W 200 FT TH S 152 FT TH W 684 FT TO NW COR LOT 37 CLOVERLEAF SUBD TH N 534.5 FT TH E 685.5 FT TH S 90 FT TH W 76 FT TH S 226.5 FT TH E 276 FT TH S 66 FT TO POB. 8.3 A M/L.		X	Dirt Road							
		X	Gravel Road							
		X	Paved Road							
		X	Storm Sewer							
		X	Sidewalk							
		X	Water	Description	Rate	Size	% Good	Cash Value		
		X	Sewer	D/W/P: 3.5 Concrete	6.25	540	87	2,936		
		X	Electric	D/W/P: 3.5 Concrete	6.25	540	87	2,936		
		X	Gas	D/W/P: 3.5 Concrete	6.25	600	87	3,262		
		X	Curb	D/W/P: 3.5 Concrete	6.25	600	87	3,262		
		X	Street Lights	Total Estimated Land Improvements True Cash Value =					12,396	
Comments/Influences		X	Standard Utilities	Work Description for Permit PB16-0010, Issued 02/12/2016: INTERIOR RENOVATIONS OF ONE STORY SINGLE FAMILY DWELLING						
		X	Underground Utils.	Work Description for Permit 3924, Issued 09/22/2014: 30*50 POLE BARN						
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Rolling	2024	Tentative	Tentative	Tentative			Tentative
		X	Low	2023	13,400	23,100	36,500			19,665C
		X	High	2022	12,800	19,900	32,700			18,729C
		X	Landscaped	2021	10,400	18,900	29,300			18,131C
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/27/2023	INSPECTED						
		QT	04/26/2018	INSPECTED						
		DMG	09/03/2009	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2014 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: CD Effec. Age: 8 Floor Area: 0 Total Base New : 55,972 Total Depr Cost: 44,283 Estimated T.C.V: 37,153		E.C.F. X 0.839		Bsmnt Garage:	Carport Area: 600 Roof: Comp.Shingle	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD		Blt 2014	
Yr Built 2014	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92			Size		Cost New	Depr. Cost		
Condition: Average		Size of Closets		Central Air Wood Furnace			Plumbing			Building Areas						
Room List		Doors:	Solid	H.C.	(12) Electric			Stories Exterior Foundation								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		0 Amps Service			Other Additions/Adjustments									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Plumbing									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex. Ord. Min			Average Fixture(s)									
X	Metal Insulation			Many Ave. Few			3 Fixture Bath									
(2) Windows		(7) Excavation		(13) Plumbing			2 Fixture Bath									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			Softener, Auto									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Average Fixture(s)			Softener, Manual									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s)			Solar Water Heat									
(3) Roof		(9) Basement Finish		Average Fixture(s)			No Plumbing									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)			Extra Toilet								
X	Asphalt Shingle	(10) Floor Support		Average Fixture(s)			Extra Sink									
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)			Separate Shower									
				Average Fixture(s)			Ceramic Tile Floor									
				Average Fixture(s)			Ceramic Tile Wains									
				Average Fixture(s)			Ceramic Tub Alcove									
				Average Fixture(s)			Vent Fan									
				Average Fixture(s)			Notes:									
				Average Fixture(s)			ECF (4001 RES ACREAGE GROUP 1) 0.839 => TCV:									
				Average Fixture(s)			Lump Sum Items:									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
		26,000	12/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0											
Property Address		Class: RESIDENTIAL-IMPROV Zoning: R-2		Building Permit(s)		Date	Number	Status											
315 NORTHWAY		School: HOUGHTON LAKE COMM SCHOOLS		FENCE		06/29/2022	LU22-4511	COMPLETE											
Owner's Name/Address		P.R.E. 100% 05/01/2000		ADDITION		09/25/2009	278	COMPLETE											
STILES KEITH A SR & VICKI L PO BOX 728 HOUGHTON LAKE MI 48629-0728		SA:		GARAGE		09/21/2009	266	COMPLETE											
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3															
L-775 P-211 234 PART OF SW 1/4 OF SE 1/4 SEC 33 T23N R4WCOM AT SE COR THEREOF TH N 23' W 1019 FT FOR POB TH N 23' W 76 FT TH S 89 DEG 59' W 200 FT TH S 23' E 76 FT TH N 89 DEG 59' E 200 FT TO POB.		X Improved		Vacant		* Factors *													
Comments/Influences		Public Improvements		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value						
		Dirt Road		OFF LAKE G3		76.00	150.00	0.9197	1.0000	150	100		10,484						
		Gravel Road		76 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value =	10,484						
		X Paved Road		Land Improvement Cost Estimates															
		Storm Sewer		Description		Rate		Size		% Good		Cash Value							
		Sidewalk		Fencing: Wd, Split, 2 Rail		15.75		20		25		79							
		Water		Fencing: Wd, Solid, 6 ft.		29.22		88		90		2,314							
		X Sewer		D/W/P: 3.5 Concrete		6.25		20		72		90							
		Electric		Wood Frame		22.54		192		47		2,034							
		Gas		Wood Frame		28.97		81		25		587							
		Curb		Total Estimated Land Improvements True Cash Value =								5,104							
		Street Lights		Work Description for Permit LU22-4511, Issued 06/29/2022: FENCE PERMIT															
		X Standard Utilities		Topography of Site															
		Underground Utils.		X Level															
				Rolling															
				Low															
				High															
				Landscaped															
				Swamp															
				Wooded															
				Pond															
				Waterfront															
				Ravine															
				Wetland															
				Flood Plain															
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
				Who		When		What		2024		Tentative		Tentative		Tentative			
				QT		11/01/2022		INSPECTED		2023		5,200		33,600		38,800		19,649C	
				QT		04/27/2018		INSPECTED		2022		3,500		26,500		30,000		17,666C	
				DMG		11/17/2009		INSPECTED		2021		3,500		24,700		28,200		17,102C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 96 48	Type WCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	X Ord	Min												
Condition: Good		Size of Closets		Lg	X Ord	Small										
Room List		Doors:	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Insulation			X Ex.	Ord.	Min										
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many			X	Ave.	Few							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing												
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1146 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer											
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 0				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1146 SF Floor Area = 1146 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57																
Building Areas																
Stories Exterior Foundation										Size		Cost New		Depr. Cost		
1 Story Siding Slab										1,146						
Total:										130,320		74,283				
Other Additions/Adjustments																
Porches										96		4,267		2,432		
WCP (1 Story)																
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost										384		15,199		8,663		
Common Wall: 1/2 Wall										1		-1,037		-591		
Water/Sewer																
Public Sewer										1		1,345		767		
Water Well, 100 Feet										1		5,720		3,260		
Built-Ins																
Appliance Allow.										1		1,961		1,118		
Fireplaces																
Wood Stove										1		2,179		1,242		
Deck																
w/Roof (Roof portion)										48		889		222		
Totals:										160,843		91,396				
Notes:																
ECF (4003 OFF LAKE 3) 0.734 => TCV:														67,085		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PATTERSON SANDRA D ESTATE	VITEK DREW R	25,000	03/23/2023	WD	08-ESTATE	1183:2538	PROPERTY TRANSFER	100.0					
PATTERSON SANDRA D		0	02/24/2022	OTH	07-DEATH CERTIFICATE	1183:2536	OTHER	0.0					
PATTERSON KRIS R & CATHERI	PATTERSON SANDRA	30,000	10/29/2013	WD	21-NOT USED/OTHER	1134/720	OTHER	100.0					
		52,000	06/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
309 NORTHWAY DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
VITEK DREW R 2762 BAYLOR POND CT HUDSONVILLE MI 49426		SA:											
Tax Description		2024 Est TCV Tentative											
L-1027 P-2398 (L-933 P-571&L-880P-346) 234 (L-952 P-525&L-936P-1499) PART OF SW 1/4 OF SE 1/4 SEC 33 T23N R4WCOM AT SE COR THEREOF TH N 23' W 943 FT FOR POB TH N 23' W 76 FT TH S 89 DEG 59' W 200 FT TH S 23' E 76 FT TH N 89 DEG 59' E 200 FT TO POB.		X Improved		Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
Comments/Influences		X Public Improvements			* Factors *								
		X Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road			OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100		10,484
		X Paved Road			76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484								
		X Storm Sewer			Land Improvement Cost Estimates								
		X Sidewalk			Description	Rate	Size	% Good	Cash Value				
		X Water			D/W/P: 3.5 Concrete	6.25	96	47	282				
		X Sewer			D/W/P: Asphalt Paving	2.93	1624	47	2,236				
		X Electric			Wood Frame	26.62	96	47	1,201				
		X Gas			Total Estimated Land Improvements True Cash Value = 3,719								
		X Curb											
		X Street Lights											
		X Standard Utilities											
		X Underground Utils.											
		Topography of Site											
		X Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling			2024	Tentative	Tentative	Tentative			Tentative		
		X Low			2023	5,200	15,300	20,500			15,605C		
		X High			2022	3,500	12,400	15,900			14,862C		
		X Landscaped			2021	3,500	11,600	15,100			14,388C		
		X Swamp											
		X Wooded											
		X Pond											
		X Waterfront											
		X Ravine											
		X Wetland											
		X Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 03/28/2023 INSPECTED											
		QT 04/27/2018 INSPECTED											
		DMG 09/03/2009 INSPECTED											

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 72 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:		
X	Wood Frame Metal Frame	(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump									140	WCP (1 Story)			
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G											112	WCP (1 Story)			
Yr Built	Remodeled	Trim & Decoration												98	WSEP (1 Story)			
0	0	Ex	X Ord											212	Treated Wood			
Condition: Good		Size of Closets																
		Lg	X Ord		Small													
Room List		Doors:	Solid	X	H.C.													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Central Air Wood Furnace													
(1) Exterior		Kitchen:			(12) Electric													
		Other:			0 Amps Service													
		Other:			No./Qual. of Fixtures													
		X	Ex.		Ord.		Min											
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets													
X	Aluminum				Many	X	Ave.		Few									
X	Insulation				(13) Plumbing													
(2) Windows		(7) Excavation			Average Fixture(s)													
X	Many Avg. Few	X	Large Avg. Small		2 3 Fixture Bath													
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing													
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone															
X	Double Glass Patio Doors		Treated Wood Concrete Floor															
X	Storms & Screens	(9) Basement Finish			(14) Water/Sewer													
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
X	Gable Hip Flat		Gambrel Mansard Shed															
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:																
Notes:												ECF (4003 OFF LAKE 3) 0.734 => TCv:		29,021				
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME												Cls Fair		Blt 0				
(11) Heating System: Warm & Cool Air																		
Ground Area = 896 SF Floor Area = 896 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35																		
Building Areas																		
Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost																		
Main Home Ribbed Metal 896																		
Expando 84																		
Total: 55,255 19,340																		
Other Additions/Adjustments																		
Skirting, Metal or Vinyl, Vertical 166 1,864 652																		
Plumbing 3 Fixture Bath 1 2,765 968																		
Porches																		
WCP (1 Story) 140 5,134 1,797																		
WCP (1 Story) 112 4,314 1,510																		
WSEP (1 Story) 98 3,634 1,272																		
Deck																		
Treated Wood 212 4,263 1,492																		
Garages																		
Class: D Exterior: Pole (Unfinished)																		
Base Cost 576 12,983 9,348 *7																		
Water/Sewer																		
Public Sewer 1 1,345 471																		
Water Well, 100 Feet 1 5,720 2,002																		
Built-Ins																		
Appliance Allow. 1 1,961 686																		
Totals: 99,238 39,538																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: AG	Building Permit(s)	Date	Number	Status			
306 HOWE AVENUE		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 05/03/1994									
Owner's Name/Address		SA:									
FREDERICK EDWARD N & JANICE L 306 HOWE AVE HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1						
			Public Improvements		* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
					RESIDENTIAL ACREAGE		5.000 Acres	4,000	100		20,000
							5.00 Total Acres			Total Est. Land Value =	20,000
Tax Description					Land Improvement Cost Estimates						
L-594 P-276 234 306 HOWE AVENUE 48629COM AT SE COR OF W1/2 OF SE1/4 SEC 33 T23N R4W TH N 1095 FT TH W 200 FT TH S 152 FT TH W 684 FT TO NW COR LOT 37 CLOVERLEAF SUBD FOR POB TH W 425.75 FT TH N 534.5 FT TH E 426.75 FT TH S 534.5 FT TO POB 5.23A M/L		X	Dirt Road		Description		Rate	Size	% Good	Cash Value	
			Gravel Road		D/W/P: 3.5 Concrete	6.25	399	44		1,097	
		X	Paved Road		D/W/P: 3.5 Concrete	6.25	350	44		963	
			Storm Sewer		Wood Frame	29.13	80	19		443	
		X	Sidewalk		Wood Frame	21.64	264	44		2,514	
			Water		Total Estimated Land Improvements True Cash Value =						5,017
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
		X	Standard Utilities								
			Underground Utils.								
Comments/Influences			Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Level		2024	Tentative	Tentative	Tentative			Tentative
			Rolling		2023	10,000	47,900	57,900			43,148C
			Low		2022	9,500	40,900	50,400			41,094C
			High		2021	7,500	38,500	46,000			39,782C
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/27/2023	INSPECTED	2023	10,000	47,900	57,900			43,148C
		QT	04/26/2018	INSPECTED	2022	9,500	40,900	50,400			41,094C
		DMG	09/03/2009	INSPECTED	2021	7,500	38,500	46,000			39,782C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	X	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	20	Treated Wood	Year Built:	Car Capacity:	
	Mobile Home		Insulation		Wood				Coal								Steam
	Town Home	0	Front Overhang	X	Forced Warm Air	Wall Furnace	Warm & Cool Air	Heat Pump	Dishwasher	2nd/Same Stack	192	Roof Cover Onl	Exterior: Pole	Brick Ven.: 0	Stone Ven.: 0	Common Wall: Detache	
	Duplex	0	Other Overhang						Garbage Disposal	Two Sided	290	Roof Cover Onl	Exterior 1 Story				Exterior 2 Story
X	Wood Frame	(4) Interior															
Building Style: MANUFACTURED		X	Drywall		Plaster												
Yr Built		Remodeled	Ex	X	Ord		Min										
Condition: Average		Size of Closets															
Room List		Doors:		Solid	X	H.C.											
	Basement	(5) Floors															
	1st Floor	Kitchen:			(12) Electric												
	2nd Floor	Other:			0 Amps Service												
	Bedrooms	Other:			No./Qual. of Fixtures												
(1) Exterior		X	Ex.		Ord.		Min										
X	Wood/Shingle	(6) Ceilings			No. of Elec. Outlets												
X	Aluminum/Vinyl																
	Brick																
X	Insulation	(13) Plumbing															
(2) Windows		(7) Excavation															
X	Many		Large	Basement: 1200 S.F.			Average Fixture(s)										
X	Avg.	X	Avg.	Crawl: 330 S.F.			2 3 Fixture Bath										
	Few		Small	Slab: 0 S.F.			2 Fixture Bath										
				Height to Joists: 0.0			Softener, Auto										
X	Wood Sash	(8) Basement															
X	Metal Sash	Conc. Block			Extra Toilet												
X	Vinyl Sash	Poured Conc.			Extra Sink												
X	Double Hung	Stone			Separate Shower												
X	Horiz. Slide	Treated Wood			Ceramic Tile Floor												
X	Casement	Concrete Floor			Ceramic Tile Wains												
X	Double Glass	(9) Basement Finish															
X	Patio Doors				Ceramic Tub Alcove												
X	Storms & Screens				Vent Fan												
(3) Roof		(14) Water/Sewer															
X	Gable		Gambrel	Public Water													
X	Hip		Mansard	1 Public Sewer													
X	Flat		Shed	1 Water Well													
X	Asphalt Shingle	(10) Floor Support			1000 Gal Septic												
					2000 Gal Septic												
Chimney: Vinyl		Joists:			Lump Sum Items:												
		Unsupported Len:															
		Cntr.Sup:															

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

OUTDOOR WOOD FURNACE 1 6,500 4,485 \*6  
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LAMBERG RHONDA C	PACELLA ROBERT&LANBERG RHO	0	08/06/2015	QC	09-FAMILY	1152-1537	PROPERTY TRANSFER	0.0			
		80,000	12/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status		
9254 W LAKE CITY ROAD & NORTHWAY		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
PACELLA ROBERT&LANBERG RHONDA TRUST 3327 E HOUGHTON LK DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
L-866 P-10-11 (L-750 P-30) 234 9254 W LAKE CITY ROAD 48629COM AT PT 33 FT N OF SW COR OF SE1/4 OF SE1/4 SEC 33 TH N 167 FT TH W 100 FT TH S 167 FT TH E 100 FT TO POB PART OF SW 1/4 OF SE1/4 SEC 33 T23N R4W EXC S 7 FT FOR M-55 R/W.		Public Improvements		* Factors *							
Comments/Influences		X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X		COMM FF RATE	100.00	167.00	1.0000	1.0551	150	100	15,827
		X		100 Actual Front Feet, 0.38 Total Acres					Total Est. Land Value =		15,827
		X		Dirt Road							
		X		Gravel Road							
		X		Paved Road							
		X		Storm Sewer							
		X		Sidewalk							
		X		Water							
		X		Sewer							
		X		Electric							
		X		Gas							
		X		Curb							
		X		Street Lights							
		X		Standard Utilities							
		X		Underground Utils.							
		Topography of Site									
		X		Level							
		X		Rolling							
		X		Low							
		X		High							
		X		Landscaped							
		X		Swamp							
		X		Wooded							
		X		Pond							
		X		Waterfront							
		X		Ravine							
		X		Wetland							
		X		Flood Plain							
		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	04/03/2023	INSPECTED	2023	7,900	26,200	34,100		33,600C	
		QT	06/28/2018	INSPECTED	2022	7,900	24,100	32,000		32,000S	
		DMG	08/13/2012	INSPECTED	2021	10,600	22,300	32,900		32,900S	

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 2,180 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 106 Overall Building Height: 8			
Depr. Table : 1.5% Effective Age : 34 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		Base Rate for Upper Floors = 33.93			
Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 106 Has Elevators:		(10) Heating system: Forced Air Furnace Cost/SqFt: 11.12 100% Adjusted Square Foot Cost for Upper Floors = 45.05			
8 Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Total Floor Area: 1,200 Base Cost New of Upper Floors = 54,060 Reproduction/Replacement Cost = 54,060 Eff.Age:34 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 32,436			
Comments:		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		Unit in Place Items /CI16/YARI/PAV/2A Rate Quantity Arch %Good Depr.Cost 3.38 1265 1.00 47 2,010 /CI16/YARI/PAV/495L 6.13 5088 1.00 22 6,862			
* Sprinkler Info * Area: Type: Low		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 31,890 Replacement Cost/Floor Area= 74.60 Est. TCV/Floor Area= 26.57					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:			
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:			
X Poured Conc.	Brick/Stone	Block	Footings	Outlets: Fixtures: X Few Average Many Unfinished Typical X Few Average Many Unfinished Typical			
(3) Frame:		Many Above Ave.	Average Typical	Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(4) Floor Structure:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(40) Exterior Wall:			
(5) Floor Cover:		(9) Sprinklers:		Thickness Bsmnt Insul.			
(6) Ceiling:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0			
		X Gas Oil	Coal Stoker	(14) Roof Cover:			
		Hand Fired Boiler					

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>																
Class: C Floor Area: 980 Gross Bldg Area: 2,180 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost					Class: C Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 91 Overall Building Height: 8											
		High	Above Ave.	X	Ave.	Low	Base Rate for Upper Floors = 45.94											
Depr. Table : 1.5% Effective Age : 41 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 980 Ave. Perimeter: 91 Has Elevators:					(10) Heating system: Forced Air Furnace Cost/SqFt: 11.41 100% Adjusted Square Foot Cost for Upper Floors = 57.35											
Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling					Total Floor Area: 980 Base Cost New of Upper Floors = 56,203 Reproduction/Replacement Cost = 56,203 Eff.Age:41 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 30,350											
8 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)					ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 2 = 23,430 Replacement Cost/Floor Area= 57.35 Est. TCV/Floor Area= 23.91											
Comments:		* Sprinkler Info * Area: Type: Low																
(1) Excavation/Site Prep:		(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:						
(2) Foundation:		(8) Plumbing:					Outlets:                      Fixtures:											
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X	Few Average	X	Few Average								
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Many Unfinished Many Unfinished Typical Typical						
(4) Floor Structure:							Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer						
(5) Floor Cover:		(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:						
												Thickness                      Bsmnt Insul.						
(6) Ceiling:		(10) Heating and Cooling:					(14) Roof Cover:											
X	Gas Oil	Coal Stoker	Hand Fired Boiler															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LAMBERG RHONDA C	PACELLA ROBERT&LANBERG RHO	0	08/06/2015	QC	09-FAMILY	1152-1537	PROPERTY TRANSFER	0.0			
		127,500	04/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status		
9252 W LAKE CITY ROAD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
PACELLA ROBERT&LANBERG RHONDA TRUST 3327 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				COMM FF RATE	100.00	315.00	1.0000	1.4491	150	100	21,737
				COMM FF RATE	25.00	155.00	1.0000	1.0165	150	100	3,812
				125 Actual Front Feet, 0.81 Total Acres						Total Est. Land Value =	25,549
L-692 P-552 234 9260 W LAKE CITY RD 48629 COM 200 FT N OF SE COR OF SW 1/4 OF SE 1/4 TH N 23' W 155 FT TH S 89 DEG 59' W 200 FT TH S 23' E 315 FT TO HWY R/W TH EON R/W 100 FT TH N 23' E 160 FT TH E 100FT TO POB PART OF SW 1/4 OF SE 1/4 SEC 33 T23N R4W.		X	Dirt Road								
Comments/Influences		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	04/03/2023	INSPECTED	2023	12,800	87,300	100,100			80,633C
		QT	06/28/2018	INSPECTED	2022	12,800	81,400	94,200			76,794C
		DMG	09/03/2009	INSPECTED	2021	17,000	75,400	92,400			74,341C

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

Desc. of Bldg/Section: Calculator Occupancy: Medical - Dental Clinics				<<<<< Calculator Cost Computations >>>>>									
Class: D Floor Area: 2,618 Gross Bldg Area: 2,618 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght : 8				Class: D Quality: Low Cost Stories: 1 Story Height: 9 Perimeter: 249 Overall Building Height: 8									
				Construction Cost				Base Rate for Upper Floors = 136.50  (10) Heating system: Package Heating & Cooling Cost/SqFt: 26.90 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 163.40 Adjusted Square Foot Cost for Basement = 57.39  Total Floor Area: 2,618 Base Cost New of Upper Floors = 427,781  Reproduction/Replacement Cost = 427,781 Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0 Total Depreciated Cost = 192,501  Basement Area: 832 Base Cost New of Basement = 47,748 Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 75 /100/100/100/75.0 Total Depreciated Cost = 35,811  Total Depreciated Cost (Upper floors and basement) = 228,312  Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI16/YARI/PAV/2A 3.38 11761 1.00 20 7,950 /CI16/YARI/PAV/495L 6.13 197 1.00 70 845 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
Depr. Table : 3% Effective Age : 26 Physical %Good: 45 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** **									
				Heat#1: Package Heating & Cooling 100% Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 2618 Ave. Perimeter: 249 Has Elevators:									Area: 832 Perimeter: 154 Type: Utility Basement Heat: No Heating or Cooling
Year Built Remodeled Overall Bldg Height: 8													
				Comments:									* Mezzanine Info *
Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)													
				Area: Type: Low									Area: 832 Perimeter: 154 Type: Utility Basement Heat: No Heating or Cooling
(1) Excavation/Site Prep:													
				(2) Foundation:									(8) Plumbing:
X Poured Conc. Brick/Stone Block													
				(3) Frame:				Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners					
(4) Floor Structure:													(9) Sprinklers:
				(5) Floor Cover:				(10) Heating and Cooling:					
(6) Ceiling:													X Gas Oil Coal Stoker Hand Fired Boiler
				(11) Electric and Lighting:				(13) Roof Structure: Slope=0					
(39) Miscellaneous:													(14) Roof Cover:
				Outlets: Fixtures:				X Few Average Many Unfinished Typical X Few Average Many Unfinished Typical					
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct													Incandescent Fluorescent Mercury Sodium Vapor Transformer
				(40) Exterior Wall:				Thickness Bsmnt Insul.					

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GRIFFITH VERNA G	FOSTER PROPERTIES LLC	450,000	09/08/2007	WD	03-ARM'S LENGTH	1064/478	OTHER	100.0					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status				
M55		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
FOSTER PROPERTIES LLC 69245 BURKE DRIVE RICHMOND MI 48062		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
L-733 P-483 234 W 200 FT OF E 400 FT OF S 355 FT OF SW 1/4 OF SE 1/4 SEC 33 T23N R4W EXC R/W.		Public Improvements		* Factors *									
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		X	Gravel Road		COMM FF RATE	200.00	400.00	1.0000	1.6330	150	100	TRIBUNAL DEC 11	48,990
		X	Paved Road		200 Actual Front Feet, 1.84 Total Acres		Total Est. Land Value =					48,990	
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	24,500	218,900	243,400			242,760C		
			High		2022	24,500	206,700	231,200			231,200S		
			Landscaped		2021	32,700	191,700	224,400			224,400S		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/03/2023	INSPECTED	2023	24,500	218,900	243,400			242,760C		
		QT	06/28/2018	INSPECTED	2022	24,500	206,700	231,200			231,200S		
		DMG	09/03/2009	INSPECTED	2021	32,700	191,700	224,400			224,400S		

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

Desc. of Bldg/Section: CAL 180 Calculator Occupancy: Markets - Mini-Mart Convenience Stores				<<<<<< Calculator Cost Computations >>>>>>					
Class: C Floor Area: 3,626 Gross Bldg Area: 3,626 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost High Above Ave. X Ave. Low		Class: C Quality: Average Stories: 1 Story Height: 10 Perimeter: 246 Overall Building Height: 10		Base Rate for Upper Floors = 194.13			
Depr. Table : 3% Effective Age : 13 Physical %Good: 67 Func. %Good : 93 Economic %Good: 93		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 3626 Ave. Perimeter: 246 Has Elevators:		(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.92 100% Adjusted Square Foot Cost for Upper Floors = 212.05		Total Floor Area: 3,626 Base Cost New of Upper Floors = 768,894			
Year Built Remodeled		Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Unit in Place Items		Reproduction/Replacement Cost = 768,894 Eff.Age:13 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /93 /93 /93 /53.9 Total Depreciated Cost = 414,372			
10 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		/CI14/SERS/BBUIIU/CAN/STE/BAVE 26.43 2688 1.00 43 30,549 /CI11/UNDFS/STE/DOUW/J10000 29459.04 3 1.00 63 55,678 /CI11/UNDFS/STE/DOUW/H6000 21424.76 2 1.00 63 26,995 /CI11/UNDFS/STE/DOUW/K12000 32031.43 2 1.00 63 40,360 /CI11/UNDFS/STE/DOUW/F4000 15152.39 1 1.00 63 9,546 /CI16/YARI/PAV/2A 3.45 8415 1.00 18 5,226 /CI16/YARI/PAV/495L 6.26 18656 1.00 18 21,022		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 466,093 Replacement Cost/Floor Area= 329.89 Est. TCV/Floor Area= 128.54			
Comments:		* Sprinkler Info * Area: Type: Average							
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		2688 Steel Frame			
X Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X Few Average Many Unfinished Typical	X Few Average Many Unfinished Typical		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		Thickness Bsmnt Insul.			
(6) Ceiling:		X Gas Oil	Coal Stoker	Hand Fired Boiler					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status		
9364 M55		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FOSTER PROPERTIES LLC # 27 69245 BURKE DR RICHMOND MI 48062		SA:									
		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	93.00	315.00	1.0000	1.4491	150	100	20,215
		Paved Road		COMM FF RATE	94.00	315.00	1.0000	1.4491	150	100	20,433
		Storm Sewer		187 Actual Front Feet, 1.35 Total Acres Total Est. Land Value =							40,648
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Split/Comb. on 12/19/2021 completed 12/19/2021 MIKE OWNER REQUEST ; Parent Parcel(s): 006-033-015-0180, 006-033-015-0160; Child Parcel(s): 006-033-015-0170;		Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling		2023	20,300	6,200	26,500			26,500S	
		Low		2022	20,300	5,700	26,000			26,000S	
		High		2021	0	0	0			0	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	04/03/2023	INSPECTED	2023	20,300	6,200	26,500		26,500S	
		QT	06/28/2018	INSPECTED	2022	20,300	5,700	26,000		26,000S	
		DMG	09/03/2009	INSPECTED	2021	0	0	0		0	

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>															
Class: C Floor Area: 600 Gross Bldg Area: 600 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght				Construction Cost High    Above Ave.    X Ave.    Low				Class: C    Quality: Low Cost Stories: 1    Story Height: 10    Perimeter: 100 Overall Building Height: 10											
Depr. Table : 2.5% Effective Age : 41 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace    100% Heat#2: No Heating or Cooling    0%				Base Rate for Upper Floors = 55.60 (10) Heating system: Forced Air Furnace    Cost/SqFt: 13.80    100% Adjusted Square Foot Cost for Upper Floors = 69.40											
Year Built Remodeled				Area: Perimeter: Type: Finished Basement				Total Floor Area: 600    Base Cost New of Upper Floors =    41,640 Reproduction/Replacement Cost =    41,640 Eff.Age:41    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost =    14,574											
10 Overall Bldg Height				Heat: No Heating or Cooling				<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses											
Comments:				* Mezzanine Info * Area #1: Type #1: Office    (No Rates) Area #2: Type #2: Office    (No Rates)				Item Description    Col.    Rate    SqFt    Adj.    Adj.    Cost (39) Miscellaneous Canopies & Marquees: Wood Frame    1 Up    31.72    120    1.000    1.000    3,806 Total Cost of Lump-Sum Items =    3,806 Total Cost New =    3,806											
Area: Type: Low				* Sprinkler Info * Area: Type: Low				<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>											
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:							
X Poured Conc.    Brick/Stone    Block				Many Above Ave.    Average Typical    Few None				X Few Average Many Unfinished Typical				X Few Average Many Unfinished Typical							
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure:    Slope=0				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Thickness    Bsmnt Insul.							
(6) Ceiling:				X Gas Oil    Coal Stoker    Hand Fired Boiler															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KAVIN INVESTMENTS INC	KNIGHT ENTERPRISES INC	0	06/08/2020	QC	10-FORECLOSURE	1173:0552	PROPERTY TRANSFER	0.0			
KNIGHT ENTERPRISES INC	KAVIN INVESTMENTS INC	0	11/21/2018	MLC	21-NOT USED/OTHER	1167:2225	PROPERTY TRANSFER	100.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status		
9400 M55		School: HOUGHTON LAKE COMM SCHOOLS		MISC		08/23/2019	LU19-4256	COMPLETE			
Owner's Name/Address		SA:									
KNIGHT ENTERPRISES INC 47705 WEST ROAD STE B-102 WIXOM MI 48393		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		Gravel Road		COMM FF RATE	175.00	200.00	1.0000	1.1547	150 100	30,311	
		Paved Road		175 Actual Front Feet, 0.80 Total Acres						Total Est. Land Value =	30,311
		X	Storm Sewer	Work Description for Permit LU19-4256, Issued 08/23/2019: REWORK EXISTING SIGN AND CANOPY							
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Level	2024	Tentative	Tentative	Tentative			Tentative	
			Rolling	2023	15,200	100,300	115,500			113,820C	
			Low	2022	15,200	93,200	108,400			108,400S	
			High	2021	20,200	86,500	106,700			106,700S	
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/03/2023	INSPECTED	2023	15,200	100,300	115,500			113,820C
		KH	10/30/2019	INSPECTED	2022	15,200	93,200	108,400			108,400S
		QT	06/28/2018	INSPECTED	2021	20,200	86,500	106,700			106,700S

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

Desc. of Bldg/Section: Calculator Occupancy: Markets - Mini-Mart Convenience Stores				<<<<< Calculator Cost Computations >>>>>					
Class: C Floor Area: 1,643 Gross Bldg Area: 1,643 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght				Construction Cost		Class: C Quality: Average Stories: 1 Story Height: 10 Perimeter: 168 Overall Building Height: 10			
				High	Above Ave.	X Ave.			Low
Depr. Table : 3% Effective Age : 28 Physical %Good: 43 Func. %Good : 93 Economic %Good: 93				** ** Calculator Cost Data ** **		(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.44 100% Adjusted Square Foot Cost for Upper Floors = 241.91			
				Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: No Heating or Cooling 0%		Ave. SqFt/Story: 1643 Ave. Perimeter: 168 Has Elevators:		Total Floor Area: 1,643 Base Cost New of Upper Floors = 397,458	
Year Built Remodeled 10 Overall Bldg Height				*** Basement Info ***		<<<<< Segregated Cost Computations >>>>>			
				Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Costs taken from Segregated Cost Section 3: Stores & Commercials		Item Description (39) Miscellaneous Canopies & Marquees: Steel Frame	
Comments: Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)				* Mezzanine Info *		Total Cost of Lump-Sum Items = 81,040 Total Cost New = 81,040			
				Area: Type: Average		* Sprinkler Info *		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets:                      Fixtures:		2000 Steel Frame			
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	X	Few None		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		X	Few Average Many Unfinished Typical		
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:			
(6) Ceiling:		X	Gas Oil	Coal Stoker	Hand Fired Boiler	Thickness                      Bsmnt Insul.			
				(14) Roof Cover:					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FIRKSER STANLEY	FIRKSER STANLEY TRUST	0	09/12/2013	QC	09-FAMILY	1132/487	OTHER	0.0			
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status		
M55		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FIRKSER STANLEY TRUST 7 EASTON OVAL, EA5W83 COLUMBUS OH 43219		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
L-422 P-492 234 COM 40 FT N & 425.75 FT E OF SW COR OF SW 1/4 OF SE 1/4 SEC 33 T23N R4W TH E ON HWY R/W 119.25 FT TH N 160 FT TH E 175 FT TH N 23' E 155 FT TH W 294.25 FT TH S 315 FT TO POB.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	119.00	315.00	1.0000	1.4491	150	100	25,867
		Paved Road		OFF LAKE G3	175.00	155.00	1.0000	1.0165	150	100	26,684
		Storm Sewer		294 Actual Front Feet, 1.48 Total Acres Total Est. Land Value = 52,551							
		X Sidewalk									
		X Water									
		X Sewer									
		Electric									
		Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/03/2023	INSPECTED	2023	26,300	0	26,300			18,113C
		QT	06/28/2018	INSPECTED	2022	21,800	0	21,800			17,251C
		DMG	09/03/2009	INSPECTED	2021	16,700	0	16,700			16,700S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FIRKSER STANLEY	FIRKSER STANLEY TRUST	0	09/12/2013	QC	09-FAMILY	1132/487	OTHER	0.0			
Property Address		Class: COMMERCIAL-VACANT	Zoning: C-1	Building Permit(s)		Date	Number	Status			
LAKE CITY RD & LESTER ST		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FIRKSER STANLEY TRUST 7 EASTON OVAL, EA5W83 COLUMBUS OH 43219		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	187.00	350.00	1.0000	1.5275	150	100	42,847
		Paved Road		187 Actual Front Feet, 1.50 Total Acres Total Est. Land Value = 42,847							
		Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	04/03/2023	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		QT	06/28/2018	INSPECTED	2023	21,400	0	21,400			21,400S
		DMG	06/14/2012	INSPECTED	2022	21,400	0	21,400			21,400S
					2021	28,600	0	28,600			28,600S



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
NORMAN CORPORATION	FIRKSER STANLEY TRUST	0	06/08/2020	QC	21-NOT USED/OTHER	1172:2402	PROPERTY TRANSFER	100.0							
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status						
LAKE CITY RD & LESTER ST		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
FIRKSER STANLEY TRUST 7 EASTON OVAL, EA5W83 COLUMBUS OH 43219		SA:													
Tax Description		2024 Est TCV Tentative													
L-301 P-63 234 E 50 FT OF W 238.75 FT OF S 355 FT OF SW 1/4 OF SE 1/4 SEC 33 T23N R4W EXC HWY R/W.		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL											
Comments/Influences		Public Improvements		* Factors *											
		X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value COMM FF RATE 50.00 355.00 1.0000 1.5384 150 100 11,538 50 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 11,538											
		Topography of Site													
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative	
		QT		04/03/2023		INSPECTED		2023		5,800		0		5,800S	
		QT		06/28/2018		INSPECTED		2022		5,800		0		5,800S	
		DMG		06/14/2012		INSPECTED		2021		6,600		0		6,600S	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)	Date	Number	Status
9480 W LAKE CITY ROAD		School: HOUGHTON LAKE COMM SCHOOLS			Demolish	04/18/2022	PB22-0089	COMPLETE
Owner's Name/Address		P.R.E. 0%			DEMO	11/23/2021	LU21-4303	COMPLETE
HOUGHTON LAKE BAPTIST CHURCH 9480 W LAKE CITY RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative				
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL		
234 W 188.75 FT OF S 355 FT OF SW 1/4 OF SE 1/4 SEC 33 T23N R4W EXC COM 40 FT N OF SW COR TH E ON N LINE OF M-55 29 FT TH N 110 FT TH NW'LY TO A PT 150 FT N OF BEG TH S 150 FT TO POB.		X		Public Improvements		* Factors *		
Comments/Influences		X		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value		
		X		Gravel Road		COMM FF RATE 188.75 355.00 1.0000 1.5384 150 100 43,556		
		X		Paved Road		189 Actual Front Feet, 1.54 Total Acres Total Est. Land Value = 43,556		
		X		Storm Sewer		Land Improvement Cost Estimates		
		X		Sidewalk		Description Rate Size % Good Cash Value		
		X		Water		Fencing: Wd, Picket, 30-40 12.73 36 24 110		
		X		Sewer		D/W/P: 5in Ren. Conc. 8.22 435 89 3,183		
		X		Electric		D/W/P: Asphalt Paving 2.97 14020 95 39,557		
		X		Gas		Total Estimated Land Improvements True Cash Value = 42,850		
		X		Curb		Work Description for Permit PB22-0089, Issued 04/18/2022: DEMOLITON OF 1800 SQ FT CHURCH LAKE TOWNSHIP LAND USE PERMIT #4463; HLSA DISCONNECT PERMIT #D-817; WELL IS BEING USED FOR EXISTING BUILDING-WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPT.		
		X		Street Lights		Work Description for Permit LU21-4303, Issued 11/23/2021: DEMO 32X65 BUILDING CLOSEST TO ROAD		
		X		Standard Utilities		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value		
		X		Underground Utils.		2024 EXEMPT EXEMPT EXEMPT		
				Topography of Site		2023 EXEMPT EXEMPT EXEMPT		
		X		Level		2022 0 0 0 0		
				Rolling		2021 0 0 0 0		
				Low				
				High				
				Landscaped				
				Swamp				
				Wooded				
				Pond				
				Waterfront				
				Ravine				
				Wetland				
				Flood Plain				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 11/01/2022 INSPECTED		QT 10/21/2020 INSPECTED				

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 28 120 24	Type CPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 31 Floor Area: 1,782 Total Base New : 236,196 Total Depr Cost: 162,975 Estimated T.C.V: 136,736			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:																																																																					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																																														
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																																
Condition: Average		Lg	Ord	Small																																																																																	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																																																																													
	Basement 1st Floor 2nd Floor 3 Bedrooms				Kitchen: Other: Other:			200 Amps Service																																																																													
(1) Exterior					No./Qual. of Fixtures																																																																																
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																																																																
X	Insulation				Many			X	Ave.	Few																																																																											
(2) Windows		(7) Excavation			(13) Plumbing																																																																																
Many Avg. Few	Large Avg. Small	Basement: 1782 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																																																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																															
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																																
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																			
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1782 SF Floor Area = 1782 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,782</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Other Additions/Adjustments</td> <td>Total:</td> <td>222,405</td> <td>153,459</td> </tr> <tr> <td>Porches</td> <td>CPP</td> <td></td> <td>28</td> <td></td> <td>756</td> <td>522</td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td></td> <td>120</td> <td></td> <td>2,921</td> <td>2,015</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>24</td> <td></td> <td>1,088</td> <td>751</td> </tr> <tr> <td>Water/Sewer</td> <td>Public Sewer</td> <td></td> <td>1</td> <td></td> <td>1,345</td> <td>928</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td></td> <td>5,720</td> <td>3,947</td> </tr> <tr> <td>Built-Ins</td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td></td> <td>1,961</td> <td>1,353</td> </tr> <tr> <td colspan="4">Totals:</td> <td></td> <td>236,196</td> <td>162,975</td> </tr> </tbody> </table> <p>Notes: ECF (2001 COMMERCIAL ) 0.839 =&gt; TCV: 136,736</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,782				Other Additions/Adjustments				Total:	222,405	153,459	Porches	CPP		28		756	522	Deck	Treated Wood		120		2,921	2,015		Treated Wood		24		1,088	751	Water/Sewer	Public Sewer		1		1,345	928		Water Well, 100 Feet		1		5,720	3,947	Built-Ins	Appliance Allow.		1		1,961	1,353	Totals:					236,196	162,975
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Desc. of Bldg/Section: Calculator Occupancy: Religious Buildings - Church Sanctuaries				<<<<< Calculator Cost Computations >>>>>			
Class: D				Class: D    Quality: Average		Stories: 1    Story Height: 12    Perimeter: 336	
Floor Area: 8,832 Gross Bldg Area: 8,832 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost		Base Rate for Upper Floors = 144.47		(10) Heating system: Package Heating & Cooling    Cost/SqFt: 25.16    100% Adjusted Square Foot Cost for Upper Floors = 169.63	
Depr. Table : 2% Effective Age : 31 Physical %Good: 53 Func. %Good : 100 Economic %Good: 100		High    Above Ave.    Ave.    X    Low		** ** Calculator Cost Data ** **		Total Floor Area: 8,832    Base Cost New of Upper Floors = 1,498,172	
Year Built Remodeled		Area: Perimeter: Type: Heat:		Quality: Average Heat#1: Package Heating & Cooling    100% Heat#2: Electric, Cable or Baseboard    0% Ave. SqFt/Story: 8832 Ave. Perimeter: 336 Has Elevators:		8,832 Sq.Ft. of Sprinklers @ 4.51, Cost New = 39,832	
Overall Bldg Height		*** Basement Info ***		Reproduction/Replacement Cost = 1,538,004 Eff.Age:31    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0 Total Depreciated Cost = 815,142		ECF (2001 COMMERCIAL )    0.772 => TCV of Bldg: 1 = 629,290 Replacement Cost/Floor Area= 174.14    Est. TCV/Floor Area= 71.25	
Comments:		* Mezzanine Info *		Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info *	
Area: 8832 Type: Low							
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:                      Fixtures:			
Footings		Many Above Ave.    Average Typical    Few None		Few Average Unfinished Typical    Few Average Unfinished Typical			
X Poured Conc.    Brick/Stone    Block		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:				Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure:    Slope=0		Thickness    Bsmnt Insul.	
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
(6) Ceiling:		Gas Oil    Coal Stoker    Hand Fired Boiler					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FIRKSER STANLEY	FIRKSER STANLEY TRUST	0	09/12/2013	QC	09-FAMILY	1132/487	OTHER	0.0			
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)	Date	Number	Status			
W LAKE CITY		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FIRKSER STANLEY TRUST 7 EASTON OVAL, EA5W83 COLUMBUS OH 43219		SA:									
Tax Description		2024 Est TCV Tentative									
234 COM 40 FT N OF SW COR OF SW 1/4 OF SE 1/4 SEC 33 T23N R4W TH E ON N LINE OF M-55 29 FT TH N 110 FT TH NW'LY TO PT 150 FT N OF BEG TH S 150 FT TO POB.		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	110.00	29.00	1.0000	0.4397	150	100	7,255
		Paved Road		110 Actual Front Feet, 0.07 Total Acres				Total Est. Land Value =		7,255	
		X Storm Sewer									
		X Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 10/21/2020	INSPECTED	2023	3,600	0	3,600		1,735C		
		DMG 09/03/2009	INSPECTED	2022	3,600	0	3,600		1,653C		
				2021	4,800	0	4,800		1,601C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CNUDE STEVE	CNUDE STEVEN G [LE]	0	05/11/2021	QC	18-LIFE ESTATE	1176:2126	PROPERTY TRANSFER	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status		
9031 N W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
CNUDE STEVEN G [LE] 9031 W HOUGHTON LK DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
L-871 P-139 (L-604 P-441) 234 COM 547.5 FT N & 33 FT W OF SE COR OF SE1/4 OF SE1/4 SEC 33 FOR POB TH W 167 FT TH N 100 FT TH E 167 FT TH S 100 FT EXC THAT PART OF ELY SIDE OF PAR RELEASED TOSTATE FOR HWY PURPOSES PART OF SE1/4 OF SE1/4 SEC 33 T23N R4W KNOWN AS LOTS 57 & 58 OF UNRECORDED PLAT & ANY LAND LYING EOF SAID DESC & US HWY KNOWN AS LOTS 57 &58 UNRECORDED PLAT OF NORTHWAY		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	100.00	167.00	1.0000	1.0551	150	100	15,827
		Paved Road		100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 15,827							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		Wood Frame	26.59		192 83		4,237		
		Electric		Wood Frame	34.37		80 81		2,227		
		Gas		Total Estimated Land Improvements True Cash Value = 6,464							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling		2023	7,900	28,700	36,600			27,661C	
		Low		2022	7,900	26,200	34,100			26,344C	
		High		2021	9,200	24,500	33,700			25,503C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/27/2023	INSPECTED	2023	7,900	28,700	36,600			27,661C
		MH	08/11/2017	INSPECTED	2022	7,900	26,200	34,100			26,344C
		DMG	07/21/2011	INSPECTED	2021	9,200	24,500	33,700			25,503C

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

Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Fleet Facilities Repair		<<<<<< Calculator Cost Computations >>>>>>	
Class: S		Class: S Quality: Average	
Floor Area: 1,068		Stories: 1 Story Height: 14 Perimeter: 136	
Gross Bldg Area: 2,268		Overall Building Height: 12	
Stories Above Grd: 1		Base Rate for Upper Floors = 86.38	
Average Sty Hght : 14		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.81 100%	
Bsmnt Wall Hght		Adjusted Square Foot Cost for Upper Floors = 93.19	
Depr. Table : 4%		Total Floor Area: 1,068 Base Cost New of Upper Floors = 99,527	
Effective Age : 14		Reproduction/Replacement Cost = 99,527	
Physical %Good: 56		Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0	
Func. %Good : 100		Total Depreciated Cost = 55,735	
Economic %Good: 100		Unit in Place Items	
Year Built Remodeled		Rate Quantity Arch %Good Depr.Cost	
12 Overall Bldg Height		/CI16/YARI/PAV/2L 2.07 4860 1.00 15 1,509	
Comments:		/CI16/YARI/PAV/495L 4.79 240 1.00 40 460	
		/CI16/YARI/CHALF/06'/29 16.79 140 1.00 40 940	
		/CI16/YARI/CHALF/06'/3 2.85 140 1.00 40 160	
		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 45,397	
		Replacement Cost/Floor Area= 106.26 Est. TCV/Floor Area= 42.51	

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

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

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>																
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 2,268 Stories Above Grd Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost					Class: D,Pole Quality: Low Cost Stories: 0 Story Height: 12 Perimeter: 140 Overall Building Height: 12											
		High	Above Ave.	X	Ave.	Low	Base Rate for Upper Floors = 17.97											
Depr. Table : 4% Effective Age : 15 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:					(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 17.97											
Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling					Total Floor Area: 1,200 Base Cost New of Upper Floors = 21,564 Reproduction/Replacement Cost = 21,564 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 11,645											
12 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)					ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 2 = 8,990 Replacement Cost/Floor Area= 17.97 Est. TCV/Floor Area= 7.49											
Comments:		* Sprinkler Info * Area: Type: Low																
(1) Excavation/Site Prep:		(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:						
(2) Foundation:		(8) Plumbing:					Outlets:                      Fixtures:											
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X	Few Average	X	Few Average								
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Many Unfinished Many Unfinished Typical						
(4) Floor Structure:							Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer						
(5) Floor Cover:		(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:						
												Thickness                      Bsmnt Insul.						
(6) Ceiling:		(10) Heating and Cooling:					(14) Roof Cover:											
X	Gas Oil	Coal Stoker	Hand Fired Boiler															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KALIS VIRGINIA C	NOTTINGHAM INN LLC	30,000	07/26/2016	WD	19-MULTI PARCEL ARM'S LEN	1159-1867	PROPERTY TRANSFER	100.0			
FROH HELEN K	KALIS, VIRGINIA	1	04/26/2013	WD	21-NOT USED/OTHER	1127/708	OTHER	100.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status		
106 NOTTINGHAM & N HARRISON		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		09/08/2017	PB17-0308	COMPLETE			
Owner's Name/Address		SA:		2024 Est TCV Tentative							
NOTTINGHAM INN LLC 133 VICTORY RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
Tax Description		Public Improvements		* Factors *							
234 COM 447.5 FT N & 33 FT W OF SE COR OF SE 1/4 OF SE 1/4 SEC 33 TH W 167 FT TH N 100 FT TH E 167 FT TH S 100 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23NR4W KNOWN AS LOTS 55 & 56 OF UNRECORDED PLAT OF NORTHWAY.		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value							
Comments/Influences		X	Gravel Road	COMM FF RATE 100.00 167.00 1.0000 1.0551 150 100 15,827							
		X	Paved Road	100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 15,827							
		X	Storm Sewer	Land Improvement Cost Estimates							
		X	Sidewalk	Description Rate Size % Good Cash Value							
		X	Water	Fencing: Wd, Split, 2 Rail 17.30 160 46 1,273							
		X	Sewer	Wood Frame 24.92 288 71 5,096							
		X	Electric	Total Estimated Land Improvements True Cash Value = 6,369							
		X	Gas	Work Description for Permit PB17-0308, Issued 09/08/2017: 1 STY COMM DETACHED STORAGE BLDG-SHED 12 X 24. 170' SPLIT RAIL FENCE							
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		QT	03/27/2023	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		MH	12/21/2017	INSPECTED	2023	7,900	30,400	38,300			35,459C
		MH	08/11/2017	INSPECTED	2022	7,900	27,700	35,600			33,771C
					2021	9,200	25,700	34,900			32,693C

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Desc. of Bldg/Section: Calculator Occupancy: Bar Cocktail Lounges				<<<<< Calculator Cost Computations >>>>>			
Class: C Floor Area: 1,152 Gross Bldg Area: 1,152 Stories Above Grd Average Sty Hght : 8 Bsmnt Wall Hght				Class: C Quality: Low Cost Stories: 0 Story Height: 8 Perimeter: 144 Base Rate for Upper Floors = 119.51			
Depr. Table : 1.5% Effective Age : 45 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.38 100% Adjusted Square Foot Cost for Upper Floors = 123.89			
Year Built Remodeled Overall Bldg Height		*** Calculator Cost Data *** Quality: Low Cost Heat#1: Wall or Floor Furnace 100% Heat#2: Complete H.V.A.C. 0% Ave. SqFt/Story: 1152 Ave. Perimeter: 144 Has Elevators:		Total Floor Area: 1,152 Base Cost New of Upper Floors = 142,721 Reproduction/Replacement Cost = 142,721 Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 72,788			
Comments:		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Unit in Place Items /CI16/YARI/PAV/2A 2.47 2052 1.00 47 2,382 /CI16/YARI/PAV/495A 5.68 160 1.00 22 200 /CI4/ROOC/COMRL 0.75 96 1.00 22 16 /CI4/ROODA/WOOSP12L 1.33 96 1.00 22 28 /CI16/YARI/PAV/495L 4.72 96 1.00 22 100			
* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		* Sprinkler Info * Area: Type: Low		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 58,297 Replacement Cost/Floor Area= 129.65 Est. TCV/Floor Area= 50.60			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals			
		3-Piece Baths		Wash Bowls			
		2-Piece Baths		Water Heaters			
		Shower Stalls		Wash Fountains			
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metallic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0			
		X Gas		Coal			
		Oil		Stoker			
				Hand Fired			
				Boiler			
(6) Ceiling:				(14) Roof Cover:			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KALIS VIRGINIA C	NOTTINGHAM INN LLC	30,000	07/26/2016	WD	20-MULTI PARCEL SALE REF	1159-1867	PROPERTY TRANSFER	100.0			
FROH HELEN K	KALIS, VIRGINIA	1	04/26/2013	WD	21-NOT USED/OTHER	1127/708	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-1	Building Permit(s)		Date	Number	Status		
106 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
NOTTINGHAM INN LLC 133 VICTORY RD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
234 COM 447.5 FT N & 1004.4 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 100 FT TH N 200 FT TH W 100 FT TH S 200 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4W KNOWN AS LOTS 53 & 54 OF UNRECORDED PLAT OF NORTHWAY.		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	100.00	150.00	0.8706	1.0000	150	100	13,058
		Paved Road		100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =		13,058
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	5.86	282	46	760			
		Sewer		Total Estimated Land Improvements True Cash Value =					760		
		Electric									
		Gas									
		Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	Tentative	Tentative	Tentative			Tentative	
			Low	2023	6,500	19,300	25,800			16,409C	
			High	2022	4,400	15,500	19,900			15,628C	
			Landscaped	2021	4,400	14,500	18,900			15,129C	
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		QT	03/27/2023	INSPECTED							
		MH	08/11/2017	INSPECTED							
		DMG	09/03/2009	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 110 240	Type WGEP (1 Story) CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																												
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D -10 Effec. Age: 59 Floor Area: 1,050 Total Base New : 123,448 Total Depr Cost: 55,559 Estimated T.C.V: 40,780		E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:																																																													
Building Style: 1 1/2 STORY		X	Drywall Paneled		Plaster Wood T&G																																																																							
Yr Built	Remodeled	Ex	X	Ord		Min																																																																						
Condition: Good		Size of Closets		Lg	X	Ord		Small																																																																				
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace																																																																					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			60 Amps Service																																																																					
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. Ord. X Min																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few																																																																					
	Insulation			(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																								
X	Many Avg. Few	X	Large Avg. Small																																																																									
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish																																																																										
X	Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																																																					
Chimney: Brick																																																																												
Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls D-10 Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 840 SF Floor Area = 1050 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>840</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>98,678</td> <td>44,412</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Porches</th> <th>WGEP (1 Story)</th> <th>CPP</th> <th>Water/Sewer</th> <th>Public Sewer</th> <th>Water Well, 100 Feet</th> <th>Built-Ins</th> <th>Appliance Allow.</th> <th>Fireplaces</th> <th>Interior 1 Story</th> <th>Totals:</th> </tr> </thead> <tbody> <tr> <td></td> <td>110</td> <td>240</td> <td></td> <td>1</td> <td>1</td> <td></td> <td>1</td> <td></td> <td>1</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>1,192</td> <td>5,584</td> <td></td> <td>1,662</td> <td></td> <td>4,188</td> <td>123,448</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>55,559</td> </tr> </tbody> </table> Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 40,780															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	840			Total:				98,678	44,412	Porches	WGEP (1 Story)	CPP	Water/Sewer	Public Sewer	Water Well, 100 Feet	Built-Ins	Appliance Allow.	Fireplaces	Interior 1 Story	Totals:		110	240		1	1		1		1						1,192	5,584		1,662		4,188	123,448											55,559
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																							
1.25 Story	Siding	Crawl Space	840																																																																									
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	110	240		1	1		1		1																																																																			
				1,192	5,584		1,662		4,188	123,448																																																																		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CNUDE STEVEN G [LE]	STARR LEE C	80,000	06/07/2022	WD	20-MULTI PARCEL SALE REF	1181:1131	PROPERTY TRANSFER	100.0			
CNUDE STEVE	CNUDE STEVEN G [LE]	0	05/11/2021	QC	18-LIFE ESTATE	1176:2126	PROPERTY TRANSFER	0.0			
KUMMER JENNIFER	CNUDE STEVE	48,500	04/26/2019	WD	20-MULTI PARCEL SALE REF	1169:565	PROPERTY TRANSFER	100.0			
ROSCOMMON COUNTY TREASURER	KUMMER, JENNIFER	200	10/24/2011	QC	21-NOT USED/OTHER	1108/2513	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status		
NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 06/07/2022									
Owner's Name/Address		SA:									
STARR LEE C 110 NOTTINGHAM DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100	7,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 7,500							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	5.86		324 21		399		
		Sewer		Total Estimated Land Improvements True Cash Value = 399							
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		QT	11/01/2022	INSPECTED	2023	3,800	1,400	5,200			5,200S
		MH	08/11/2017	INSPECTED	2022	2,500	700	3,200			3,200S
		DMG	09/03/2009	INSPECTED	2021	2,500	900	3,400			3,143C

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

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CNUDE STEVEN G [LE]	STARR LEE C	80,000	06/07/2022	WD	19-MULTI PARCEL ARM'S LEN	1181:1131	PROPERTY TRANSFER	100.0			
CNUDE STEVE	CNUDE STEVEN G [LE]	0	05/11/2021	QC	18-LIFE ESTATE	1176:2126	PROPERTY TRANSFER	0.0			
KUMMER JENNIFER	CNUDE STEVE	48,500	04/26/2019	WD	19-MULTI PARCEL ARM'S LEN	1169:565	PROPERTY TRANSFER	100.0			
		38,000	03/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
110 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 06/07/2022									
Owner's Name/Address		SA:									
STARR LEE C 110 NOTTINGHAM DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100	7,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 7,500							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate			Size % Good		Cash Value	
		Water		Fencing: Wd, Split, 2 Rail	15.75			10 25		39	
		Sewer		Wood Frame	24.34			144 85		2,979	
		Electric		Total Estimated Land Improvements True Cash Value = 3,018							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		QT	11/01/2022	INSPECTED	2023	3,800	30,400	34,200			34,200S
		MH	08/11/2017	INSPECTED	2022	2,500	16,900	19,400			18,539C
		DMG	09/03/2009	INSPECTED	2021	2,500	15,900	18,400			17,947C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 20 6 18	Type WCP (1 Story) CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 25 Floor Area: 832 Total Base New : 113,369 Total Depr Cost: 85,026 Estimated T.C.V: 62,409			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures									
Room List		Doors:		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets												
X	Wood/Shingle Aluminum/Vinyl Brick Aluminum Insulation						Many	X	Ave.		Few	(13) Plumbing				
(2) Windows		(7) Excavation		Average Fixture(s)												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 832 SF Floor Area = 832 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  1 Story Siding Crawl Space 832 101,933 76,448                  Other Additions/Adjustments                  Water/Sewer                  Public Sewer 1 1,345 1,009                  Water Well, 100 Feet 1 5,720 4,290                  Built-Ins                  Appliance Allow. 1 1,961 1,471                  Porches                  WCP (1 Story) 20 1,433 1,075                  CPP 6 161 121                  Deck                  Treated Wood 18 816 612                  Totals: 113,369 85,026                  Notes: ECF (4003 OFF LAKE 3) 0.734 =&gt; TCV: 62,409</p>																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BAKER CLANIN NORMA	CALANN NORMA JEAN	0	05/16/2013	OTH	21-NOT USED/OTHER	1128/796	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
114 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS			GARAGE	10/05/2015	PB15-0271	COMPLETE					
Owner's Name/Address		P.R.E. 0%			SCREENED PORCH	09/29/2008	PB08-0301	COMPLETE					
CLANIN NORMA JEAN 5938 COUNTY RD 313 RAWSON OH 45881		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
L-965P-671-673 (L-769P-418&L-780P-119) 234 COM 447.5 FT N & 804.4 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 100 FT TH N 200 FT TH W 100 FT TH S 200 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4W KNOWN AS LOTS 49 & 50 OF UNRECORDED PLAT OF NORTHWAY.		Public Improvements		* Factors *				Value					
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3		100.00	150.00	0.8706	1.0000	150	100		13,058
		Paved Road		100 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =		13,058					
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description									
		Water		D/W/P: 3.5 Concrete		Rate		Size		% Good		Cash Value	
		Sewer		D/W/P: 3.5 Concrete		5.86		24		46		65	
		Electric				5.86		10		46		27	
		Gas		Total Estimated Land Improvements True Cash Value = 92									
		Curb		Work Description for Permit PB15-0271, Issued 10/05/2015: DEMO 16*21 GARAGE & NEW 26*28 GARAGE									
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 03/27/2023	6,500	30,100	36,600			19,691C					
		MH 08/11/2017	4,400	24,700	29,100			18,754C					
		DMG 09/03/2009	4,400	23,100	27,500			18,155C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2015 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 728 % Good: 93 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: D Effec. Age: 44 Floor Area: 900 Total Base New : 139,076 Total Depr Cost: 88,101 Estimated T.C.V: 64,666			35	WCP (1 Story)	Bsmnt Garage: Carport Area: Roof:				
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G				E.C.F. X 0.734									
Yr Built 0	Remodeled 0	Ex	X	Ord	Min													
Condition: Good		Size of Closets																
Room List		Doors:		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric													
(1) Exterior		Kitchen: Other: Other:			100 Amps Service													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures													
(2) Windows		Ex.		Ord.	X	Min												
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets																
(3) Roof																		
X	Wood/Shingle Aluminum/Vinyl Brick	(13) Plumbing																
(4) Chimney		Average Fixture(s)																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0																
(5) Foundation		(8) Basement																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(6) Siding		(9) Basement Finish																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
(7) Roof		(14) Water/Sewer																
X	Asphalt Shingle	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
(8) Other		Lump Sum Items:																
(9) Other		Notes:																
(10) Other		ECF (4003 OFF LAKE 3) 0.734 => TCV: 64,666																
(11) Other		Totals: 139,076																
(12) Other		Totals: 88,101																
(13) Other		Totals: 64,666																
(14) Other		Totals: 96,542																
(15) Other		Totals: 54,064																
(16) Other		Totals: 1,535																
(17) Other		Totals: 564																
(18) Other		Totals: 26,739																
(19) Other		Totals: 668																
(20) Other		Totals: 3,127																
(21) Other		Totals: 931																
(22) Other		Totals: 2,345																
(23) Other		Totals: 88,101																
(24) Other		Totals: 64,666																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
YATS KEITH & SHARON	NIEDERER JEREMY & KIMBERLY	74,000	07/03/2014	WD	03-ARM'S LENGTH	1142-674	OTHER	100.0			
WALKER KRISTIE CHOLE	YATS KEITH & SHARON	0	08/15/2013	QC	21-NOT USED/OTHER	1238/63	OTHER	0.0			
YATS, KEITH	WALKER, KRISTIE CHOLE	60,000	03/13/2012	LC	03-ARM'S LENGTH	1113/972	OTHER	100.0			
SECRETARY OF HOUSING AND U	YATS, KEITH	24,900	09/23/2010	OTH	10-FORECLOSURE	1097/27	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
116 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 07/09/2014									
Owner's Name/Address		SA:									
NIEDERER JEREMY & KIMBERLY 116 NOTTINGHAM HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100	7,500
				50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		7,500
Tax Description				Land Improvement Cost Estimates							
L-1030 P-943 (L-751 P-375) 234 COM 447.5FT N & 704.4FT E OF SW COR FOR POB TH E 100FT TH N 200FT TH W 100FT TH S 200FT TO POB PART OF SE 1/4 OF SE1/4 SEC 33 T23NR4W KNOWN AS LOTS 47 & 48 OFUNRECORDED PLAT OF NORTHWAY 116 NOTTINGHAM		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
Comments/Influences		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	03/27/2023	INSPECTED	2023	3,800	47,800	51,600			35,217C
		MH	08/11/2017	INSPECTED	2022	2,500	40,100	42,600			33,540C
		DMG	07/27/2011	INSPECTED	2021	2,500	37,600	40,100			32,469C

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Roscommon, Michigan

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family		Eavestrough Insulation			X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		504	Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 864 % Good: 66 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:			
	Mobile Home		0 Front Overhang				Forced Warm Air Wall Furnace			X			E.C.F. X 0.734 Total Base New : 237,591 Total Depr Cost: 138,047 Estimated T.C.V: 101,326		E.C.F. X 0.734 Total Base New : 237,591 Total Depr Cost: 138,047 Estimated T.C.V: 101,326							
	Town Home Duplex A-Frame		0 Other Overhang			(4) Interior																
	X Wood Frame		Drywall X Paneled Plaster Wood T&G			Trim & Decoration																
	Building Style: DOUBLE WIDE		Ex X Ord Min			Size of Closets																
Yr Built	Remodeled																					
Condition: Good		Lg X Ord Small			Doors: Solid X H.C.			Central Air Wood Furnace			(12) Electric			Cls Good			Blt 0					
Room List		(5) Floors			Kitchen: Other: Other:			150 Amps Service			No./Qual. of Fixtures									No. of Elec. Outlets		
Basement 1st Floor 2nd Floor Bedrooms																						
(1) Exterior		(6) Ceilings																				
X	Wood/Shingle																					
	Aluminum/Vinyl Brick																					
	Insulation																					
(2) Windows		(7) Excavation			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 280 S.F. Slab: 0 S.F. Height to Joists: 0.0																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
			(9) Basement Finish																			
(3) Roof																						
X	Gable Hip Flat	Gambrel Mansard Shed																				
X	Asphalt Shingle		(10) Floor Support																			
Chimney:					Joists: Unsupported Len: Cntr.Sup:																	
Notes:															ECF (4003 OFF LAKE 3) 0.734 => TCV: 101,326							
Cost Est. for Res. Bldg: 1 Mobile Home DOUBLE WIDE (11) Heating System: Warm & Cool Air Ground Area = 1996 SF Floor Area = 1996 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Siding Comp.Shingle 1716 280 Addition Siding Crawl 169,320 96,512 Total: 169,320 96,512 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 3,977 2,267 Deck Treated Wood 504 8,160 4,651 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 864 30,240 19,958 Common Wall: 1/2 Wall 1 -1,122 -741 Block Foundation 736 10,966 6,251 Water/Sewer Public Sewer 1 1,941 1,106 Water Well, 100 Feet 1 6,333 3,610 Built-Ins Appliance Allow. 1 4,031 2,298 Fireplaces Wood Stove 1 3,745 2,135 Totals: 237,591 138,047																						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JACKSON STEPHEN G	ROGERS TIFFANY L	105,000	08/15/2022	LC	03-ARM'S LENGTH	1184:434	DEED	100.0			
JACKSON JENNIFER L	JACKSON STEPHEN G	0	01/23/2019	OTH	06-COURT JUDGEMENT	1168:0703	OTHER	0.0			
COUNTY OF ROSCOMMON	JACKSON STEPHEN G	7,200	09/27/2017	QC	21-NOT USED/OTHER	1163:1957	PROPERTY TRANSFER	100.0			
WILLIAMS KATHRYN D &	ROSCOMMON COUNTY TREASURER	0	03/31/2017	OTH	21-NOT USED/OTHER	1162:713	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
120 NOTTINGHAM DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ROGERS TIFFANY L 120 NOTTINGHAM DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-604 P-18-21 234 COM 447.5 FT N & 654.4 FT E OF SW COR OF SE1/4 OF SE1/4 SEC 33 TH E 50 FT TH N 200 FT TH W 50 FT TH S 200 FT TO POB PART OF SE1/4 OF SE1/4 SEC 33 T23N R4W KNOWN AS LOT 46 OF UNRECORDED PLAT OF NORTHWAY .23A		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100	7,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 7,500							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		Fencing: Wd, Split, 2 Rail	14.83		80 21		249		
		Sewer		D/W/P: 3.5 Concrete	5.86		144 21		177		
		Electric		Total Estimated Land Improvements True Cash Value = 426							
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	3,800	37,400	41,200	41,200A	41,200C	
		QT	03/27/2023	INSPECTED	2022	2,500	31,000	33,500		27,323C	
		MH	08/11/2017	INSPECTED	2021	2,500	28,900	31,400		26,451C	
		DMG	09/03/2009	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 26 144 156	Type WCP (1 Story) WCP (1 Story) Roof Cover Onl Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 44 Floor Area: 1,729 Total Base New : 194,791 Total Depr Cost: 109,084 Estimated T.C.V: 80,068			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 1/2 STORY		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1105 SF Floor Area = 1729 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56			Cls D Blt 0			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas						
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1.5 Story Siding Slab 1 Story Siding Slab 1 Story Siding Overhang			Size 576 529 336		Cost New Depr. Cost Total: 161,002 90,161	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1105 S.F. Height to Joists: 0.0						Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement Finish			(14) Water/Sewer			Plumbing 3 Fixture Bath No Plumbing Porches WCP (1 Story) WCP (1 Story) Deck Treated Wood w/Roof (Roof portion) Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 2 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			1 3,291 1,843 192 6,399 3,583 26 1,780 997 156 3,412 1,911 144 2,137 1,197 336 12,072 6,760 1 -3,740 -2,094 1 1,192 668 1 5,584 3,127 1 1,662 931		Totals: 194,791 109,084	
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:						ECF (4003 OFF LAKE 3) 0.734 => TCV:			80,068			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
122 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
ZETTEL EDWARD E & VERA M 5596 NESTEL RD E ST HELEN MI 48656		SA:											
		2024 Est TCV Tentative											
		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
		Public Improvements		* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100		7,500
					50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 7,500
Tax Description		Dirt Road											
(L-1001P-556&L-883P-164&L-749P-27-28) 234		Gravel Road											
L-1033 P-90 (L-1023P-1994) COM 447.5 FT N		Paved Road											
& 604.4 FT E OF SW COR OF SE 1/4 OF SE		Storm Sewer											
1/4 SEC 33 TH E 50 FT TH N 200 FT TH W 50		Sidewalk											
FT TH S 200 FT TO POB PART OF SE 1/4 OF		Water											
SE 1/4 SEC 33 T23N R4W KNOWN AS LOT 45 OF		Sewer											
UNRECORDED PLAT OF NORTHWAY. 122		Electric											
NOTTINGHAM		Gas											
Comments/Influences		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	Tentative	Tentative	Tentative	Tentative					
		QT	03/27/2023	INSPECTED	2024	Tentative							
		MH	08/11/2017	INSPECTED	2023	3,800	23,200	27,000	21,885C				
		DMG	09/03/2009	INSPECTED	2022	2,500	19,200	21,700	20,843C				
					2021	2,500	18,300	20,800	20,178C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:						
	Mobile Home			Wood	Coal	Steam		Cook Top					Interior 2 Story	133	Treated Wood	Car Capacity:		
	Town Home	0		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher	2nd/Same Stack	63	Treated Wood	Class: CD						
	Duplex	0	Other Overhang					Garbage Disposal	Two Sided	128	Treated Wood	Exterior 1 Story			Exterior: Block			
	A-Frame	(4) Interior										Brick Ven.: 0						
X	Wood Frame	Drywall										Stone Ven.: 0						
		X	Paneled	Plaster									Common Wall: Detache					
Building Style: MOBILE HOME		Trim & Decoration										Foundation: 18 Inch						
Yr Built	Remodeled	Ex	X	Ord	Min							Finished ?:						
0	0	Size of Closets										Auto. Doors: 0						
Condition: Good		Lg	X	Ord	Small							Mech. Doors: 0						
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace						Total Base New : 111,444		E.C.F.				
	Basement	(5) Floors		(12) Electric									Total Depr Cost: 67,693		X	0.734		
	1st Floor	Kitchen:		100 Amps Service									Floor Area:					
	2nd Floor	Other:		No./Qual. of Fixtures									Total Depr Cost: 67,693					
	Bedrooms	Other:		Ex. X Ord. Min									Estimated T.C.V: 49,687					
(1)	Exterior	(6) Ceilings		No. of Elec. Outlets									Total Base New : 111,444		E.C.F.			
	Wood/Shingle			Many X Ave. Few									Total Depr Cost: 67,693		X		0.734	
X	Aluminum/Vinyl			(13) Plumbing									Total Depr Cost: 67,693					
	Brick			Average Fixture(s)									Total Depr Cost: 67,693					
	Insulation			2 3 Fixture Bath									Total Depr Cost: 67,693					
(2)	Windows	(7) Excavation		2 Fixture Bath									Total Depr Cost: 67,693					
	Many		Large	Basement: 0 S.F.									Total Depr Cost: 67,693					
X	Avg.	X	Avg.	Crawl: 0 S.F.									Total Depr Cost: 67,693					
	Few		Small	Slab: 0 S.F.									Total Depr Cost: 67,693					
	Wood Sash			Height to Joists: 0.0									Total Depr Cost: 67,693					
X	Metal Sash			(8) Basement									Total Depr Cost: 67,693					
X	Vinyl Sash			Conc. Block									Total Depr Cost: 67,693					
X	Double Hung			Poured Conc.									Total Depr Cost: 67,693					
	Horiz. Slide			Stone									Total Depr Cost: 67,693					
	Caseament			Treated Wood									Total Depr Cost: 67,693					
	Double Glass			Concrete Floor									Total Depr Cost: 67,693					
X	Patio Doors			(9) Basement Finish									Total Depr Cost: 67,693					
X	Storms & Screens			(14) Water/Sewer									Total Depr Cost: 67,693					
(3)	Roof			Public Water									Total Depr Cost: 67,693					
X	Gable		Gambrel	1 Public Sewer									Total Depr Cost: 67,693					
	Hip		Mansard	1 Water Well									Total Depr Cost: 67,693					
	Flat		Shed	1000 Gal Septic									Total Depr Cost: 67,693					
X	Asphalt Shingle			2000 Gal Septic									Total Depr Cost: 67,693					
				(10) Floor Support									Total Depr Cost: 67,693					
	Chimney:			Lump Sum Items:									Total Depr Cost: 67,693					
				Joists:									Total Depr Cost: 67,693					
				Unsupported Len:									Total Depr Cost: 67,693					
				Cntr.Sup:									Total Depr Cost: 67,693					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
NAGY JUNE ESTATE	KOIN KIMBERLY & RICHARDSON	0	09/08/2018	QC	21-NOT USED/OTHER	1167:351	DEED	0.0			
KOIN & RICHARDSON & NAGY	LLK PROPERTIES LLC	0	08/09/2018	QC	21-NOT USED/OTHER	1167:352	DEED	0.0			
NAGY JUNE M		0	04/26/2013	OTH	07-DEATH CERTIFICATE	1167:349	OTHER	0.0			
NAGY GEORGE V & EVELYN T	NAGY GEORGE V LIVING TRUST	0	03/30/1998	QC	21-NOT USED/OTHER	0811:158	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
NAGY JOE J ETAL 2148 S SCHOOL RD STERLING MI 48659		SA:									
		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100	7,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 7,500							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		QT	03/27/2023	INSPECTED	2023	3,800	0	3,800			1,031C
		MH	08/11/2017	INSPECTED	2022	2,500	0	2,500			982C
					2021	2,500	0	2,500			951C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
126 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
BUCKEL STEVEN JAMES 13070 BUCKEL DR MILLINGTON MI 48746		SA:										
Tax Description		2024 Est TCV Tentative										
234 L-941 P-2012 (L-679 P-22) COM 447.5 FT N & 504.4 FT E OF SW COR OF SE 1/4 OF SE 1/4 TH E 50 FT TH N 200 FT TH W 50 FT TH S 200 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4WKNOWN AS LOT 43 OF UNRECORDED PLAT OF NORTHWAY.		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100		7,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	7,500
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	23.74	96	71	1,618				
		Sewer		Total Estimated Land Improvements True Cash Value = 1,618								
		Electric										
		Gas										
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative				Tentative	
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		QT	03/27/2023	INSPECTED	2023	3,800	2,600	6,400			2,293C	
		MH	08/11/2017	INSPECTED	2022	2,500	2,200	4,700			2,184C	
		DMG	09/03/2009	INSPECTED	2021	2,500	2,200	4,700			2,115C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 0.734	Total Base New : 15,594 Total Depr Cost: 5,458 Estimated T.C.V: 4,006	Bsmnt Garage:	Carpport Area: Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	X
Town Home Duplex A-Frame		(4) Interior														
Wood Frame		Drywall Paneled	Plaster Wood T&G													
Building Style: RANCH		Trim & Decoration														
Yr Built 0	Remodeled 0	Ex	Ord	Min												
Condition: Average		Size of Closets														
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
Insulation				Ex. Ord. Min												
(2) Windows		No. of Elec. Outlets		Many Ave. Few												
Many Avg. Few		Large Avg. Small		(13) Plumbing												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(8) Basement														
Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
Asphalt Shingle		(9) Basement Finish														
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
				Lump Sum Items:												
							Cost Est. for Res. Bldg: 1 Mobile Home RANCH (11) Heating System: Wall Furnace Ground Area = 208 SF Floor Area = 208 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 208 Total: 15,594 5,458									
							Other Additions/Adjustments Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 4,006									
							Totals: 15,594 5,458									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARTIN LISA L	MARTIN LISA L ESTATE	0	07/14/2019	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MARTIN LISA L ESTATE 1276 S LOXLEY RD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
234 L-926 P-669 (L-506 P-126) COM 447.5 FT N & 454.4 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 50 FT TH N 200 FT TH W 50 FT TH S 200 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4W. .23 A KNOWN AS LOT 42 OF UNRECORDED PLAT OF NORTHWAY.		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100	7,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 7,500							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 03/27/2023	INSPECTED	2023	3,800	0	3,800		1,031C		
		MH 08/11/2017	INSPECTED	2022	2,500	0	2,500		982C		
		DMG 09/03/2009	INSPECTED	2021	2,500	0	2,500		951C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARTIN LISA L ESTATE	HENFLING APRIL	0	10/18/2021	OTH	08-ESTATE	UNRECORDED	OTHER	0.0			
MARTIN LISA L	MARTIN LISA L ESTATE	0	07/14/2019	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status			
130 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/26/2022							
Owner's Name/Address		SA:		2024 Est TCV Tentative							
HENFLING APRIL 130 NOTTINGHAM HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Tax Description		Public Improvements		* Factors *				Value			
234 L-926 P-669 (L-506 P-126) COM AT PT 447.5 FT N & 404.4 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 50 FT TH N 200 FT TH W 50 FT TH S 200 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4W. .23 A KNOWN AS LOT 41 OF UNRECORDED PLAT OF NORTHWAY.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Topography of Site		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100	7,500
		Level		50 Actual	Front Feet,	0.17	Total Acres	Total Est.	Land Value =	7,500	
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Low		2024	Tentative	Tentative	Tentative			Tentative	
		High		2023	3,800	10,400	14,200			10,557C	
		Landscaped		2022	2,500	8,000	10,500			10,055C	
		Swamp		2021	2,500	7,700	10,200			9,734C	
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What							
		QT	03/27/2023	INSPECTED							
		MH	08/11/2017	INSPECTED							
		DMG	09/03/2009	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 0		Remodeled 0		Ex	X	Ord		Min								
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		60 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Aluminum Insulation						Ex.		Ord.	X	Min					
(2) Windows		No. of Elec. Outlets		(13) Plumbing												
	Many Avg. Few		Large Avg. Small	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle Metal	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
										Cost Est. for Res. Bldg: 1 Mobile Home RANCH		Cls Fair		Blt 0		
										(11) Heating System: Wall Furnace						
										Ground Area = 924 SF Floor Area = 924 SF.						
										Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46						
										Building Areas						
										Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
										Main Home	Ribbed	Metal	924			
										Other Additions/Adjustments						
										Skirting, Metal or Vinyl, Vertical		160	1,797	827		
										Deck						
										Treated Wood		240	4,630	2,130		
										Water/Sewer						
										Public Sewer		1	1,345	619		
										Water Well, 100 Feet		1	5,720	2,631		
										Built-Ins						
										Appliance Allow.		1	1,961	902		
										Carports						
										Fiberglass		240	3,187	1,466		
										Totals:			66,490	30,585		
										Notes:						
										ECF (4003 OFF LAKE 3) 0.734 => TCV:				22,449		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DAVIS NANCY	MYOTT KATHLEEN P	30,000	10/27/2021	LC	03-ARM'S LENGTH	1178:1961	PROPERTY TRANSFER	100.0			
AVENDANO MERIDA	DAVIS NANCY	0	10/05/2018	QC	21-NOT USED/OTHER	1167:1003	PROPERTY TRANSFER	100.0			
INDEPENDENT BANK	AVENDANO MERIDA	16,500	09/24/2018	WD	12-FROM LENDING INSTITUTI	1167:0725	PROPERTY TRANSFER	100.0			
GALLIHER JEFFERY	INDEPENDENT BANK	0	03/27/2018	PTA	10-FORECLOSURE		PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
134 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MYOTT KATHLEEN P 1743 W MONROE RD SAINT LOUIS MI 48880		SA:									
Tax Description		2024 Est TCV Tentative									
L-639 P-43 234 COM 447.5 FT N & 304.4 FT E OF SW COR OF SE1/4 OF SE1/4 SEC 33 TH E 100 FT TH N 200 FT TH W 100 FT TH S 200 FT TO POB PART OF SE1/4 OF SE1/4 SEC 33 T23N R4W .46A KNOWN AS LOTS 39 & 40 OF UNRECORDED PLAT OF NORTHWAY		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	100.00	150.00	0.8706	1.0000	150	100	13,058
		Paved Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 13,058							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Fencing: Wd, Solid, 6 ft.	27.26	136	21	778			
		Sewer		D/W/P: 3.5 Concrete	5.86	48	21	59			
		Electric		D/W/P: 3.5 Concrete	5.86	340	21	418			
		Gas		Metal Prefab	11.40	200	21	479			
		Curb		Total Estimated Land Improvements True Cash Value = 1,734							
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	Tentative	Tentative	Tentative			Tentative	
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		QT	03/27/2023	INSPECTED	2023	6,500	13,600	20,100		16,170C	
		MH	08/11/2017	INSPECTED	2022	4,400	11,000	15,400		15,400S	
		DMG	09/03/2009	INSPECTED	2021	4,400	13,600	18,000		17,440C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	60	Treated Wood	Year Built:	Car Capacity:								
	Mobile Home			Wood	Coal	Steam		Cook Top								Interior 2 Story	Class: D						
	Town Home	0	X	Forced Warm Air			Dishwasher	2nd/Same Stack	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Brick Ven.: 0	Stone Ven.: 0								
	Duplex	0		Wall Furnace			Garbage Disposal	Two Sided								Raised Hearth	1	Wood Stove	Direct-Vented Gas	Class: Low	Effec. Age: 25	Floor Area:	Total Base New : 89,450
	A-Frame		Warm & Cool Air			Bath Heater																	
X	Wood Frame	(4) Interior		Heat Pump			Hot Tub																
Building Style: MOBILE HOME		Drywall		Plaster			Unvented Hood																
		X	Paneled	Wood T&G			Vented Hood																
Yr Built		Remodeled		Trim & Decoration			Intercom																
0	0	Ex	X	Ord		Min	Jacuzzi Tub																
Condition: Good		Size of Closets			No./Qual. of Fixtures			Jacuzzi repl.Tub															
		Lg	X	Ord		Small	Oven																
Room List		Doors:		Solid	X	H.C.	Microwave																
	Basement	(5) Floors				(12) Electric			Standard Range														
	1st Floor	Kitchen:				100 Amps Service			Self Clean Range														
	2nd Floor	Other:				No. of Elec. Outlets			Sauna														
	Bedrooms	Other:				Many			Trash Compactor														
(1) Exterior		(6) Ceilings				X Ave.			Central Vacuum														
	Wood/Shingle					(13) Plumbing			Security System														
	Aluminum/Vinyl					Average Fixture(s)																	
	Brick					2 3 Fixture Bath																	
X	Aluminum					2 Fixture Bath																	
	Insulation					Softener, Auto																	
(2) Windows		(7) Excavation				Softener, Manual																	
	Many	Basement: 0 S.F.				Solar Water Heat																	
	Avg.	Crawl: 0 S.F.				No Plumbing																	
	Few	Slab: 0 S.F.				Extra Toilet																	
	Large	Height to Joists: 0.0				Extra Sink																	
	Small					Separate Shower																	
X	Wood Sash	(8) Basement				Ceramic Tile Floor																	
X	Metal Sash	Conc. Block				Ceramic Tile Wains																	
X	Vinyl Sash	Poured Conc.				Ceramic Tub Alcove																	
X	Double Hung	Stone				Vent Fan																	
X	Horiz. Slide	Treated Wood																					
X	Double Glass	Concrete Floor																					
X	Patio Doors	(9) Basement Finish																					
X	Storms & Screens																						
(3) Roof		(14) Water/Sewer																					
	Recreation	SF																					
X	Gable	Living				1																	
	Hip	Walkout Doors (B)				1																	
	Mansard	No Floor				1000 Gal Septic																	
	Flat	Walkout Doors (A)				2000 Gal Septic																	
X	Asphalt Shingle	(10) Floor Support				Lump Sum Items:																	
X	Metal	Joists:																					
	Chimney:	Unsupported Len:																					
		Cntr.Sup:																					

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TUCKER BARBARA L	TUCKER BARBARA L [LE]	0	12/21/2021	QC	15-LADY BIRD	1179:1080	PROPERTY TRANSFER	0.0
TUCKER THOMAS F		0	04/14/2018	OTH	07-DEATH CERTIFICATE	1179:1079	OTHER	0.0
		5,500	09/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
138 NOTTINGHAM	School: HOUGHTON LAKE COMM SCHOOLS		GARAGE	08/17/2009	206	COMPLETE
	P.R.E. 100% 09/23/2008					

  

Owner's Name/Address	SA:
TUCKER BARBARA L [LE] 138 NOTTINGHAM HOUGHTON LAKE MI 48629	

  

Tax Description	2024 Est TCV Tentative
L-943 P-22 (L-799 P-28-42) 234 COM 447.5 FT N OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 229.4 FT FOR POB TH N 200.2 FT TH E 75 FT TH S 200.25 FT TH W 75 FT TO POB SEC 33 T23N R4W PARCEL D.	

  

Comments/Influences	SA:

  

Class	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3
X			

  

Public Improvements	* Factors *
Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value
Gravel Road	OFF LAKE G3 75.00 150.00 0.9221 1.0000 150 100 10,374
Paved Road	75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,374
Storm Sewer	
Sidewalk	
Water	
Sewer	
Electric	
Gas	
Curb	
Street Lights	
Standard Utilities	
Underground Utils.	

  

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

  

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
QT	03/27/2023	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
MH	08/11/2017	INSPECTED	2023	5,200	54,400	59,600			34,693C
DMG	09/03/2009	INSPECTED	2022	3,500	44,700	48,200			33,041C
			2021	3,500	41,700	45,200			31,986C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 208	Type Treated Wood	Year Built: 2009 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1056 % Good: 84 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 19 Floor Area: 1,248 Total Base New : 195,286 Total Depr Cost: 159,317 Estimated T.C.V: 116,939			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:		
Building Style: RANCH		X	Drywall Paneled				Plaster Wood T&G	Trim & Decoration			No Heating/Cooling						
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets			No Heating/Cooling							
Condition: Good		Lg	X	Ord		Small											
Room List		Doors:		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service			No./Qual. of Fixtures							
(1) Exterior		Ex.	X	Ord.		Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Heat & Cool Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81			Cls CD		Blt 0		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas							
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,248		Cost New 149,027	Depr. Cost 120,712	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet		208 1 1 1,345 5,720 1,089 4,633		*8
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas Garages			1 1 1,961 1,588 1 2,179 1,765		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1056 30,846 25,911 *8		
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV:			116,939				
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status					
140 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
STEWART MARK G 140 NOTTINGHAM HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
L-717 P-103 234 140 NOTTINGHAM 48629 COM 447.5 FT N OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 129.4 FT FOR POB TH N 200 FT TH E 100 FT TH S 200.2 FT TH W 100 FT TO POB SEC 33 T23N R4W PARCEL C.		X Improved		Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3									
Comments/Influences		Public Improvements			* Factors *									
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road			OFF LAKE G3	100.00	150.00	0.8706	1.0000	150	100		13,058	
		Paved Road			100 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 13,058	
		Storm Sewer			Land Improvement Cost Estimates									
		Sidewalk			Description					Rate		Size	% Good	Cash Value
		Water			Wood Frame					20.16		190	46	1,762
		Sewer			Wood Frame					23.74		96	21	479
		Electric			Total Estimated Land Improvements True Cash Value = 2,241									
		Gas												
		Curb												
		Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	03/27/2023	INSPECTED	2023	6,500	14,400	20,900		15,261C						
MH	08/11/2017	INSPECTED	2022	4,400	11,400	15,800		14,535C						
DMG	09/03/2009	INSPECTED	2021	4,400	10,800	15,200		14,071C						

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Roscommon, Michigan

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







Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MOUNDS LTD	HEALEY MICHAEL S TRUST	50,000	08/21/2013	WD	03-ARM'S LENGTH	1131/1888	OTHER	100.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status		
8979 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING		10/25/2013	13258	COMPLETE			
Owner's Name/Address		P.R.E. 0%		DEMO		09/20/2013	130221	COMPLETE			
HEALEY MICHAEL S TRUST 1820 S 485 E LAGRANGE IN 46761		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				COMM FF RATE	66.20	238.20	1.0000	1.2602	150	100	12,513
				COMM FF RATE	97.00	150.00	1.0000	1.0000	150	100	14,550
				163 Actual Front Feet, 0.70 Total Acres				Total Est. Land Value =		27,063	
				Work Description for Permit 13258, Issued 10/25/2013: 80% COMPLETE, CHECK FOR FINISH							
L1131/P1888 L955/P863 L943/P1563-4 L943/P1213 L866/P1 L863/P604 L861/P675 L806/P681 L689/P568 234 COM AT SE COR OF SEC 33 TH W 216.2 FT TH N1DEG06'W 33FT FOR POB TH N2DEG 13'30"W 203.95 FT TH S45DEG12'E 150 FT TH S44DEG48'W 138.4 FT TO POB PART OF SE1/4 OFSE1/4 SEC 33 T23N R4W AND COM AT SE COR OF SEC 33 TH N0DEG25' E ON CEN OF HWY 277.5 FT TH W PAR WITH M55 73 FT FOR POB TH W PAR WITH M55 89.2 FT TH S 6 IN TH W PAR WITH M55 64.2 FT TH S0DEG25' W PAR WITH HWY 40.2 FT TH S45DEG12' E 150 FT TH N44 DEG48' E 66.2 FT TH N0DEG25' E PAR WITH HWY 100.5 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4W. COMBINED ON 01/10/2018 FROM 006-033-016-0295, 006-033-016-0480;		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb								
Comments/Influences		X	Street Lights Standard Utilities Underground Utils.								
Split/Comb. on 01/10/2018 completed 01/10/2018 MIKE BUILDING ON BOTH PARCELS; Parent Parcel(s): 006-033-016-0295, 006-033-016-0480; Child Parcel(s): 006-033-016-0297;		X	Topography of Site								
-----		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/31/2023	INSPECTED	2023	13,500	111,000	124,500		95,286C	
		MH	08/11/2017	INSPECTED	2022	13,500	104,400	117,900		90,749C	
					2021	18,000	96,700	114,700		87,850C	

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Discount		<<<<<< Calculator Cost Computations >>>>>>																					
Class: D,Pole Floor Area: 6,000 Gross Bldg Area: 6,000 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 320 Base Rate for Upper Floors = 47.43																					
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100		Construction Cost <table border="1"> <tr> <th>High</th> <th>Above Ave.</th> <th>Ave.</th> <th>X</th> <th>Low</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Complete H.V.A.C. 75% Heat#2: Forced Air Furnace 25% Ave. SqFt/Story: 6000 Ave. Perimeter: 320 Has Elevators:		High	Above Ave.	Ave.	X	Low															
High	Above Ave.	Ave.	X	Low																			
Year Built Remodeled Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low																					
Comments:		(10) Heating system: Complete H.V.A.C. Cost/SqFt: 33.40 75% (10) Heating system: Forced Air Furnace Cost/SqFt: 8.27 25% Combined Heating System adjustment: 27.12 100% Adjusted Square Foot Cost for Upper Floors = 74.55 Total Floor Area: 6,000 Base Cost New of Upper Floors = 447,285 Reproduction/Replacement Cost = 447,285 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 295,208 Unit in Place Items <table border="1"> <tr> <th>Rate</th> <th>Quantity</th> <th>Arch</th> <th>%Good</th> <th>Depr.Cost</th> </tr> <tr> <td>/CI16/YARI/PAV/2L</td> <td>2.00</td> <td>1242</td> <td>1.00 13</td> <td>323</td> </tr> <tr> <td>/CI16/YARI/PAV/2A</td> <td>2.42</td> <td>14130</td> <td>1.00 13</td> <td>4,445</td> </tr> <tr> <td>/CI16/YARI/PAV/495A</td> <td>5.57</td> <td>1000</td> <td>1.00 38</td> <td>2,117</td> </tr> </table> ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 233,216 Replacement Cost/Floor Area= 81.59 Est. TCV/Floor Area= 38.87		Rate	Quantity	Arch	%Good	Depr.Cost	/CI16/YARI/PAV/2L	2.00	1242	1.00 13	323	/CI16/YARI/PAV/2A	2.42	14130	1.00 13	4,445	/CI16/YARI/PAV/495A	5.57	1000	1.00 38	2,117
Rate	Quantity	Arch	%Good	Depr.Cost																			
/CI16/YARI/PAV/2L	2.00	1242	1.00 13	323																			
/CI16/YARI/PAV/2A	2.42	14130	1.00 13	4,445																			
/CI16/YARI/PAV/495A	5.57	1000	1.00 38	2,117																			

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

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DORTENZIO ANTHONY J	AHMED MOHAMED O	9,000	10/17/2022	QC	21-NOT USED/OTHER	1182:2511	DEED	100.0		
MLW PROPERTIES LLC	DORTENZIO ANTHONY J	300,000	07/13/2021	WD	20-MULTI PARCEL SALE REF	1177:2139	PROPERTY TRANSFER	100.0		
NORTHWAY LOUNGE	MLW PROPERTIES	87,500	10/05/2009	WD	21-NOT USED/OTHER	1087/1544	OTHER	100.0		
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)	Date	Number	Status		
W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
AHMED MOHAMED O 41825 MAROLD DR STERLING HEIGHTS MI 48314		SA:								
Tax Description		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL					
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		COMM FF RATE	134.79	215.99	1.0000	1.2000	150 100	24,262
		Paved Road		135 Actual Front Feet, 0.67 Total Acres				Total Est. Land Value =		24,262
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative	
		QT	03/30/2023	INSPECTED	2023	12,100	0	12,100	12,100S	
		MH	08/11/2017	INSPECTED	2022	10,100	0	10,100	10,100S	
		CSZ	01/20/2016	INSPECTED	2021	11,100	0	11,100	8,459C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DORTENZIO ANTHONY J	AHMED MOHAMED O	9,000	10/17/2022	QC	21-NOT USED/OTHER	1182:2511	DEED	100.0			
MLW PROPERTIES LLC	DORTENZIO ANTHONY J	300,000	07/13/2021	WD	19-MULTI PARCEL ARM'S LEN	1177:2139	PROPERTY TRANSFER	100.0			
NORTHWAY LOUNGE & LANE INC	MLW PROPERTY LLC	87,500	10/05/2009	WD	21-NOT USED/OTHER	1087/1545	OTHER	100.0			
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status		
8989 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		DEMOLISH		02/16/2022	LU22-4470	COMPLETE			
Owner's Name/Address		P.R.E. 0%		Demolish		02/16/2022	PB22-0019	COMPLETE			
AHMED MOHAMED O 41825 MAROLD DR STERLING HEIGHTS MI 48314		SA:		FENCE		11/10/2014	3933	COMPLETE			
Tax Description		2024 Est TCV Tentative		REMODEL		10/23/2009	323	COMPLETE			
L-1179 P-985 (L-238 P-306) 234 COM AT SE COR 33 TH W ALG SEC LN 216.70', TH N00D48'06"W 33' FOR POB, TH W ALG R/W OF M-55 75.21', TH N01D06'40"W 164.0', TH S89D59'09"W 128.0', TH N00D12'57"W 215.98', TH S89D59'57"E ALG NOTTINGHAM DR 354.29', TO R/W LINE OF OLD US-27, TH S00D26'19"W 135.0', TH N89D57'02"W 89.09' TH S01D01'59"E 0.50', TH N89D53'44"W 64.01', TH S00D34'12"W 40.24', TH S02D05'10"E 204.51' TO POB. PT OF SE 1/4 OF SE 1/4 SEC 33 T23NR4W. CONT 1.74 AC M/L. PP:006-033-016-0311		Improved X Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
Comments/Influences		Public Improvements		* Factors *							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	76.00	244.00	1.0000	1.2754	150	100	14,540
		Paved Road		COMM FF RATE	136.00	354.00	1.0000	1.5362	150	100	31,339
		Storm Sewer		ROW	0.210 Acres			0	100		0
		Sidewalk		212 Actual Front Feet, 1.74 Total Acres Total Est. Land Value = 45,879							
		Water		Work Description for Permit LU22-4470, Issued 02/16/2022: DEMO							
		Sewer		Work Description for Permit PB22-0019, Issued 02/16/2022: DEMO OF FIRE DAMAGED BOWLING ALLEY 18,500 SQUARE FEET. LAKE TOWNSHIP LAND USE DATED 2/16/22 #004470. SEWER PERMIT DISCONNECT DATED 2/16/22 #D820. WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPARTMENT. SEPTIC TANK ABANDONMENTS MUST BE REPORTED TO THE HEALTH DEPARTMENT. IF POSSIBLE, PLEASE PROVIDE A SCHEMATIC OF THE WEL							
		Electric		Work Description for Permit 3933, Issued 11/10/2014: 148*3 & 248*6 FENCE							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling		MH 08/24/2022	INSPECTED	2023	22,900	0	22,900	22,900S	
		Low		MH 08/11/2017	INSPECTED	2022	22,900	143,700	166,600	166,600S	
		High		CSZ 01/20/2016	INSPECTED	2021	23,300	296,800	320,100	217,136C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DORTENZIO ANTHONY J	AHMED MOHAMED O	9,000	10/17/2022	QC	21-NOT USED/OTHER	1182:2511	DEED	100.0
MLW PROPERTIES LLC	DORTENZIO ANTHONY J	300,000	07/13/2021	WD	20-MULTI PARCEL SALE REF	1177:2139	PROPERTY TRANSFER	100.0
NORTHWAY LOUNGE & LANES IN	MLW PROPERTIES LLC	0	10/05/2009	WD	21-NOT USED/OTHER	1087/1545	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: C-1	Building Permit(s)	Date	Number	Status		
W HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS							
	P.R.E. 0%							
Owner's Name/Address	SA:							
AHMED MOHAMED O 41825 MAROLD DR STERLING HEIGHTS MI 48314	2024 Est TCV Tentative							
	Improved <input checked="" type="checkbox"/> Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		OFF LAKE G3	96.88	213.00	0.8761 1.0726	150 100 13,656		
		96 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 13,656						
Tax Description	Dirt Road							
L-1179 P-985 (L-1053 P-2109	Gravel Road							
L-1049P-2660&L-286 P-30) 234 COM AT SE	Paved Road							
COR SEC 33 T23NR4W, TH W ALG SEC LN	Storm Sewer							
291.74', TH N01D06'40"W 197.0', TH	Sidewalk							
S89D59'09"W 262.79', TH N01D41'44"E 3.04'	Water							
TO POB, TH S89D57'27"W 98.0', TH	Sewer							
N00D09'33"E 213.03', TH S89D59'57"E	Electric							
96.32', TH S00D15'51"E 212.95' TO POB.	Gas							
CONT 0.48 AC M/L. AKA LOTS 18 & 19	Curb							
UNRECORDED PLAT OF NORTHWAY.	Street Lights							
PP:006-033-016-0360	Standard Utilities							
Comments/Influences	Underground Utils.							
	Topography of Site							
	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
	QT	03/30/2023	INSPECTED	2023	6,800	0	6,800	6,800S
	MH	08/11/2017	INSPECTED	2022	4,400	0	4,400	4,400S
	DMG	07/22/2013	INSPECTED	2021	4,400	0	4,400	3,703C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CALANDRA RONALD J		0	08/23/2009	OTH	07-DEATH CERTIFICATE	1177:1839	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-1	Building Permit(s)	Date	Number	Status				
123 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 02/14/2000										
CALANDRA VALENCIA M 123 NOTTINGHAM DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-675 P-398 234 COM 200 FT N AND 550 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 100 FT TH N 212.5 FT TH W 100 FT TH S 212.5 FT TO POB PART OF SE1/4 OF SE 1/4 SEC 33T23N R4W KNOWN AS LOTS 20 & 21 OF UNRECORDED PLAT OF NORTHWAY.		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	100.00	150.00	0.8706	1.0000	150	100		13,058
		Paved Road		100 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =						13,058
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		Wood Frame	29.13		80		21	489		
		Electric		Wood Frame	25.55		112		21	601		
		Gas		Total Estimated Land Improvements True Cash Value = 1,090								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 03/30/2023 INSPECTED		2023	6,500	16,700	23,200			16,409C				
MH 08/11/2017 INSPECTED		2022	4,400	13,200	17,600			15,628C				
DMG 09/03/2009 INSPECTED		2021	4,400	12,500	16,900			15,129C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		0 Front Overhang 0 Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump									64 192 244 928	Treated Wood Treated Wood Treated Wood Roof Cover Onl		
Building Style: MOBILE HOME		(4) Interior		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME			E.C.F. X 0.734		Cls Fair Blt 0		
Yr Built Remodeled 0 0		Drywall Plaster X Paneled Wood T&G		100 Amps Service			No./Qual. of Fixtures			Ground Area = 784 SF Floor Area = 784 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46							
Condition: Good		Trim & Decoration		No. of Elec. Outlets			Ex. X Ord. Min			Building Areas							
Room List		Ex X Ord Min		Lg X Ord Small			(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Average Fixture(s)			Main Home Ribbed Comp.Shingle 784			Total: 44,136 20,302							
(1) Exterior		Kitchen: Other: Other:		1 3 Fixture Bath			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical 140 1,572 723							
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		2 Fixture Bath			Deck			Treated Wood 64 2,008 924							
X Aluminum Insulation				Softener, Auto			Treated Wood 192 3,992 1,836			Treated Wood 244 4,677 2,151							
(2) Windows		(7) Excavation		Softener, Manual			w/Roof (Roof portion) 928 12,890 5,929										
Many Avg. Large X Avg. X Avg. Small Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Solar Water Heat			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Wood Sash Metal Sash		(8) Basement		No Plumbing			Base Cost 768 24,707 11,365										
X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Public Sewer 1 1,345 619 Water Well, 100 Feet 1 5,720 2,631							
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Built-Ins			Appliance Allow. 1 1,961 902							
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals: 103,008 47,382							
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:			ECF (4003 OFF LAKE 3) 0.734 => TCV: 34,778										
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MORTGAGE INVESTMENTS INC	9166 LCR LLC	92,000	07/15/2019	WD	20-MULTI PARCEL SALE REF	1169:2625	PROPERTY TRANSFER	100.0				
TOWNSHIP OF LAKE	MORTGAGE INVESTMENTS INC	55,550	07/11/2019	WD	16-LC PAYOFF	1169:2624	DEED	0.0				
HOUGHTON LAKE AMBULANCCCE	LAKE TOWNSHIP	0	12/16/2015	QC	21-NOT USED/OTHER	1156-2302	PROPERTY TRANSFER	0.0				
LAKE TOWNSHIP	MORTGAGE INVESTMENTS INC	0	12/11/2015	LC	13-GOVERNMENT	1155-2698	PROPERTY TRANSFER	0.0				
Property Address		Class: COMMERCIAL-VACANT		Zoning: PUBLIC		Building Permit(s)		Date	Number	Status		
NOTTINGHAM DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
9166 LCR LLC 2121 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	200.00	1.0000	1.0592	150	100		7,944
		Paved Road		50 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 7,944								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		Fencing: Wire Mesh, #9	3.72		260		46	445		
		Sewer		Total Estimated Land Improvements True Cash Value = 445								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				
		QT	03/30/2023	INSPECTED	2023	4,000	200	4,200			2,940C	
		MH	08/11/2017	INSPECTED	2022	2,600	200	2,800			2,800S	
		CSZ	01/20/2016	INSPECTED	2021	2,600	200	2,800			2,800S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MORTGAGE INVESTMENTS INC	9166 LCR LLC	92,000	07/15/2019	WD	20-MULTI PARCEL SALE REF	1169:2625	PROPERTY TRANSFER	100.0				
TOWNSHIP OF LAKE	MORTGAGE INVESTMENTS INC	55,550	07/11/2019	WD	16-LC PAYOFF	1169:2624	DEED	0.0				
HOUGHTON LAKE AMBULANCCCE	LAKE TOWNSHIP	0	12/16/2015	QC	21-NOT USED/OTHER	1156-2302	PROPERTY TRANSFER	0.0				
LAKE TOWNSHIP	MORTGAGE INVESTMENTS INC	0	12/11/2015	LC	13-GOVERNMENT	1155-2699	PROPERTY TRANSFER	0.0				
Property Address		Class: COMMERCIAL-VACANT		Zoning: PUBLIC		Building Permit(s)		Date	Number	Status		
NOTTINGHAM DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
9166 LCR LLC 2121 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	200.00	1.0000	1.0592	150	100		7,944
		Paved Road		50 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 7,944								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash Value			
		Water		Fencing: Wire Mesh, #9	3.72	260	46		445			
		Sewer		Fencing: Gates, Mesh, 15'	980.57	1	46		451			
		Electric		Total Estimated Land Improvements True Cash Value = 896								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		QT	03/30/2023	INSPECTED	2023	4,000	400	4,400		3,150C		
		MH	08/11/2017	INSPECTED	2022	2,600	400	3,000		3,000S		
					2021	2,600	400	3,000		3,000S		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCOTT DEVEDA M	SCOTT DEVEDA M [LE]	0	08/26/2021	QC	15-LADY BIRD	1178:0046	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-1	Building Permit(s)	Date	Number	Status				
131 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/03/1994										
SCOTT DEVEDA M [LE] PO BOX 245 HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-634 P-451 234 COM AT PT 200 FT N & 400 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 50 FT TH N 212.5 FT TH W 50 FT TH S 212.5 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4W. .24 A KNOWN AS LOT 24 OF UNRECORDED PLAT OF NORTHWAY.		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100		7,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		7,500		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.25	702	21	921	
		Electric		Wood Frame				25.25	120	46	1,394	
		Gas		Total Estimated Land Improvements				True Cash Value =		2,315		
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	3,800	28,300	32,100			15,418C		
		High		2022	2,500	23,200	25,700			14,684C		
		Landscaped		2021	2,500	21,700	24,200			14,215C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/30/2023	INSPECTED	2023	3,800	28,300	32,100			15,418C	
		MH	08/11/2017	INSPECTED	2022	2,500	23,200	25,700			14,684C	
		DMG	09/03/2009	INSPECTED	2021	2,500	21,700	24,200			14,215C	

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	24	CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G																																
Yr Built	Remodeled	Ex	X	Ord	Min																																
Condition: Good		Size of Closets			Lg	X	Ord	Small																													
Room List		Doors:	Solid	X	H.C.																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors																																			
(1) Exterior		Kitchen: Other: Other:																																			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																																			
X	Aluminum Insulation																																				
(2) Windows		(7) Excavation																																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1008 S.F. Height to Joists: 0.0																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																	
(3) Roof		(9) Basement Finish																																			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																		
X	Asphalt Shingle	(10) Floor Support																																			
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																			
										Class: CD Effec. Age: 39 Floor Area: 1,008 Total Base New : 130,768 Total Depr Cost: 79,767 Estimated T.C.V: 58,549			E.C.F. X 0.734			Bsmnt Garage: Carport Area: Roof:																					
										Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,008</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>116,680</td> <td>71,174</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 3,915 2,388 Water/Sewer Public Sewer 1 1,345 820 Water Well, 100 Feet 1 5,720 3,489 Built-Ins Appliance Allow. 1 1,961 1,196 Porches CCP (1 Story) 24 1,147 700 Totals: 130,768 79,767										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,008			Total:				116,680	71,174
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Slab	1,008																																		
Total:				116,680	71,174																																
										Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 58,549																											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SCOTT DEVEDA M	SCOTT DEVEDA M [LE]	0	08/26/2021	QC	15-LADY BIRD	1178:0046	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-1	Building Permit(s)	Date	Number	Status					
133 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/03/1994									
Owner's Name/Address		SA:		2024 Est TCV Tentative									
SCOTT DEVEDA M [LE] PO BOX 245 HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
Tax Description		Public Improvements		* Factors *				Value					
L-634 P-451 234 COM 200 FT N & 350 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 50 FT TH N 212.5 FT TH W 50 FT TH S 212.5 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23NR4W KNOWN AS LOT 25 OF UNRECORDED PLAT OF NORTHWAY.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100		7,500
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres								7,500
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.25	604	21	793				793
		X	Electric		Total Estimated Land Improvements True Cash Value =				793				
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	3,800	9,400	13,200			6,016C		
		X	High		2022	2,500	8,100	10,600			5,730C		
		X	Landscaped		2021	2,500	7,800	10,300			5,547C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/30/2023	INSPECTED									
		MH	08/11/2017	INSPECTED									
		DMG	09/03/2009	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1384 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 34 Floor Area: 0 Total Base New : 40,427 Total Depr Cost: 26,682 Estimated T.C.V: 19,585			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:
Building Style: GARAGE		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD		Blt 0	
Yr Built	Remodeled	Ex	X	Ord		Min	200 Amps Service			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66						
0	0						No./Qual. of Fixtures			Building Areas						
Condition: Good		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation			Size		Cost New Depr. Cost	
Room List		Doors:		Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages						
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			200 Amps Service			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
	Wood/Shingle X Aluminum/Vinyl Brick	X Drywall		Many			X	Ave.		Base Cost			1384		40,427 26,682	
	X Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes:						
	(2) Windows	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4003 OFF LAKE 3) 0.734 => TCV:					19,585	
	Many X Avg. Few		Large X Avg. Small	(9) Basement Finish			Lump Sum Items:									
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NIELSEN GEORGE M & LINDA M	ZERFAS RONALD	175,000	12/09/2022	WD	20-MULTI PARCEL SALE REF	1183:0082	PROPERTY TRANSFER	100.0
PORTER FRANK J & SUSAN I	TNIELSEN GEORGE M & LINDA M	100,000	12/04/2019	WD	16-LC PAYOFF	1171:580	DEED	0.0
PORTER FRANK J & SUSAN I	TNIELSEN GEORGE M & LINDA M	100,000	11/24/2015	WD	20-MULTI PARCEL SALE REF	1155-2484	PROPERTY TRANSFER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: C-1	Building Permit(s)	Date	Number	Status					
NOTTINGHAM	School: HOUGHTON LAKE COMM SCHOOLS										
	P.R.E. 0%										
Owner's Name/Address	SA:										
ZERFAS RONALD 6693 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative										
	Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
	Public Improvements	* Factors *									
		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100		7,500	
		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 7,500									
		Land Improvement Cost Estimates									
		Description	Rate	Size	% Good	Cash Value					
		D/W/P: 3.5 Concrete	6.25	240	21	315					
		Total Estimated Land Improvements True Cash Value =					315				
Tax Description	Dirt Road										
L-889 P-135 (L-547 P-62) 234 135	Gravel Road										
NOTTINGHAM DRIVE 48629COM 200 FT N & 300	Paved Road										
FT E OF SW COR OF SE 1/4 OF SE1/4 SEC 33	Storm Sewer										
T23N R4W TH E 50 FT TH N 212.5 FT TH W 50	Sidewalk										
FT TH S 212.5 FT TO POB.	Water										
Comments/Influences	Sewer										
	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										
	Topography of Site										
	Level										
	Rolling										
	Low										
	High										
	Landscaped										
	Swamp										
	Wooded										
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
	Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
	QT	03/30/2023	INSPECTED	2023	3,800	100	3,900			3,900S	
	MH	08/11/2017	INSPECTED	2022	2,500	100	2,600			2,600S	
	DMG	09/03/2009	INSPECTED	2021	2,500	100	2,600			2,600S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BAKUN JOHN III & LISA	KRIZAN GARY O & REBECCA A	26,000	11/10/2015	PTA	03-ARM'S LENGTH	1155-952	PROPERTY TRANSFER	100.0			
OCONNOR DILTS TINA E	BAKUN JOHN	13,000	10/27/2014	WD	03-ARM'S LENGTH	1144-2616	PROPERTY TRANSFER	100.0			
PIANGA DANIEL ESTATE	OCONNOR DILTS TINA E	0	06/25/2014	QC	21-NOT USED/OTHER	1144-274	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-1	Building Permit(s)	Date	Number	Status			
137 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 11/10/2015									
KRIZAN GARY O & REBECCA A 137 NOTTINGHAM HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-913 P-590 (L-588 P-605) 234 COM 200 FT N & 250 FT E OF SW COR OF SE 1/4 OF SE1/4 SEC 33 T23N R4W TH E 50 FT TH N 212.5 FT TH W 50FT TH S 212.5 FT TOPOB		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100	7,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		7,500	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size	% Good	Cash Value
		Water		D/W/P: 3.5 Concrete				8.35	30	42	105
		Sewer		Wood Frame				43.79	96	42	1,766
		Electric		Metal Prefab/Conc.				44.28	80	17	602
		Gas		Total Estimated Land Improvements True Cash Value = 2,473							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	3,800	13,000	16,800			10,191C	
		High		2022	2,500	10,600	13,100			9,706C	
		Landscaped		2021	2,500	10,200	12,700			9,396C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/30/2023	INSPECTED	2023	3,800	13,000	16,800			10,191C
		MH	08/11/2017	INSPECTED	2022	2,500	10,600	13,100			9,706C
		DMG	09/03/2009	INSPECTED	2021	2,500	10,200	12,700			9,396C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: MOBILE HOME		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 0		Remodeled 0		Ex	X	Ord		Min								
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floors Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney:																
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME										Cls Average		Blt 0				
(11) Heating System: Forced Warm Air																
Ground Area = 960 SF Floor Area = 960 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47																
Building Areas																
Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost																
Main Home Siding Comp.Shingle 960																
Total: 58,054 27,285																
Other Additions/Adjustments																
Skirting, Metal or Vinyl, Vertical 152 1,751 823																
Plumbing 3 Fixture Bath 1 3,097 1,456																
Water/Sewer Public Sewer 1 1,515 712																
Water Well, 100 Feet 1 5,890 2,768																
Built-Ins Appliance Allow. 1 2,806 1,319																
Deck Treated Wood 24 1,111 522																
Totals: 74,224 34,885																
Notes:																
ECF (4003 OFF LAKE 3) 0.734 => TCV:														25,606		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GREAT LAKES NATURAL REMEDI	PHILLIPS JOHN C	0	11/28/2022	QC	21-NOT USED/OTHER	1182:2672	DEED	100.0			
PORTER FRANK J & PENMAN AN	GREAT LAKES NATURAL REMEDI	35,000	11/30/2021	WD	19-MULTI PARCEL ARM'S LEN	1179:0175	PROPERTY TRANSFER	100.0			
PORTER FRANK J & SUSAN I T	PORTER FRANK J & PENMAN AN	0	12/16/2020	QC	21-NOT USED/OTHER	1174:2640	DEED	0.0			
PORTER FRANK J	PORTER FRANK J & PENMAN AN	0	12/16/2020	QC	21-NOT USED/OTHER	1174:2641	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-1	Building Permit(s)		Date	Number	Status		
141 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
PHILLIPS JOHN C 425 W SANILAC RD SANDUSKY MI 48471		SA:									
		2024 Est TCV Tentative									
Tax Description		X	Improved		Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3					
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				OFF LAKE G3	100.00	150.00	0.8706	1.0000	150	100	13,058
				100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							13,058
L-947 P-864 (L-681 P-417) 234 COM 200 FT N & 150 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 50 FT TH N 212.5 FT TH W 50 FT TH S 212.5 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23NR4W AND ALSO COM 200 FT N & 200 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 50 FT TH N 212.5 FT TH W 50 FT TH S 212.5 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4W KNOWN AS LOTS 28 & 29 OF UNRECORDED PLAT OF NORTHWAY.		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
Comments/Influences		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	03/30/2023	INSPECTED	2023	6,500	18,100	24,600			24,600S
		MH	08/11/2017	INSPECTED	2022	4,400	14,600	19,000			19,000S
		DMG	09/03/2009	INSPECTED	2021	4,400	13,700	18,100			13,881C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 132 16	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																														
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration																																																															
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets																																																													
Condition: Good		Lg	X Ord		Small	Central Air Wood Furnace																																																													
Room List		Doors:	Solid	X	H.C.	(12) Electric																																																													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors					100 Amps Service																																																												
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures																																																															
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets																																																															
(2) Windows						(13) Plumbing																																																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 795 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																															
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																															
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																															
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																	
Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 795 SF Floor Area = 795 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>795</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>91,447</td> <td>46,639</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>132</td> <td>3,060</td> <td>1,561</td> </tr> <tr> <td>Treated Wood</td> <td>16</td> <td>712</td> <td>363</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,192</td> <td>608</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,584</td> <td>2,848</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,662</td> <td>848</td> </tr> <tr> <td colspan="2">Totals:</td> <td>103,657</td> <td>52,867</td> </tr> </tbody> </table> Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 38,804										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	795			Total:				91,447	46,639	Item	Area	Cost	Depr.	Deck				Treated Wood	132	3,060	1,561	Treated Wood	16	712	363	Water/Sewer				Public Sewer	1	1,192	608	Water Well, 100 Feet	1	5,584	2,848	Built-Ins				Appliance Allow.	1	1,662	848	Totals:		103,657	52,867
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																														
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
STOREY SANDRA S [LE]	EMERY JOSHUA D	0	01/12/2022	OTH	07-DEATH CERTIFICATE	1179:1407	OTHER	100.0					
STOREY SANDRA S	STOREY SANDRA S [LE]	0	09/11/2017	QC	15-LADY BIRD	1163:1606	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-1	Building Permit(s)	Date	Number	Status					
143 NOTTINGHAM		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
EMERY JOSHUA D 802 FEDERAL AVE HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
234 L-625 P-425 COM 200 FT N OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 100 FT FOR POB TH N 212.5 FT TH E 50 FT TH S 212.5 FT TH W 50 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4W. .24 A KNOWN AS LOT 30 OF UNRECORDED PLAT OF NORTHWAY.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE G3	50.00	150.00	1.0000	1.0000	150	100		7,500
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres	Total Est. Land Value =				7,500			
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		Metal Prefab	11.55	192	21	466				
		X	Sewer		Wood Frame	28.20	64	21	379				
		X	Electric		Total Estimated Land Improvements True Cash Value =				845				
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	3,800	22,200	26,000			26,000S		
		X	High		2022	2,500	18,200	20,700			11,101C		
		X	Landscaped		2021	2,500	17,100	19,600			10,747C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/30/2023	INSPECTED									
		MH	08/11/2017	INSPECTED									
		DMG	09/03/2009	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 160 160	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																							
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 49 Floor Area: 1,008 Total Base New : 125,556 Total Depr Cost: 64,033 Estimated T.C.V: 47,000			E.C.F. X 0.734 Bsmnt Garage: Carport Area: Roof:																									
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets																																	
Condition: Good		Lg	X Ord		Small	No./Qual. of Fixtures																																	
Room List		Doors:	Solid	X	H.C.	(12) Electric																																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			60 Amps Service																																
(1) Exterior		(6) Ceilings		No. of Elec. Outlets																																			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation					Many	X Ave.		Few	(13) Plumbing																													
(2) Windows		(7) Excavation		Average Fixture(s)																																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 656 S.F. Slab: 352 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																			
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X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																			
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																					
<p>Cost Est. for Res. Bldg: 1 Single Family RANCH Cls D Blt 0                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 1008 SF Floor Area = 1008 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>656</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>352</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>109,987</td> <td>56,092</td> </tr> </tbody> </table> <p>Other Additions/Adjustments                  Porches                  CCP (1 Story) 160 3,661 1,867                  Deck                  Treated Wood 160 3,470 1,770                  Water/Sewer                  Public Sewer 1 1,192 608                  Water Well, 100 Feet 1 5,584 2,848                  Built-Ins                  Appliance Allow. 1 1,662 848                  Totals: 125,556 64,033</p> <p>Notes:                  ECF (4003 OFF LAKE 3) 0.734 =&gt; TCV: 47,000</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	656			1 Story	Siding	Slab	352			Total:				109,987	56,092
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
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Total:				109,987	56,092																																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREAT LAKES NATURAL REMEDIATION	PHILLIPS JOHN C	0	11/28/2022	QC	21-NOT USED/OTHER	1182:2671	DEED	100.0
PORTER FRANK J & PENMAN ANNE	GREAT LAKES NATURAL REMEDIATION	35,000	11/30/2021	WD	20-MULTI PARCEL SALE REF	1179:0175	PROPERTY TRANSFER	100.0
PORTER FRANK J & SUSAN I T	PORTER FRANK J & PENMAN ANNE	0	12/16/2020	QC	21-NOT USED/OTHER	1174:2640	DEED	0.0
		3,000	07/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: C-1	Building Permit(s)	Date	Number	Status
NORTHWAY & NOTTINGHAM	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					

  

Owner's Name/Address	SA:
PHILLIPS JOHN C 425 W SANILAC RD SANDUSKY MI 48471	2024 Est TCV Tentative

  

Tax Description	Public Improvements	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3
L-889 P-135 (L-800 P-352) 234 COM 200 FT N OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH E 15 FT FOR POB TH N 212.5 FT TH E 85 FT TH S 212.5 FT TH W 85 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4W KNOWN AS LOTS 31 & 32 OF UNRECORDED PLAT OF NORTHWAY.	X Improved    Vacant Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	* Factors * Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason    Value OFF LAKE G3    85.00    150.00    0.8993    1.0000    150    100          11,466 85 Actual Front Feet, 0.29 Total Acres    Total Est. Land Value =    11,466

  

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	Tentative	Tentative	Tentative			Tentative
	Who    When    What		2023	5,700	7,600	13,300			13,300S
	QT 03/31/2023 INSPECTED		2022	3,800	6,400	10,200			10,200S
	MH 08/11/2017 INSPECTED		2021	3,800	6,600	10,400			1,890C
	DMG 09/03/2009 INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Excellent		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
(2) Windows		Ex.	Ord.	Min	No. of Elec. Outlets											
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			Ave.	Few							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(13) Plumbing												
(3) Roof		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		(14) Water/Sewer											
	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney:		(9) Basement Finish		Lump Sum Items:												
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
<p>Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 0 SF Floor Area = 0 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  Other Additions/Adjustments                  Garages                  Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)                  Base Cost 672 25,260 22,229                  Totals: 25,260 22,229                  Notes: ECF (4003 OFF LAKE 3) 0.734 =&gt; TCV: 16,316</p>																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
DORTENZIO ANTHONY J	DART LANES LLC	0	08/20/2021	QC	21-NOT USED/OTHER	1178:269	DEED	0.0						
WETZEL JASON	KALLMANNSOHN MANFRED A & N	53,500	01/18/2016	WD	03-ARM'S LENGTH	1156-2649	PROPERTY TRANSFER	100.0						
MLW PROPERTIES LLC	WETZEL JASON	0	07/26/2013	WD	03-ARM'S LENGTH	1130/2036	OTHER	100.0						
NORTHWAY LOUNGE & LANES IN	MLW PROPERTIES LLC	0	10/05/2009	WD	21-NOT USED/OTHER	1087/1545	OTHER	100.0						
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status					
W LAKE CITY RD		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
KALLMANNSOHN MANFRED & MARIA PO BOX 686 HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
L-1053 P-2103 (L-664 P-200) 234 COM 292 FT W OF SE COR OF SEC 33 TH N 28' W 197 FT TH W & PAR WITH S SEC LINE 60 FT TH S 28' E 197 FT TO SEC LINE TH E ON SEC LINE 60 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4W EXC S 40 FT FOR HWY R/W.		X Improved		Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
Comments/Influences		Public Improvements				* Factors *								
		X Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road				COMM FF RATE	60.00	197.00	1.0000	1.1460	150	100		10,314
		X Paved Road				60 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	10,314
		X Storm Sewer												
		X Sidewalk												
		X Water												
		X Sewer												
		X Electric												
		X Gas												
		X Curb												
		X Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
		2024	Tentative	Tentative	Tentative			Tentative						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 03/31/2023 INSPECTED	5,200	3,100	8,300			8,300S						
		QT 06/28/2018 INSPECTED	5,200	2,900	8,100			8,100S						
		DMG 07/22/2013 INSPECTED	6,900	2,700	9,600			9,600S						

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

Desc. of Bldg/Section: Calculator Occupancy: Garages - Residential (Detached)				<<<<< Calculator Cost Computations >>>>>														
Class: C Floor Area: 624 Gross Bldg Area: 624 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: C Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 100 Base Rate for Upper Floors = 35.27														
Depr. Table : 2% Effective Age : 53 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 35.27									
High	Above Ave.	Ave.	X	Low														
Year Built Remodeled Overall Bldg Height		*** Calculator Cost Data *** Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 624 Ave. Perimeter: 100 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low		Total Floor Area: 624 Base Cost New of Upper Floors = 22,008 Reproduction/Replacement Cost = 22,008 Eff.Age:53 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 8,803 ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 6,796 Replacement Cost/Floor Area= 35.27 Est. TCV/Floor Area= 10.89														
Comments:																		
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:														
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:														
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">X Poured Conc.</td> <td style="width:15%;">Brick/Stone</td> <td style="width:15%;">Block</td> <td style="width:15%;">Footings</td> </tr> </table>		X Poured Conc.	Brick/Stone	Block	Footings	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Many Above Ave.</td> <td style="width:15%;">Average Typical</td> <td style="width:15%;">Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Outlets:</td> <td style="width:15%;">Fixtures:</td> </tr> <tr> <td style="width:15%;">Few Average Many Unfinished Typical</td> <td style="width:15%;">Few Average Many Unfinished Typical</td> </tr> <tr> <td style="width:15%;">Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct</td> <td style="width:15%;">Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> </table>		Outlets:	Fixtures:	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer
X Poured Conc.	Brick/Stone	Block	Footings															
Many Above Ave.	Average Typical	Few None																
Outlets:	Fixtures:																	
Few Average Many Unfinished Typical	Few Average Many Unfinished Typical																	
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer																	
(3) Frame:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Total Fixtures</td> <td style="width:15%;">Urinals</td> </tr> <tr> <td style="width:15%;">3-Piece Baths</td> <td style="width:15%;">Wash Bowls</td> </tr> <tr> <td style="width:15%;">2-Piece Baths</td> <td style="width:15%;">Water Heaters</td> </tr> <tr> <td style="width:15%;">Shower Stalls</td> <td style="width:15%;">Wash Fountains</td> </tr> <tr> <td style="width:15%;">Toilets</td> <td style="width:15%;">Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners					
Total Fixtures	Urinals																	
3-Piece Baths	Wash Bowls																	
2-Piece Baths	Water Heaters																	
Shower Stalls	Wash Fountains																	
Toilets	Water Softeners																	
(4) Floor Structure:		(9) Sprinklers:		(40) Exterior Wall:														
(5) Floor Cover:		(10) Heating and Cooling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Thickness</td> <td style="width:15%;">Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.											
Thickness	Bsmnt Insul.																	
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Gas Oil</td> <td style="width:15%;">Coal Stoker</td> <td style="width:15%;">Hand Fired Boiler</td> </tr> </table>		Gas Oil	Coal Stoker	Hand Fired Boiler	(13) Roof Structure: Slope=0  (14) Roof Cover:											
Gas Oil	Coal Stoker	Hand Fired Boiler																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DORTENZIO ANTHONY J	DART LANES LLC	0	08/20/2021	QC	21-NOT USED/OTHER	1178:269	DEED	0.0		
WETZEL JASON	KALLMANNSOHN MANFRED A & N	53,500	01/18/2016	WD	03-ARM'S LENGTH	1156-2649	PROPERTY TRANSFER	100.0		
MLW PROPERTIES LLC	WETZEL JASON	53,000	07/26/2013	WD	03-ARM'S LENGTH	11302036	OTHER	100.0		
NORTHWAY LOUNGE & LANES IN	MLW PROPERTIES LLC	0	10/05/2009	WD	21-NOT USED/OTHER	1087/1545	OTHER	100.0		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status	
9062 W LAKE CITY RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
KALLMANNSOHN MANFRED & MARIA PO BOX 686 HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L-1053 P-2103-2107 (L-664 P-200) 234 COM 352 FT W OF SE COR OF SEC 33 TH W 203 FT TH N 197 FT TH E 203 FT TH S 197 FT TO POB PART OF SE 1/4 OF SE 1/4SEC 33 T23N R4W EXC S 40 FT FOR R/W. Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL					
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		COMM FF RATE	203.00	150.00	1.0000	1.0000	150 100	30,450
		Paved Road		203 Actual Front Feet, 0.70 Total Acres					Total Est. Land Value =	30,450
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	Tentative	Tentative	Tentative			Tentative
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2023	15,200	39,600	54,800		53,970C
		QT	03/31/2023	INSPECTED	2022	15,200	36,200	51,400		51,400S
		DMG	07/21/2011	INSPECTED	2021	20,300	33,500	53,800		53,800S

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Desc. of Bldg/Section: Calculator Occupancy: Motels				<<<<<< Calculator Cost Computations >>>>>>															
Class: C Floor Area: 4,818 Gross Bldg Area: 4,818 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Construction Cost High Above Ave. Ave. X Low				Class: C Quality: Cheap Total Floor Area: 4818 # of Units: 10 Overall Building Height: 8 Base Rate for Upper Floors = 66.98											
Depr. Table : 3% Effective Age : 60 Physical %Good: 35 Func. %Good : 80 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Cheap Heat#1: Wall or Floor Furnace 100% Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 4818 Total # Units: 10 Has Elevators:				(10) Heating system: Wall or Floor Furnace Cost/SqFt: 2.95 100% Adjusted Square Foot Cost for Upper Floors = 69.93 Total Floor Area: 4,818 Base Cost New of Upper Floors = 336,923 Reproduction/Replacement Cost = 336,923 Eff.Age:60 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/80 /100/28.0 Total Depreciated Cost = 94,338											
Year Built Remodeled				Area: Perimeter: Type: Finished Basement Heat: Space Heaters, Gas with Fan				<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels											
8 Overall Bldg Height				* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)				Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost (39) Miscellaneous Canopies & Marquees: Wood Frame 1 Up 32.00 864 1.000 1.000 27,648 Total Cost of Lump-Sum Items = 27,648 Total Cost New = 27,648											
Comments: BUILDING UNSUABLE AS SITTING TODAY 7-21-11				* Sprinkler Info * Area: Type: Low				<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>											
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets: Fixtures:				864 Wood Frame							
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical									
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer							
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:							
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Thickness Bsmnt Insul.							
(6) Ceiling:				X	Gas Oil	Coal Stoker	Hand Fired Boiler												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DORTENZIO ANTHONY J	DART LANES LLC	0	08/20/2021	QC	21-NOT USED/OTHER	1178:269	DEED	0.0		
WETZEL JASON	KALLMANNSOHN MANFRED A & N	53,500	01/18/2016	WD	03-ARM'S LENGTH	1156-2649	PROPERTY TRANSFER	100.0		
MLW PROPERTIES LLC	WETZEL JASON	0	07/26/2013	WD	03-ARM'S LENGTH	1130/2036	OTHER	100.0		
NORTHWAY LOUNGE & LANES IN	MLW PROPERTIES LLC	0	10/05/2009	WD	21-NOT USED/OTHER	1087/1545	OTHER	100.0		
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)	Date	Number	Status		
W LAKE CITY RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
KALLMANNSOHN MANFRED & MARIA PO BOX 686 HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL					
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		COMM FF RATE	200.00	150.00	1.0000	1.0000	150 100	30,000
		Paved Road		200 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value =		30,000
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative	
		QT	06/28/2018	INSPECTED	2023	15,000	0	15,000	15,000S	
		CSZ	01/20/2016	INSPECTED	2022	15,000	0	15,000	15,000S	
		DMG	07/21/2011	INSPECTED	2021	20,000	0	20,000	20,000S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MORTGAGE INVESTMENTS INC	9166 LCR LLC	92,000	07/15/2019	WD	19-MULTI PARCEL ARM'S LEN	1169:2625	PROPERTY TRANSFER	100.0			
TOWNSHIP OF LAKE	MORTGAGE INVESTMENTS INC	55,550	07/11/2019	WD	16-LC PAYOFF	1169:2624	DEED	0.0			
HOUGHTON LAKE AMBULANCC	LAKE TOWNSHIP	0	12/16/2015	QC	13-GOVERNMENT	1156-2302	PROPERTY TRANSFER	0.0			
LAKE TOWNSHIP	MORTGAGE INVESTMENTS INC	0	12/11/2015	LC	13-GOVERNMENT	1155-2698	PROPERTY TRANSFER	100.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: PUBLIC	Building Permit(s)	Date	Number	Status			
9166 W LAKE CITY ROAD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
9166 LCR LLC 2121 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
L-1013 P-1838 (L-589 P-452) 234 9166 W LAKE CITY ROAD 48629COM AT PT 40 FT N & 450 FT E OF SW COR OF SE1/4 OF SE1/4 SEC 33 TH N 160 FT TH E 100 FT TH S 160 FT TH W 100 FT TO POB PART OF SE1/4 OF SE1/4 SEC 33 T23N R4W .38A KNOWN AS LOTS 10 & 11 OF UNRECORDEDPLAT OF NORTHWAY		X	Improved	Vacant	* Factors *				Value		
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Dirt Road		COMM FF RATE	100.00	160.00	1.0000	1.0328	150	100	15,492
		Gravel Road		100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 15,492							
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	Tentative	Tentative	Tentative			Tentative	
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	2023	7,700	34,600	42,300		41,160C	
		QT	06/28/2018	INSPECTED	2022	7,700	31,500	39,200		39,200S	
		DMG	07/21/2011	INSPECTED	2021	10,300	29,200	39,500		39,500S	

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Desc. of Bldg/Section: Calculator Occupancy: Office Buildings				<<<<< Calculator Cost Computations >>>>>				
Class: D				Class: D    Quality: Low Cost		Stories: 1    Story Height: 8    Perimeter: 132		
Floor Area: 1,040		Construction Cost			Base Rate for Upper Floors = 99.70			
Gross Bldg Area: 3,344		High	Above Ave.	Ave.	X	Low		
Stories Above Grd: 1		** ** Calculator Cost Data ** **			(10) Heating system: Package Heating & Cooling    Cost/SqFt: 28.02    100%			
Average Sty Hght : 8		Quality: Low Cost			Adjusted Square Foot Cost for Upper Floors = 127.72			
Bsmnt Wall Hght		Heat#1: Package Heating & Cooling    100%			Total Floor Area: 1,040    Base Cost New of Upper Floors = 132,829			
Depr. Table : 2.5%		Heat#2: Package Heating & Cooling    0%			Reproduction/Replacement Cost = 132,829			
Effective Age : 33		Ave. SqFt/Story: 1040			Eff.Age:33    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0			
Physical %Good: 43		Ave. Perimeter: 132			Total Depreciated Cost = 57,116			
Func. %Good : 100		Has Elevators:			Unit in Place Items			
Economic %Good: 100		*** Basement Info ***			Rate    Quantity    Arch    %Good    Depr.Cost			
Year Built		Area:			/CI16/YARI/PAV/2L    2.74    5740    1.00    21    3,303			
Remodeled		Perimeter:			/CI16/YARI/PAV/495L    6.13    1398    1.00    21    1,800			
Overall Bldg Height		Type:			ECF (2001 COMMERCIAL )    0.772 => TCV of Bldg: 1 = 48,033			
Comments:		Heat: Hot Water, Radiant Floor			Replacement Cost/Floor Area= 151.08    Est. TCV/Floor Area= 46.19			
		* Mezzanine Info *						
		Area #1:						
		Type #1:						
		Area #2:						
		Type #2:						
		* Sprinkler Info *						
		Area:						
		Type: Low						

  

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

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<< Calculator Cost Computations >>>>>																	
Class: D,Pole Floor Area: 1,440 Gross Bldg Area: 3,344 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Construction Cost						Class: D,Pole    Quality: Low Cost Stories: 1    Story Height: 16    Perimeter: 152  Base Rate for Upper Floors = 39.06  (10) Heating system: No Heating or Cooling    Cost/SqFt: 0.00    100% Adjusted Square Foot Cost for Upper Floors = 39.06  Total Floor Area: 1,440    Base Cost New of Upper Floors =    56,247  Reproduction/Replacement Cost =    56,247 Eff.Age:35    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost =    19,686											
				High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling    100% Heat#2: No Heating or Cooling    0% Ave. SqFt/Story: 1440 Ave. Perimeter: 152 Has Elevators:												
Depr. Table : 3% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100				*** Basement Info ***											ECF (2001 COMMERCIAL )    0.772 => TCV of Bldg: 2 =    15,198 Replacement Cost/Floor Area= 39.06    Est. TCV/Floor Area= 10.55						
				Year Built Remodeled				Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						* Mezzanine Info *							
Overall Bldg Height																				* Sprinkler Info *	
				Comments:				Area #1: Type #1: Area #2: Type #2:						Area: Type: Low							
(1) Excavation/Site Prep:																				(7) Interior:	
				(2) Foundation:				(8) Plumbing:						Outlets:                      Fixtures:							
X	Poured Conc.	Brick/Stone	Block																	Many Above Ave.	Average Typical
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets						Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners											
																(4) Floor Structure:				(9) Sprinklers:	
(5) Floor Cover:				(10) Heating and Cooling:						(13) Roof Structure:    Slope=0											
																(6) Ceiling:				Gas Oil	
(14) Roof Cover:				Thickness						Bsmnt Insul.											

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<<< Calculator Cost Computations >>>>>>	
Class: D,Pole Floor Area: 864 Gross Bldg Area: 3,344 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 120 Base Rate for Upper Floors = 40.04	
Depr. Table : 3% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 40.04	
Year Built Remodeled		Total Floor Area: 864 Base Cost New of Upper Floors = 34,595	
Overall Bldg Height		Reproduction/Replacement Cost = 34,595 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 12,108	
Comments:		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 3 = 9,348 Replacement Cost/Floor Area= 40.04 Est. TCV/Floor Area= 10.82	
Construction Cost		*** Basement Info ***	
High	Above Ave.	Ave.	X Low
** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: Electric, Cable or Baseboard 0%		* Mezzanine Info *	
Area: Perimeter: Type: Heat:		* Sprinkler Info *	
Area #1: Type #1: Area #2: Type #2:		Area: Type: Low	

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
NIELSEN GEORGE M & LINDA M	ZERFAS RONALD	175,000	12/09/2022	WD	20-MULTI PARCEL SALE REF	1183:0082	PROPERTY TRANSFER	100.0			
PORTER FRANK J & SUSAN I T	NIELSEN GEORGE M & LINDA M	100,000	12/04/2019	WD	16-LC PAYOFF	1171:580	DEED	0.0			
PORTER FRANK J & SUSAN I T	NIELSEN GEORGE M & LINDA M	100,000	11/24/2015	WD	03-ARM'S LENGTH	1155-2484	PROPERTY TRANSFER	100.0			
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status		
9172 W LAKE CITY RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ZERFAS RONALD 6693 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	100.00	167.00	1.0000	1.0551	150	100	15,827
		Paved Road		100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 15,827							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	10/21/2020	INSPECTED	2023	7,900	0	7,900			7,900S
		CSZ	01/20/2016	INSPECTED	2022	7,900	0	7,900			7,900S
		DMG	07/21/2011	INSPECTED	2021	10,600	0	10,600			10,600S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
NIELSEN GEORGE M & LINDA M	ZERFAS RONALD	175,000	12/09/2022	WD	19-MULTI PARCEL ARM'S LEN	1183:0082	PROPERTY TRANSFER	100.0			
PORTER FRANK J & SUSAN I T	NIELSEN GEORGE M & LINDA M	100,000	12/04/2019	WD	16-LC PAYOFF	1171:580	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status		
9172 W LAKE CITY RD		School: HOUGHTON LAKE COMM SCHOOLS		Pole Barn		02/12/2021	PB21-0014	COMPLETE			
Owner's Name/Address		P.R.E. 0%		POLE BUILDING		05/13/2014	142	COMPLETE			
ZERFAS RONALD 6693 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	50.00	160.00	1.0000	1.0328	150	100	7,746
		X	Paved Road	COMM FF RATE	50.00	167.00	1.0000	1.0551	150	100	7,914
		X	Storm Sewer	100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 15,660							
		X	Sidewalk	Land Improvement Cost Estimates							
		X	Water	Description	Rate	Size	% Good	Cash Value			
		X	Sewer	D/W/P: 3.5 Concrete	6.77	178	49	590			
		X	Gas	Total Estimated Land Improvements True Cash Value = 590							
		X	Curb	Work Description for Permit PB21-0014, Issued 02/12/2021: ONE STORY ADDITION AND LEANTO TO EXISTING POLE BUILDING. ADDITION 24 X 30 AND LEANTO 14 X 64 = 1616 TOTAL SQUARE FEET. LAKE TOWNSHIP LAND USE PERMIT #004369.							
		X	Street Lights	Work Description for Permit 142, Issued 05/13/2014: SHED							
		X	Standard Utilities								
		X	Underground Utils.								
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Split/Comb. on 01/21/2021 completed		X	Level	2024	Tentative	Tentative	Tentative			Tentative	
01/21/2021 MIKE OWNER REQUEST ;			Rolling	2023	7,800	59,400	67,200			67,200S	
Parent Parcel(s): 006-033-016-0600,			Low	2022	7,800	54,400	62,200			62,200S	
006-033-016-0610;			High	2021	10,400	24,600	35,000			35,000S	
Child Parcel(s): 006-033-016-0605;			Landscaped								
-----			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009.		QT	11/10/2021 INSPECTED								
Licensed To: Township of Lake, County of		QT	10/21/2020 INSPECTED								
Roscommon, Michigan		CSZ	01/20/2016 INSPECTED								

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

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings				<<<<< Calculator Cost Computations >>>>>			
Class: D				Class: D    Quality: Low Cost		Stories: 1    Story Height: 8    Perimeter: 218	
Floor Area: 728		Construction Cost					
Gross Bldg Area: 3,608		High	Above Ave.	X Ave.	Low	Base Rate for Upper Floors = 137.51	
Stories Above Grd: 1		** ** Calculator Cost Data ** **				(10) Heating system: Package Heating & Cooling    Cost/SqFt: 38.65    100%	
Average Sty Hght : 8		Quality: Low Cost		Heat#1: Package Heating & Cooling    100%		Adjusted Square Foot Cost for Upper Floors = 176.16	
Bsmnt Wall Hght		Heat#2: Zoned A.C. Warm & Cooled Air    0%		Ave. SqFt/Story: 728		Total Floor Area: 728    Base Cost New of Upper Floors = 128,245	
Depr. Table : 1.5%		Ave. Perimeter: 218		Has Elevators:		Reproduction/Replacement Cost = 128,245	
Effective Age : 31		*** Basement Info ***		Area:		Eff.Age:31    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0	
Physical %Good: 63		Area:		Perimeter:		Total Depreciated Cost = 80,794	
Func. %Good : 100		Type: Finished Basement		Type: Finished Basement		0.772 => TCV of Bldg: 1 = 62,373	
Economic %Good: 100		Heat: No Heating or Cooling		Type: Low		Replacement Cost/Floor Area= 176.16    Est. TCV/Floor Area= 85.68	
Year Built Remodeled		* Mezzanine Info *		Area:			
Overall Bldg Height		Area #1:		Type #1: Office    (No Rates)			
Comments:		Area #2:		Type #2: Office    (No Rates)			
		* Sprinkler Info *		Area:			
		Type: Low		Type: Low			

  

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

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



Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>																
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 3,608 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Construction Cost					Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 16 Perimeter: 140 Overall Building Height: 16											
		High	Above Ave.	X	Ave.	Low	Base Rate for Upper Floors = 40.63											
Depr. Table : 3% Effective Age : 40 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:					(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 40.63											
Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling					Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,756 Reproduction/Replacement Cost = 48,756 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 17,065											
16 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)					ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 2 = 13,174 Replacement Cost/Floor Area= 40.63 Est. TCV/Floor Area= 10.98											
Comments:		* Sprinkler Info * Area: Type: Low																
(1) Excavation/Site Prep:		(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:						
(2) Foundation:		(8) Plumbing:					Outlets:                      Fixtures:											
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X	Few Average	X	Few Average								
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Many Unfinished Many Unfinished Typical						
(4) Floor Structure:							Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer						
(5) Floor Cover:		(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:						
												Thickness                      Bsmnt Insul.						
(6) Ceiling:		(10) Heating and Cooling:					(14) Roof Cover:											
X	Gas Oil	Coal Stoker	Hand Fired Boiler															

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<<< Calculator Cost Computations >>>>>>						
Class: D,Pole Floor Area: 1,680 Gross Bldg Area: 3,608 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 148 Base Rate for Upper Floors = 35.32						
Depr. Table : 3% Effective Age : 3 Physical %Good: 91 Func. %Good : 100 Economic %Good: 100		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1680 Ave. Perimeter: 148 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Year Built Remodeled		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.84 100% Adjusted Square Foot Cost for Upper Floors = 41.16 Total Floor Area: 1,680 Base Cost New of Upper Floors = 69,148 Reproduction/Replacement Cost = 69,148 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0 Total Depreciated Cost = 62,925						
Overall Bldg Height		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 3 = 48,578 Replacement Cost/Floor Area= 41.16 Est. TCV/Floor Area= 28.92						
Comments:		*** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low						

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
GREAT LAKES NATURAL REMEDIATION	WLCR HOLDINGS LLC	211,841	09/26/2022	WD	21-NOT USED/OTHER	1182:1423	PROPERTY TRANSFER	100.0									
PORTER FRANK J & PENMAN ANDREW	GREAT LAKES NATURAL REMEDIATION	199,000	11/30/2021	WD	03-ARM'S LENGTH	1179:176	PROPERTY TRANSFER	100.0									
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-1	Building Permit(s)		Date	Number	Status								
9238 W LAKE CITY RD		School: HOUGHTON LAKE COMM SCHOOLS		Commercial, Add/Alter/Repa		01/06/2023	LU23-4546	INSPECT									
Owner's Name/Address		P.R.E. 0%		Commercial, New Building		06/14/2022	PB22-0196	OPEN PARTI									
WLCR HOLDINGS LLC 300 CENTER AVE STE 201 BAY CITY MI 48708		SA:		Demolish		04/22/2022	PB22-0083	COMPLETE									
Tax Description		2024 Est TCV Tentative															
L-889 P-135 (L-739 P-569 & 578; L-513 P-337) 234 AT PT 33 FT N & 150 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH N 167 FT TH E 100 FT TH S 167 FT TH W 100 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4W EXC S 7 FT KNOWN AS LOTS 4 AND 5 UNRECORDED PLAT OF NORTHWAY. AND ALSO 234 COM AT PT 33 FT N & 100 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH N 167 FT TH E 50 FT TH S 167 FT TH W 50 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23N R4W EXC S 7 FT KNOWN AS LOT 3 OF UNRECORDED PLAT OF NORTHWAY. AND ALSO 234 COM AT PT 33 FT N AND 50 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 TH N 167 FT TH E 50 FT TH S 167 FT TH W 50 FT TO POB PART OF SE 1/4 OF SE 1/4 SEC 33 T23NR4W EXC S 7 FT LOT 2 UNRECORDED PLAT OF NORTHWAY. AND ALSO 234 COM AT PT 33 FT N & 15 FT E OF SW COR OF SE 1/4 OF SE 1/4 SEC 33 FOR POB TH N 167 FT TH E 35 FT TH S 167 FT TH W 35 FT TO ***BALANCE OF DESCRIPTION ON FILE***		X Improved		Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL											
		Public Improvements		* Factors *													
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value						
				COMM FF RATE	235.00	167.00	1.0000	1.0551	150	100	37,194						
				235 Actual Front Feet, 0.90 Total Acres							Total Est. Land Value =	37,194					
				Land Improvement Cost Estimates													
				Description	Rate	Size	% Good	Cash Value									
				D/W/P: 4in Concrete	7.16	1005	95	6,836									
				D/W/P: Asphalt Paving	3.19	11190	75	26,772									
				Total Estimated Land Improvements True Cash Value =							33,608						
				Work Description for Permit LU23-4546, Issued 01/06/2023: DRIVE THROUGH, TOUCHLESS CONTACT SITE PLAN													
				Work Description for Permit PB22-0196, Issued 06/14/2022: 2520 TOTAL SQ FT COMMERCIAL BUILDING; LAKE TOWNSHIP LAND USE PERMIT #4443; HLSA SEWER RECONNECT PERMIT AFTER DEMO OF EXISTING BUILDING D-823) *MUST RECONNECT TO THE 6" AS PERM PLANS SUBMITTED*;CENTRAL MI DIST HEALTH DEPT WELL PERMIT #JPHS-CESJZJ; ROSCOMMON CO ROAD COMM DRIVEWAY PERMIT #2022R0084													
				Work Description for Permit PB22-0083, Issued 04/22/2022: DEMO OF HOUSE THAT SITS ON TWO OR MORE LOTS 1700 SQUARE FEET WITH ATTACHED GARAGE. LAKE TOWNSHIP LAND USE DATED 12/17/21 #004465. HOUGHTON LAKE SEWER AUTHORITY DISCONNECT PERMIT DATED 4/13/22 #D-823. WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPARTMENT. SEPTIC TANK ABANDONM,ENTS MUST BE REPORTED TO THE HEALTH DEPARTMEN													
Comments/Influences		Topography of Site		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		X Level		2024		Tentative		Tentative		Tentative						Tentative	
		X Rolling		2023		18,600		168,400		187,000						187,000S	
		X Low		2022		18,600		33,000		51,600						51,600S	
		X High		2021		0		0		0						0	
		X Landscaped															
		X Swamp															
		X Wooded															
		X Pond															
		X Waterfront															
		X Ravine															
		X Wetland															
		X Flood Plain															
Split/Comb. on 12/19/2021 completed 12/19/2021 MIKE OWNER REQUEST ; Parent Parcel(s): 006-033-016-0620, 006-033-016-0640, 006-033-016-0650, 006-033-016-0660;		Who		When		What											
Child Parcel(s): 006-033-016-0670;		QT		03/31/2023		INSPECTED											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT		11/29/2022		INSPECTED											
		QT		11/01/2022		INSPECTED											

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail		<<<<<< Calculator Cost Computations >>>>>>	
Class: D		Class: D Quality: Good	
Floor Area: 2,520		Stories: 1 Story Height: 15 Perimeter: 212	
Gross Bldg Area: 2,520		Base Rate for Upper Floors = 154.77	
Stories Above Grd: 1		(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 27.87 100%	
Average Sty Hght : 15		Adjusted Square Foot Cost for Upper Floors = 182.64	
Bsmnt Wall Hght		Total Floor Area: 2,520 Base Cost New of Upper Floors = 460,252	
Depr. Table : 2.25%		2,520 Sq.Ft. of Sprinklers @ 6.35, Cost New = 16,002	
Effective Age : 1		Reproduction/Replacement Cost = 476,254	
Physical %Good: 98		Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0	
Func. %Good : 100		Total Depreciated Cost = 466,729	
Economic %Good: 100		Unit in Place Items	
Year Built Remodeled		/CI16/YARI/PAV/CONSA 8.22 882 1.00 95 6,888	
Overall Bldg Height		/CI14/SERS/BBUIIU/CAN/STE/CGOO 48.33 315 1.00 95 14,463	
Comments:		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 376,798	
Area:		Replacement Cost/Floor Area= 197.91 Est. TCV/Floor Area= 149.52	
Perimeter:		85 % Completed => Est. True Cash Value 2024 = 320,278	
Type:			
Heat:			
* Mezzanine Info *			
Area #1:			
Type #1:			
Area #2:			
Type #2:			
* Sprinkler Info *			
Area: 2520			
Type: Average			

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DITCHIE RONALD A & BETTY J	ROBINSON DAVID R & COLLEEN	205,000	07/10/2013	WD	03-ARM'S LENGTH		OTHER	100.0					
DITCHIE RONALD A & BETTY J	ROBINSON DAVID R & COLLEEN	205,000	07/10/2013	WD	03-ARM'S LENGTH	1130/411	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
248 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		SA:											
ROBINSON DAVID R & COLLEEN 5258 CHAMBERS RD MAYVILLE MI 48744		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-1040 P-1920-1922 (L-268 P-407) 234 N 50 FT OF GOVT LOT 4 SEC 34 T23N R4W.		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
			Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		D/W/P: Brick on Sand	16.77	96	74	1,191				
		X	Sewer		D/W/P: Patio Blocks	14.47	424	74	4,540				
			Electric		Total Estimated Land Improvements True Cash Value = 5,731								
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	70,000	46,400	116,400			76,016C		
			High		2022	60,000	35,700	95,700			72,397C		
			Landscaped		2021	55,000	28,000	83,000			70,085C		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/08/2021	INSPECTED	2023	70,000	46,400	116,400			76,016C		
		DMG	06/11/2012	INSPECTED	2022	60,000	35,700	95,700			72,397C		
					2021	55,000	28,000	83,000			70,085C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built 0	Remodeled 0	Ex	X	Ord		Min												
Condition: Good		Size of Closets		Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric														
		Kitchen: Other: Other:		0 Amps Service														
(1) Exterior		No./Qual. of Fixtures		X	Ex.		Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1 STORY								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets							(11) Heating System: Forced Air w/ Ducts							
											Ground Area = 1184 SF Floor Area = 1184 SF.							
											Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59							
											Building Areas							
											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
											1 Story	Siding	Slab	1,184				
											Other Additions/Adjustments							
											Water/Sewer							
											Public Sewer			1	1,345	794		
											Water Well, 100 Feet			1	5,720	3,375		
											Built-Ins							
											Appliance Allow.			1	1,961	1,157		
											Fireplaces							
											Exterior 1 Story			1	5,788	3,415		
											Totals:			148,836		87,814		
											Notes:							
											ECF (4004 LAKEVIEW) 1.072 => TCV:					94,137		
											(13) Plumbing							
											Average Fixture(s)							
											1 3 Fixture Bath							
											2 Fixture Bath							
											Softener, Auto							
											Softener, Manual							
											Solar Water Heat							
											No Plumbing							
											Extra Toilet							
											Extra Sink							
											Separate Shower							
											Ceramic Tile Floor							
											Ceramic Tile Wains							
											Ceramic Tub Alcove							
											Vent Fan							
											(14) Water/Sewer							
											Public Water							
											1 Public Sewer							
											1 Water Well							
											1000 Gal Septic							
											2000 Gal Septic							
											Lump Sum Items:							
											(10) Floor Support							
											Joists: Unsupported Len: Cntr.Sup:							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MARKUSIC TODD P & CHRISTIN	MARKUSIC TODD P	0	06/20/2019	QC	06-COURT JUDGEMENT	1169:2091	DEED	0.0					
THORNTON DAVID P	MARKUSIC, TODD & CHRISTINE	250,000	10/05/2007	WD	03-ARM'S LENGTH	1067/820	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
246 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MARKUSIC TODD P 246 CLEARVIEW DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
(L-897 P-648&L-823P-352&L-804P-136) 234 L-937 P-2581 246 CLEARVIEW S100 FT OF N 150 FT OF GOVT LOT 4 SEC 34 T23N R4W		Public Improvements		* Factors *									
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		X	Paved Road		LV-OVER 60'	40.00	0.00	0.8706	1.0000	2800	100		97,502
		X	Storm Sewer		100 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		265,502		
		X	Sidewalk		Land Improvement Cost Estimates								
		X	Water		Description	Rate	Size	% Good	Cash Value				
		X	Sewer		D/W/P: 3.5 Concrete	6.25	120	74	555				
		X	Electric		D/W/P: 3.5 Concrete	6.25	84	74	388				
		X	Gas		D/W/P: 3.5 Concrete	6.25	220	84	1,155				
		X	Curb		D/W/P: 3.5 Concrete	6.25	527	74	2,438				
		X	Street Lights		Metal Prefab	17.67	80	39	551				
		X	Standard Utilities		Total Estimated Land Improvements True Cash Value =								5,087
		X	Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	Tentative	Tentative	Tentative					
		QT	04/08/2021	INSPECTED	2023	132,800	50,500	183,300					
		DMG	06/11/2012	INSPECTED	2022	113,800	38,800	152,600					
					2021	104,300	36,800	141,100					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 60 220	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 312 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X	Composition			X Ex. Ord. Min												
X	Insulation			No. of Elec. Outlets												
(2) Windows				Many X Ave. Few												
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing												
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Gable Hip Flat	(9) Basement Finish		(14) Water/Sewer												
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney:		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 0				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 992 SF Floor Area = 992 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 992 118,773 71,265																
Other Additions/Adjustments																
Deck																
Treated Wood 60 1,940 1,164																
w/Roof (Roof portion) 220 3,351 2,011																
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 312 13,326 7,996																
Common Wall: 1 Wall 1 -2,074 -1,244																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 440 16,641 9,985																
Water/Sewer																
Public Sewer 1 1,345 807																
Water Well, 100 Feet 1 5,720 3,432																
Built-Ins																
Appliance Allow. 1 1,961 1,177																
Totals: 160,983 96,593																
Notes:																
ECF (4004 LAKEVIEW) 1.072 => TCv: 103,548																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
244 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION	10/08/2010	247	COMPLETE			
Owner's Name/Address		P.R.E. 0%									
WEBURG DALE & CAMILLE 4281 E HARRISON RD BRECKENRIDGE MI 48615		SA:									
Tax Description		2024 Est TCV Tentative									
L-708 P-157 234 N 50 FT OF S 150 FT OF N 300FT OF GOVT LOT 4 SEC 34 T23N R4W.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate			Size % Good		Cash Value	
		Water		D/W/P: 3.5 Concrete	6.68			369 74		1,824	
		Electric		Total Estimated Land Improvements True Cash Value = 1,824							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
QT 04/08/2021 INSPECTED				2023	70,000	114,900	184,900	116,037C			
DMG 06/11/2012 INSPECTED				2022	60,000	88,400	148,400	110,512C			
				2021	55,000	90,000	145,000	106,982C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 30 280 114	Type CPP Treated Wood Brzwy, FW	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 575 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 26 Floor Area: 2,224 Total Base New : 309,135 Total Depr Cost: 228,760 Estimated T.C.V: 245,231		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1476 SF Floor Area = 2224 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74			Cls C		Blt 0		
Yr Built 0	Remodeled 2011	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas						
Condition: Good		Size of Closets		0 Amps Service			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74							
Room List		Doors:	Solid	H.C.	(13) Plumbing			Many X Ave. Few			Stories Exterior Foundation 1 Story Siding Slab 2 Story Siding Crawl Space			Size 728 748		Cost New Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 254,429 188,279				
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Plumbing			3 Fixture Bath 1 4,711 3,486				
X	Insulation	(7) Excavation		No. of Elec. Outlets			Many X Ave. Few			Porches			CPP 30 847 627				
(2) Windows	Many X Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 748 S.F. Slab: 728 S.F. Height to Joists: 0.0			(13) Plumbing			Deck			Treated Wood 280 5,242 3,879				
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		Basement: 0 S.F. Crawl: 748 S.F. Slab: 728 S.F. Height to Joists: 0.0			(13) Plumbing			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 575 22,575 16,705 Common Wall: 1 Wall 1 -2,251 -1,666				
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Basement: 0 S.F. Crawl: 748 S.F. Slab: 728 S.F. Height to Joists: 0.0			(13) Plumbing			Water/Sewer			Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359			
X	Asphalt Shingle	(10) Floor Support		Basement: 0 S.F. Crawl: 748 S.F. Slab: 728 S.F. Height to Joists: 0.0			(13) Plumbing			Built-Ins			Appliance Allow. 1 2,806 2,076				
Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Interior 1 Story 1 5,414 4,006					
		Lump Sum Items:		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Breezeways			Frame Wall 114 7,957 5,888			Totals: 309,135 228,760		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		90,000	10/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status		
238 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	10/03/2022	PB21-0222A	OPEN PARTI		
Owner's Name/Address		P.R.E. 0%			Res. Add/Alter/Repair	06/28/2021	PB21-0222	COMPLETE		
STADNIKIA PAUL A & KAREN L 11349 SAND HILL DR GRASS LAKE MI 49240		SA:			Demolish	01/13/2021	PB20-0407	COMPLETE		
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L740/P32 234 COM AT PT ON SH OF LAKE 300 FT S OF N SEC LINE OF SEC 34 TH W 150 FT M/L TO RD TH N ON RD 50 FT TH E 150 FT TH S'LY ON SH 50 FT TO POB PART OF LOT 4 SEC 34 & NE 1/4 OF NE 1/4 SEC 33 T23N R4W. ALSO ASSESS WITH THIS PARCEL, 1050/1214 L1047/ P906 L982/P347 L944/P1948 234 COM AT NE COR OF LOT 16 TH W 128.2 FT TO NW COR OF SAID LOT TH S 61.5 FT TH E ON A LINE PARALLEL TO S LINE OF SAID LOT TO PT ON E LINE OF SAID LOT 62.9 FT FRM POB TH N'LY ON SAID LOT TO POB BEING PART OF LOT 16 WOODLAND SHORES. 1/12/2021 RESID REF PARCEL 006-600-016-0000		X	Improved	Vacant	* Factors *					
Comments/Influences		X	Public Improvements	Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Split/Comb. on 01/17/2021 completed 01/17/2021 MIKE OWNER REQUEST ; Parent Parcel(s): 006-034-006-0070, 006-600-016-0000; Child Parcel(s): 006-034-006-1070;		X	Dirt Road	LAKEVIEW 50.00 150.00 1.0000 1.0000 2800 100 140,000						
-----		X	Gravel Road	LAKEVIEW 61.00 150.00 1.0000 1.0000 2800 100 170,800						
		X	Paved Road	111 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 310,800						
		X	Storm Sewer	Land Improvement Cost Estimates						
		X	Sidewalk	Description Rate Size % Good Cash Value						
		X	Water	D/W/P: 3.5 Concrete 6.68 542 74 2,680						
		X	Sewer	D/W/P: Brick on Sand 18.28 185 74 2,503						
		X	Electric	Total Estimated Land Improvements True Cash Value = 5,183						
		X	Gas	Work Description for Permit PB21-0222A, Issued 10/03/2022: EXTENSION OF PERMIT PB21-0222. 1279 TOTAL SQUARE FEET ADDITION TO HOUSE WITH 200 SQUARE FEET COVERED PATIO. LAKE TOWNSHIP USE PERMIT 4396 (VERBAL EXTENSION PER KEVIN ROSE 10/3/22). ROSCOMMON SOIL EROSION PERMIT 3953.						
		X	Curb	Work Description for Permit PB21-0222, Issued 06/28/2021: 1279 TOTAL SQ FT ADDITION TO HOUSE W/200 SQ FT COVERED PATIO; LAKE TOWNSHIP LAND USE PERMIT #4396; ROSCOMMON CO SOIL EROSION PERMIT #3953						
		X	Street Lights	Work Description for Permit PB20-0407, Issued 01/13/2021: DEMO (REMOVAL-HOUSE/GARAGE BEING MOVED) OF ONE AND 1/2 STORY HOUSE WITH ATTACHED GARAGE/FIRST FLOOR-28 X 25 = 700, 2ND FLOOR 12 X15 = 180, GARAGE-24 X 22 = 528 SQ FT = 1408 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4365 HLSA DISCONNECT PERMIT #D-800-DEMO, NOT REBUILDING ROSCOMMON COUNTY SOIL EROSION PERMIT #3953 WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL						
		X	Standard Utilities	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	Underground Utils.	2024	Tentative	Tentative	Tentative			Tentative
		X	Topography of Site	2023	155,400	165,100	320,500			210,309C
		X	Level	2022	133,200	120,600	253,800			193,247C
		X	Rolling	2021	122,100	91,000	213,100			161,987C
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
		X	Who	When	What					
		X	QT	11/01/2022	INSPECTED					
		X	QT	11/10/2021	INSPECTED					
		X	QT	10/14/2020	INSPECTED					
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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																
X Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough	X Insulation	0 Front Overhang 0 Other Overhang	X Gas Wood		Oil Coal		Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	61 WCP (1 Story) 532 CPP 40 CPP 200 CCP (1 Story)				Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 667 % Good: 0 Storage Area: 0 No Conc. Floor: 0																															
		X Wood Frame																	(4) Interior	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 21 Floor Area: 3,498 Total Base New : 458,041 Total Depr Cost: 326,301 Estimated T.C.V: 349,795	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:																										
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Size of Closets			Lg			Ord			Small																																
Yr Built 0	Remodeled 0	Ex	Ord	Min	Condition: Good			Room List			Doors:	Solid	H.C.																																				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex.			X	Ord.	Min																														
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Many			X	Ave.	Few			(13) Plumbing																																	
Wood/Shingle X Aluminum/Vinyl Brick		(7) Excavation			Basement: 0 S.F. Crawl: 2464 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2464 SF Floor Area = 3498 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79			Building Areas			Stories			Exterior	Foundation	Size	Cost New	Depr. Cost																									
Insulation		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Exterior			Stone Veneer	408	15,708	12,409																										
(2) Windows		(9) Basement Finish									Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			667	27,907	22,047																											
Many X Avg. Few	X Avg. Large Small																			Plumbing			3 Fixture Bath	1	4,711	3,722																							
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens																							Porches			WCP (1 Story)	61	3,612	2,853																				
(3) Roof																										CPP			532	8,352	6,598																		
X Gable Hip Flat	Gambrel Mansard Shed																									CPP			40	1,053	990																		
X Asphalt Shingle																										CCP (1 Story)			200	5,336	5,016																		
Chimney:																													Lump Sum Items:																				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning: FOR RE	Building Permit(s)	Date	Number	Status		
OLD US 27		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 06/03/1994 Qual. Ag.								
MICHIGAN DEPT OF NAT RESOURCES MICHIGAN DEPT OF TREASURY PO BOX 30735 LANSING MI 48909		SA:								
Tax Description		2024 Est TCV Tentative								
**QUAL AGR 100.00% STATE # 4763 PA 513 OF 2004 234 N 300FT OF GOVT LOT 2 SEC 34 T23N R4W 2.70 AC Comments/Influences		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road					2.70	Acres	0 100	0
		Paved Road					2.70	Total Acres	Total Est. Land Value =	0
		Storm Sewer								
		Sidewalk								
		Water								
		X Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		X Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/15/2020	INSPECTED	2023	0	0	0	321,338S	
					2022	0	0	0	306,037S	
					2021	0	0	0	296,261S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WILSON SHARON J	WILSON JEFFREY SR & PETERS	0	07/07/2016	QC	21-NOT USED/OTHER	1159-2211	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
112 UTAH AVE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
WILSON JEFFREY SR & MICHAEL ROBERT& PETERSON KIMBER LEE 841 E GRAND RIVER AVE WILLIAMSTON MI 48895		SA:										
Tax Description		2024 Est TCV Tentative										
L-601 P-62 234 COM AT SW COR SEC 34 TH N89DEG46'E 1015 FT TH N0DEG31'W 123 FT TH N10DEG32'E 94.35 FT TH N0DEG31'W 57.3 FT FOR POB TH N0DEG31'W 62 FT TH N89DEG46'E 110.63 FT THS4DEG40'30"W 62.23 FT TH S89DEG46'W 105 FT TO POB PART OF GOVT LOT 1 SEC 34 T23N R4W PARCEL 1-A		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	62.00	150.00	1.0000	1.0000	2800	100		173,600
		Paved Road		62 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		173,600		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
		Sewer						6.68	200	71	949	
		Electric		Wood Frame				32.76	80	46	1,206	
		Gas		Total Estimated Land Improvements True Cash Value =								2,155
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 03/30/2023 INSPECTED				2023	86,800	61,700	148,500	106,859C				
MH 08/14/2017 INSPECTED				2022	74,400	46,800	121,200	101,771C				
DMG 08/14/2009 INSPECTED				2021	68,200	45,100	113,300	98,520C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 536 36	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets			Lg	X	Ord		Small							
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric											
(1) Exterior		Kitchen: Other: Other:			100 Amps Service											
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures											
Insulation					Ex. X Ord. Min											
(2) Windows		No. of Elec. Outlets			Many X Ave. Few											
Many X Avg. Few		Large X Avg. Small			(13) Plumbing											
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens		(7) Excavation			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		Basement: 0 S.F. Crawl: 784 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X Gable Hip Flat		Gambrel Mansard Shed			(8) Basement											
X Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
Chimney:		(9) Basement Finish			(14) Water/Sewer											
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
		(10) Floor Support			Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family RANCH										Cls		C		Blt 0		
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 784 SF Floor Area = 1232 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71																
Building Areas																
Stories Exterior Foundation										Size		Cost New		Depr. Cost		
1.5 Story Siding Crawl Space										784						
1 Story Siding Overhang										56						
Total:										146,934		104,324				
Other Additions/Adjustments																
Plumbing																
3 Fixture Bath										1		4,711		3,345		
Deck																
Treated Wood										536		8,019		5,693		
Treated Wood										36		1,531		1,087		
Water/Sewer																
Public Sewer										1		1,515		1,076		
Water Well, 100 Feet										1		5,890		4,182		
Built-Ins																
Appliance Allow.										1		2,806		1,992		
Totals:										171,406		121,699				
Notes:																
										ECF (4004 LAKEVIEW) 1.072 =>		TCV:		130,461		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BERNATH JERRY L ETAL	BERNATH JERRY L & HELEN S	0	07/21/2015	WD	09-FAMILY	1151-2683	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
114 UTAH AVE		School: HOUGHTON LAKE COMM SCHOOLS			REMODEL	09/02/2011	175	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
BERNATH JERRY L & HELEN S 7905 DAWN DR PORTLAND MI 48875		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-645 P-395 234 COM AT SW COR SEC 34 TH N89DEG46'E 1015 FT TH N0DEG31'W 123 FT TH N10DEG32'E 94.35 FT TH N0DEG31'W 119.3 FT TO POB TH N0DEG31'W 62 FT TH N89DEG46'E 116.26 FT THS4DEG40'30"W 62.23 FT TH S89DEG46'W 110.63 FT TO POB PART OF GOVT LOT 1 SEC 34 T23N R4W PARCEL 1-B		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	62.00	150.00	1.0000	1.0000	2800	100		173,600
		Paved Road		62 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		173,600		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		Fencing: Wd, Split, 2 Rail				16.72	190	21	667	
		Sewer		D/W/P: 3.5 Concrete				6.68	528	71	2,504	
		Electric		Total Estimated Land Improvements True Cash Value =				3,171				
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	03/30/2023	INSPECTED	2023	86,800	83,600	170,400				102,450C
		MH	08/14/2017	INSPECTED	2022	74,400	64,100	138,500				97,572C
		DMG	08/14/2009	INSPECTED	2021	68,200	61,500	129,700				94,455C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 60 312	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 29 Floor Area: 1,585 Total Base New : 232,157 Total Depr Cost: 164,833 Estimated T.C.V: 176,701					E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 967 SF Floor Area = 1585 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71						Cls C Blt 0
Condition: Good		Size of Closets		100 Amps Service			No. of Elec. Outlets			Building Areas						
Room List		Doors:		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation 1.75 Story Siding Crawl Space 1 Story Siding Crawl Space			Size 824 143	Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing 3 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Wood Stove			Total:	186,433	132,368	
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Lump Sum Items:			Notes:						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:						176,701
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 967 S.F. Slab: 0 S.F. Height to Joists: 0.0			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:						176,701
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Notes:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:						176,701
X	Asphalt Shingle	(9) Basement Finish		Notes:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:						176,701
Chimney:		(10) Floor Support		Notes:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:						176,701

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MEDIA MARK A & KAREN	BACKHUS DENNIS A & DIANE E	110,000	11/02/2020	WD	21-NOT USED/OTHER	1174:1344	PROPERTY TRANSFER	100.0			
WATSON, DAVID L.	MEDIA, MARK & KAREN	140,000	12/12/2009	OTH	21-NOT USED/OTHER	1089/1430	OTHER	100.0			
WATSON DAVID L & MARY A	WATSON, MICHAEL D.	0	09/11/2008	QC	21-NOT USED/OTHER	1079/376	OTHER	0.0			
WATSON, MICHAEL D.	WATSON, DAVID L.	0	06/13/2008	QC	21-NOT USED/OTHER	1086/1598	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status		
116 UTAH AVE		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		04/09/2010	62	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
BACKHUS DENNIS A & DIANE E 1175 ELLIOT AVE MADISON HEIGHTS MI 48071		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors * 125' ACTUAL, IRREGULAR							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	80.00	60.59	1.0000	0.8342	2800	100	186,857
		Paved Road		80 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 186,857							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		QT	03/30/2023	INSPECTED	2023	93,400	0	93,400			79,613C
		QT	10/22/2020	INSPECTED	2022	80,100	0	80,100			75,822C
		MH	08/14/2017	INSPECTED	2021	73,400	0	73,400			73,400S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAGERMAN DUANE A ET AL	SHEPLER ROBIN & RANDY	0	05/12/2020	QC	09-FAMILY	1172:1811	PROPERTY TRANSFER	0.0
HAGERMAN DUANE A		0	12/02/2018	OTH	07-DEATH CERTIFICATE	1172:1813	OTHER	0.0
HAGERMAN DONNA J		0	04/10/2007	OTH	07-DEATH CERTIFICATE	1172:1812	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-COMMON	Zoning: R-1	Building Permit(s)	Date	Number	Status	
	School: HOUGHTON LAKE COMM SCHOOLS						
	P.R.E. 0%						
Owner's Name/Address	SA:						
SHEPLER ROBIN & RANDY 629 POPLAR ST CARSON CITY MI 48811	2024 Est TCV Tentative						
	Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1			
	Public Improvements	* Factors *					
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value	
			0.00	Total Acres	Total Est. Land Value =	0	
Tax Description	Dirt Road						
L-406 P-668 234 ALL THAT PART OF GOV'T LOT 1 SEC 34 T23N R4W DESIGNATED AS CANAL AND PRIVATE DRIVES IN PLAT OF BEBEE'S ISLAND. ASSESSED WITH REAL PARCELS	Gravel Road						
Comments/Influences	Paved Road						
	Storm Sewer						
	Sidewalk						
	Water						
	Sewer						
	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						
	Topography of Site						
	Level						
	Rolling						
	Low						
	High						
	Landscaped						
	Swamp						
	Wooded						
	Pond						
	Waterfront						
	Ravine						
	Wetland						
	Flood Plain						
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT
			2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT
			2022	0	0	0	0
			2021	0	0	0	0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
CROMWELL ANNE M	SCHULZ JOHN & BRENDA	187,000	06/29/2021	WD	03-ARM'S LENGTH	1177:944	PROPERTY TRANSFER	100.0	
CROMWELL OSCAR D		0	08/16/2014	OTH	07-DEATH CERTIFICATE	1177:943	OTHER	0.0	
SWINSON RUSSELL	CROMWELL, OSCAR D. & ANNE	130,000	08/26/2010	WD	03-ARM'S LENGTH		OTHER	100.0	
		159,900	11/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status
111 STATE AVE & UTAH AVE		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 100% 12/01/2021							
SCHULZ JOHN & BRENDA 111 STATE AVE HOUGHTON LAKE MI 48629		SA:							
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT					
L-1036 P-1944 (L-802 P-172) 234 COM AT SW COR SEC 34 T23N R4W TH E 915 FT TH N 33 FT FOR POB TH N 100 FT TH E 43.5 FT TH N 18 FT TH E 36.4 FT TH S 10 DEG 32' W 26.1 FT TH S 92.4 FT TH W 75 FT TO POB PARCEL I.		X	Improved	Vacant	* Factors *				
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		Dirt Road		CANAL/RIVER 44.00 150.00 1.0000 1.0000 850 100 37,400					
		Gravel Road		44 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 37,400					
		Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description Rate Size % Good Cash Value					
		Sidewalk		Fencing: Wd, Split, 2 Rail 15.75 100 21 331					
		Water		D/W/P: 3.5 Concrete 6.25 540 71 2,396					
		Sewer		Wood Frame 29.13 80 71 1,654					
		Electric		Total Estimated Land Improvements True Cash Value = 4,381					
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 03/30/2023 INSPECTED	2023	18,700	70,800	89,500		82,005C	
		MH 08/14/2017 INSPECTED	2022	18,700	59,400	78,100		78,100S	
		DMG 08/14/2009 INSPECTED	2021	16,500	51,900	68,400		49,341C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 288 153 108 16	Type CGEP (1 Story) CCP (1 Story) Roof Cover Onl Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 339 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:																																																																
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling																																																																											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min																																																																										
Condition: Good		Size of Closets			Lg	X	Ord		Small																																																																							
Room List		Doors:		Solid	X	H.C.																																																																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																																																											
		Kitchen: Other: Other:			0 Amps Service																																																																											
(1) Exterior		No./Qual. of Fixtures			X	Ex.		Ord.		Min																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets																																																																											
								Many	X	Ave.		Few																																																																				
		(13) Plumbing			Average Fixture(s)																																																																											
(2) Windows		(7) Excavation																																																																														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1400 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			(14) Water/Sewer																																																																									
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	Chimney: Vinyl	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																																																											
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,400</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>164,612</td> <td>108,644</td> </tr> </tbody> </table> Other Additions/Adjustments Porches <table border="1"> <tbody> <tr> <td>CGEP (1 Story)</td> <td>288</td> <td>14,406</td> <td>9,508</td> </tr> <tr> <td>CCP (1 Story)</td> <td>153</td> <td>3,846</td> <td>2,538</td> </tr> </tbody> </table> Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <tbody> <tr> <td>Base Cost</td> <td>339</td> <td>14,055</td> <td>9,276</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> <td>888</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>3,775</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,294</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>16</td> <td>726</td> <td>479</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>108</td> <td>1,810</td> <td>1,195</td> </tr> <tr> <td colspan="2">Totals:</td> <td>208,481</td> <td>137,597</td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 147,779															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,400			Total:				164,612	108,644	CGEP (1 Story)	288	14,406	9,508	CCP (1 Story)	153	3,846	2,538	Base Cost	339	14,055	9,276	Water/Sewer				Public Sewer	1	1,345	888	Water Well, 100 Feet	1	5,720	3,775	Built-Ins				Appliance Allow.	1	1,961	1,294	Deck				Treated Wood	16	726	479	w/Roof (Roof portion)	108	1,810	1,195	Totals:		208,481	137,597
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DEBRUYNE ROBERT & SANDI	VERTREES, MARLENA	119,500	06/18/2010	WD	03-ARM'S LENGTH	1094/1105	OTHER	100.0				
		42,000	07/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W	Building Permit(s)		Date	Number	Status			
9170 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 06/18/2010										
VERTREES MARLENA K 9170 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-941 P-1372 (L-895P-545&L-859 P-640)234 COM AT SW COR SEC 34 TH N0DEG19'37"W ALG SEC LINE 1212.23FT TH N89DEG58'30"E 133.46 FT TO ELY R/W OF OLD US-27 & POB TH N89DEG58'30"E 137.55FT TH N0DEG02'16"W 99.94FT TH W 142.35FT TO R/W LINE TH ARC OF CUR TO RIGHT S0DEG47'02"E 100.12 FT TO POB BEING PART OF GOVT LOT 1 SEC 34 T23NR4W PAR 2 PP: 006-034-011-0180		X Improved		Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
Comments/Influences		X Standard Utilities Underground Utils.										
		Topography of Site										
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT		10/21/2020	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG		07/22/2013	INSPECTED	2023	20,000	72,300	92,300			61,896C
		DMG		07/21/2011	INSPECTED	2022	17,500	60,200	77,700			58,949C
						2021	16,300	55,500	71,800			57,066C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 68 Storage Area: 360 No Conc. Floor: 0
X	Wood Frame		0 Front Overhang 0 Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump								80 12	Treated Wood Treated Wood		
Building Style: MANUFACTURED		(4) Interior														
Yr Built 0		Remodeled 0		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED			Cls Good		Blt 0	
Condition: Good		Size of Closets		Central Air Wood Furnace			No. of Elec. Outlets			Ground Area = 2052 SF Floor Area = 2052 SF.			E.C.F. X 0.751		Bsmnt Garage:	
Room List		Doors: Solid H.C.		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas			Total Base New : 234,921		Carport Area:	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		0 Amps Service			Type			Main Home			Total Depr Cost: 194,319		Roof:	
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Ext. Walls			Roof/Fnd.			Estimated T.C.V: 145,934			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			Roof/Fnd.			Type			Total: 166,856		141,828	
Insulation		(7) Excavation		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments			42" frost-free footings, foundation		206 13,472 11,451	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			2 Fixture Bath			3 Fixture Bath			Deck		Treated Wood 80 2,431 2,066	
X	Many Avg. Few	X	Large Avg. Small	Extra Toilet			No Plumbing			Treated Wood			Treated Wood 12 588 500			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Extra Sink			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 720 26,532 18,042		*6	
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		Separate Shower			Water/Sewer			Storage Over Garage 360 5,015 3,410			Public Sewer 1 1,941 1,650			
X	Double Glass Patio Doors	Treated Wood Concrete Floor		Ceramic Tile Floor			Water Well, 100 Feet			Built-Ins			Water Well, 100 Feet 1 6,333 5,383			
X	Storms & Screens	(9) Basement Finish		Ceramic Tile Wains			Fireplaces			Wood Stove 1 3,745 3,183			Totals: 234,921 194,319			
(3) Roof		Ceramic Tub Alcove Vent Fan		(14) Water/Sewer			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 145,934						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Asphalt Shingle	(10) Floor Support														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
US DEPT OF HUD	POZSGAI, DAVID & ELIZABETH	50,000	06/14/2012	OTH	21-NOT USED/OTHER		OTHER	100.0
TATORIS JULIE C & CAROL L	US DEPT OF HUD	0	02/29/2012	OTH	21-NOT USED/OTHER	1112/1009	OTHER	0.0
		132,000	05/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: C-W	Building Permit(s)	Date	Number	Status
9170 W HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS		GARAGE	06/29/2012	12114	COMPLETE
	P.R.E. 100% 06/14/2012					

  

Owner's Name/Address	SA:
POZSGAI DAVID G & ELIZABETH A 9170 A W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	

  

Tax Description	2024 Est TCV Tentative
(L-1026P-1030&L-908P-268&L-859P-641) 234 L-1053 P-683 (L-1029P-1916) COM AT SW COR SEC 34 TH N0DEG19'37"W ALG SEC LINE 1212.23FT TH N89DEG58'30"E 271.01FT FOR POB TH N89DEG58'30"E 120.10FT TH N0DEG02'16"W 99.889FT TH W 120.10 FT TH S0DEG02'16"E 99.94FT TO POB-PART OF GOVT LOT 1 SEC 34 T23NR4W - PAR B PP; 006-034-011-0180	

  

Comments/Influences	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1																																																																																																																																																																																																																																																																																																																								
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X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 90 Storage Area: 0 No Conc. Floor: 0																																																			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 26 Floor Area: 1,114 Total Base New : 178,270 Total Depr Cost: 135,747 Estimated T.C.V: 101,946			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:																																																				
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																															
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets																																																														
0	0				Lg	Ord	Small																																																												
Condition: Good		Doors:		Solid	H.C.		Central Air Wood Furnace																																																												
Room List		(5) Floors		(12) Electric																																																															
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service																																																															
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min																																																														
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few																																																												
X Insulation				(13) Plumbing																																																															
(2) Windows		(7) Excavation		Average Fixture(s)																																																															
Many Avg. Few	X Avg. Small	Basement: 0 S.F. Crawl: 964 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																															
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																															
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																															
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:																																																															
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																	
Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 964 SF Floor Area = 1114 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>600</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>364</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>144,147</td> <td>106,670</td> </tr> </tbody> </table> Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Base Cost</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Water/Sewer</td> <td>624</td> <td>23,912</td> <td>21,521</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,515</td> <td>1,121</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,890</td> <td>4,359</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,806</td> <td>2,076</td> </tr> <tr> <td>Totals:</td> <td></td> <td>178,270</td> <td>135,747</td> </tr> </tbody> </table> Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 101,946																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	600			1 Story	Siding	Crawl Space	364			Total:				144,147	106,670	Item	Base Cost	Cost	Depr. Cost	Water/Sewer	624	23,912	21,521	Public Sewer	1	1,515	1,121	Water Well, 100 Feet	1	5,890	4,359	Built-Ins				Appliance Allow.	1	2,806	2,076	Totals:		178,270	135,747
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		103,000	08/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W	Building Permit(s)	Date	Number	Status			
9170 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
REHA KEITH R & MILISSA A 2594 N HOLLISTER RD OVID MI 48866		SA:									
		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	75.00	100.00	1.0000	0.9221	2800	100	193,643
				75 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		193,643	
Tax Description				Land Improvement Cost Estimates							
L-895P-331&L-909 P-518 (L-859 P-640)234 COM AT SW COR SEC 34 TH N0DEG19'37"W ALG SEC LINE 1212.23FT TH N89DEG58'30"E 391.11FT FOR POB TH E TO SH OF LK TH NLY ALG SH 99FT M/L TH S89DEG58'30"W 133FT M/L TH S0DEG02'16"E 99.84FT TO POBPART OF GOVT LOT 1 SEC 34 T23NR4W-PAR C PP; 006-034-011-0180		X		Dirt Road							
				Gravel Road							
				Paved Road							
				Storm Sewer							
				Sidewalk							
				Water							
				Sewer							
				Electric							
				Gas							
				Curb							
				Street Lights							
				Standard Utilities							
				Underground Utils.							
				Topography of Site							
				X		Level					
						Rolling					
						Low					
						High					
						Landscaped					
						Swamp					
						Wooded					
						Pond					
						Waterfront					
						Ravine					
						Wetland					
						Flood Plain					
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	10/21/2020	INSPECTED	2023	96,800	58,800	155,600		108,555C	
		DMG	07/22/2013	INSPECTED	2022	83,000	45,400	128,400		103,386C	
		DMG	09/22/2010	INSPECTED	2021	76,100	43,900	120,000		100,084C	

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	X																																																									Mobile Home	0	Front Overhang	0	Other Overhang	X	Forced Warm Air	Wall Furnace	Warm & Cool Air	Heat Pump	1	Wood Stove	Class: Good	Effec. Age: 18	Floor Area:	Total Base New : 196,184	Total Depr Cost: 115,747	Estimated T.C.V: 124,081	E.C.F. X 1.072	Bsmnt Garage:	Carpport Area:	Roof:			
X	Wood Frame	(4) Interior		Drywall	Paneled	Plaster	Wood T&G	Trim & Decoration		Size of Closets		Lg	Ord	Small	Room List		Doors:	Solid	H.C.	Central Air		Wood Furnace		(5) Floors		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing		Average Fixture(s)	2	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:												
Building Style: MANUFACTURED		Trim & Decoration		Size of Closets		Lg	Ord	Small	Room List		Doors:	Solid	H.C.	Central Air		Wood Furnace		(5) Floors		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing		Average Fixture(s)	2	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																		
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets		Lg	Ord	Small	Room List		Doors:	Solid	H.C.	Central Air		Wood Furnace		(5) Floors		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing		Average Fixture(s)	2	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																	
Condition: Good		Size of Closets		Lg	Ord	Small	Room List		Doors:	Solid	H.C.	Central Air		Wood Furnace		(5) Floors		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing		Average Fixture(s)	2	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																				
Room List		Doors:	Solid	H.C.	Central Air		Wood Furnace		(5) Floors		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing		Average Fixture(s)	2	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																											
Basement	1st Floor	2nd Floor	Bedrooms	(5) Floors		Kitchen:		Other:		Other:		No./Qual. of Fixtures		Ex.	X	Ord.	Min	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing		Average Fixture(s)	2	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																														
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing		Average Fixture(s)	2	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																																												
Wood/Shingle	Aluminum/Vinyl	Brick	(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing		Average Fixture(s)	2	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																																											
X	Insulation	(7) Excavation		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish		(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																																																				
(2) Windows		(7) Excavation		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish		(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																																																				
Many	Avg.	Large	X	Avg.	Small	(8) Basement		Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish		(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																																																										
Wood Sash	Metal Sash	Vinyl Sash	Double Hung	Horiz. Slide	Casement	Double Glass	Patio Doors	Storms & Screens	(9) Basement Finish		(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																																																														
(3) Roof		(9) Basement Finish		(14) Water/Sewer		Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:																																																																					
X	Gable	Gambrel	Hip	Mansard	Flat	Shed	(10) Floor Support		Joists:	Unsupported Len:	Cntr.Sup:	Lump Sum Items:																																																																						
Asphalt Shingle	Metal	(10) Floor Support		Joists:	Unsupported Len:	Cntr.Sup:	Lump Sum Items:																																																																											
Chimney: Metal		(10) Floor Support		Joists:	Unsupported Len:	Cntr.Sup:	Lump Sum Items:																																																																											
Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED		Cls Good		Blt 0		(11) Heating System: Forced Warm Air		Ground Area = 1404 SF		Floor Area = 1404 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59		Building Areas		Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Total: 121,301 71,567		Other Additions/Adjustments		42" frost-free footings, foundation	158	10,333	6,096	3 Fixture Bath		1	3,977	2,346	Deck		Treated Wood	192	4,351	2,567	Treated Wood		21	1,028	607	Water/Sewer		Public Sewer	1	1,941	1,145	Water Well, 100 Feet		1	6,333	3,736	Built-Ins		Appliance Allow.	1	4,031	2,378	Fireplaces		Wood Stove	1	3,745	2,210	Garages		Class: C Exterior: Siding	Foundation: 18 Inch (Unfinished)	Base Cost	1200	39,144	23,095	Totals: 196,184 115,747		Notes:		ECF (4004 LAKEVIEW) 1.072 => TCv:	124,081

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
ROZEN CONSULTING LLC	WALTZ CHRISTOPHER C	125,000	08/12/2022	WD	03-ARM'S LENGTH	1182:265	PROPERTY TRANSFER	100.0	
TRAMEL BEN O & BETTY F ETA	ROZEN CONSULTING LLC	75,000	08/01/2021	WD	16-LC PAYOFF	1182:264	DEED	0.0	
TRAMEL BEN O & BETTY F ETA	ROZEN CONSULTING LLC	220,000	07/30/2021	LC	19-MULTI PARCEL ARM'S LEN	1177:1935	PROPERTY TRANSFER	100.0	
TRAMEL DEBRA L		0	05/10/2014	OTH	07-DEATH CERTIFICATE	1177:1930	OTHER	0.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-W	Building Permit(s)		Date	Number	Status
9102 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS							
		P.R.E. 0%							
Owner's Name/Address		SA:							
WALTZ CHRISTOPHER C 3676 JULIE ANN DR MIDLAND MI 48642		2024 Est TCV Tentative							
		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW				
		Public Improvements		* Factors *					
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		LAKEVIEW	70.00	185.00	1.0000	1.0428	2800 75	25% WET	153,297
		70 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =							153,297
Tax Description		Dirt Road							
234 L-1177P-1934 PT OF SW 1/4 SEC 34 T23N R4W, COMM AT SW COR SAID SEC 34, TH N00D19'37"W 1311.80' TO NW COR GOVT LOT 1 TH N89D55'29"E 129.15' TO E'LY ROW CR 127, TH 220.02' ALG SD ROW & ARC OF 11 587.17' RAD CUR TO RT, CENT ANG 01D05'17" & LG CHD BEARS S02D30'10"E 220.02', TH N89D55'29"E 202.92' TO POB; N00D04'32"W 70.00', TH N89D55'29"E 185.00' TO LAKE SHORE, TH S12D50'37"E ALG SHORE 71.78', S 89D55'30"W 200.88' TO POB. CONT 0.31 AC M/L.		X	Gravel Road						
		X	Paved Road						
		X	Storm Sewer						
		X	Sidewalk						
		X	Water						
		X	Sewer						
		X	Electric						
		X	Gas						
		X	Curb						
		X	Street Lights						
		X	Standard Utilities						
		X	Underground Utils.						
Comments/Influences		Topography of Site							
		X	Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
		X	Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
		QT	11/10/2021	INSPECTED	2023	76,600	0	76,600	76,600S
		QT	10/21/2020	INSPECTED	2022	87,600	0	87,600	87,600S
		DMG	07/22/2013	INSPECTED	2021	80,300	0	80,300	32,843C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.														
ROZEN CONSULTING LLC	WALTZ CHRISTOPHER C	643,000	06/30/2022	WD	03-ARM'S LENGTH	1181:1666	PROPERTY TRANSFER	100.0														
TRAMEL BEN O & BETTY F ETA	ROZEN CONSULTING LLC	220,000	07/30/2021	LC	20-MULTI PARCEL SALE REF	1177:1935	PROPERTY TRANSFER	100.0														
TRAMEL BEN O & BETTY F ETA	ROZEN CONSULTING LLC	145,000	07/30/2021	WD	16-LC PAYOFF	1178:1459	DEED	0.0														
ROZEN CONSULTING LLC	TRAMEL DEBRA L	0	05/10/2014	OTH	07-DEATH CERTIFICATE	1177:1930	OTHER	0.0														
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W		Building Permit(s)		Date	Number	Status												
9104 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. New Construction		10/13/2021		PB21-0392	COMPLETE													
Owner's Name/Address		P.R.E. 0%		DEMO		10/17/2011		227	COMPLETE													
WALTZ CHRISTOPHER C C/O HASKELL DAWN 22 TIPPY LN SANFORD MI 48657		SA:		2024 Est TCV Tentative																		
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW																
234 L-1177P-1934(L1178-P1459) PT OF SW 1/4 SEC 34 T23N R4W, COMM AT SW COR SAID SEC 34, TH N00D19'37"W 1311.80' TO NW COR GOVT LOT 1, TH N89D55'29"E 129.15' TO E'LY ROW CR 127, TH 100.12' ALG SD ROW & ARC OF 11,587.17' RAD CUR TO RT, CENT ANG OF 00D29'42" & LG CHD BEARS S02D47'57"E 100.12' TO POB; TH N89D55'29"E 381.21' TO LAKE SHORE, TH S12D50'37"E 51.07', TH S89D55'29"W 185.00', TH S00D04'32"E 70.0' TH S89D55'29"W 202.92', TH 119.90' ALG E'LY ROW CR 127 & ARC OF 11,587.17' RAD CUR TO LEFT, CENT ANG 00D35'34", LG CHD BEARS N02D15'19"W 119.90' TO POB. SUBJ TO 20' WIDE EASEMENT.		X		Public Improvements		* Factors *																
		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value		
		X		Gravel Road		LAKEVIEW		50.00		185.00		1.0000		1.0428		2800		100		145,997		
		X		Paved Road		BACKLOT		120.00		240.00		1.0000		1.2649		400		100		60,716		
		X		Storm Sewer		170 Actual Front Feet, 0.87 Total Acres														Total Est. Land Value = 206,713		
		X		Sidewalk		Land Improvement Cost Estimates																
		X		Water		Description		Rate		Size % Good		Cash Value										
		X		Sewer		D/W/P: 3.5 Concrete		6.68		696 95		4,417										
		X		Electric		Total Estimated Land Improvements True Cash Value =															4,417	
		X		Gas		Work Description for Permit PB21-0392, Issued 10/13/2021: DWELLING WITH ATTACHED GARAGE FIRST FLOOR 1354 SQ FT; 2ND FLOOR 685 SQ FT; GARAGE 560 SQ FT = 2599 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4432; ROSCOMMON COUNTY SOIL EROSION PERMIT #4058; HLSA SEWER PERMIT #7881; CENTRAL MI DIST HEALTH DEPT WELL PERMIT #SACS-C6MJWN; ROSCOMMON COUNTY ROAD COMMISSION DRIVEWAY PERMIT #21D077 REScheck Compliance Certificate date 9/14/21-passes o.1% Better th																
		X		Curb																		
		X		Street Lights																		
		X		Standard Utilities																		
		X		Underground Utils.																		
				Topography of Site																		
		X		Level																		
				Rolling																		
				Low																		
				High																		
				Landscaped																		
				Swamp																		
				Wooded																		
				Pond																		
		X		Waterfront																		
				Ravine																		
				Wetland																		
				Flood Plain																		
						Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value				
						2024		Tentative		Tentative		Tentative								Tentative		
		QT		11/01/2022		INSPECTED		2023		103,400		224,100		327,500						327,500S		
		QT		11/10/2021		INSPECTED		2022		89,100		15,700		104,800						104,800S		
		QT		10/21/2020		INSPECTED		2021		69,300		0		69,300						51,589C		

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area	Type		Year Built: 2022 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 548 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								34 150	CCP (1 Story) WCP (1 Story)					
Building Style: 1 1/2 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: B Effec. Age: 1 Floor Area: 2,212 Total Base New : 449,888 Total Depr Cost: 445,390 Estimated T.C.V: 477,458			E.C.F. X 1.072			Bsmnt Garage: Carport Area: Roof:		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1354 SF Floor Area = 2212 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls B Blt 0					
Condition: Average		Size of Closets			No. of Elec. Outlets			(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors:	Solid	H.C.	Ex. X Ord. Min			Average Fixture(s)			1.75 Story Siding Crawl Space 1,144			210					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Many X Ave. Few			2 3 Fixture Bath			1 Story Siding Crawl Space 210			Total: 375,283 371,529					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			2 Fixture Bath			Other Additions/Adjustments			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 1354 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath 1 10,601 10,495			Porches					
X	Insulation	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			CCP (1 Story) 34 1,546 1,531 WCP (1 Story) 150 9,593 9,497			Garages					
(2) Windows		(9) Basement Finish			Basement: 0 S.F. Crawl: 1354 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: B Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 548 34,930 34,581 Common Wall: 1 Wall 1 -3,225 -3,193			Water/Sewer					
X	Many Avg. Few Large Avg. Small	(10) Floor Support			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer 1 2,230 2,208 Water Well, 100 Feet 1 6,639 6,573			Built-Ins					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. 1 6,946 6,877 Fireplaces Direct-Vented Gas 1 5,345 5,292			Totals: 449,888 445,390					
(3) Roof		(15) Fireplaces			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 477,458					
X	Gable Hip Flat	(16) Porches/Decks			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 477,458					
X	Asphalt Shingle	(17) Garage			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 477,458					
Chimney:		(18) Other			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 477,458					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
SHEIDLER KENNETH	MORRISON WILLIAM B & JAQUE	137,000	10/22/2021	WD	20-MULTI PARCEL SALE REF	1178:1878	PROPERTY TRANSFER	100.0											
FITZPATRICK GAYLE & MARILY	SHEIDLER KENNETH	60,000	11/10/2017	WD	33-TO BE DETERMINED	1164:0796	PROPERTY TRANSFER	100.0											
DENNIS FAMILY INVESTMENTS	FITZPATRICK GAYLE & MARILY	47,000	12/16/2015	CD	21-NOT USED/OTHER	1156:1497	PROPERTY TRANSFER	100.0											
CHEMICAL BANK	DENNIS FAMILY INVESTMENTS	70,000	10/29/2015	WD	10-FORECLOSURE	1155-267	PROPERTY TRANSFER	100.0											
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-W		Building Permit(s)		Date	Number	Status									
W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Commercial, Add/Alter/Repa		11/28/2022		PB22-0475	COMPLETE										
Owner's Name/Address		SA: NEW FOR 09		2024 Est TCV Tentative															
MORRISON WILLIAM B & JAQUELYN M 8530 N TOWNLINE RD ROSCOMMON MI 48653		Improved X Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL															
Tax Description		Public Improvements		* Factors *															
L-999 P-385 (L-599 P-473) 234 COM AT SW COR SEC 34 TH N0DEG31'00"W ALG SEC LINE 920.52FT FOR POB TH N89DEG48'53"E 359.97FT TH N0DEG31'00"W 57FT TH N88DEG37'03"W 24.80FT TH N02DEG04'15"E 84.29FT TH N89DEG46'47"E 20.98FT TH N0DEG31'00"W 30FT TH S89DEG48'53"W 359.97FT TH S0DEG31'00"E ALG SEC LINE 172FT TO POB - PART OF SW1/4 SEC 34 T23NR4W SPLIT ON 12/15/2008 FROM 006-034-011-0241, 006-034-011-0242;		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
				COMM FF RATE		172.00		359.00		1.0000		1.5470		150 100				39,914	
				172 Actual Front Feet, 1.42 Total Acres										Total Est. Land Value =				39,914	
Comments/Influences		Topography of Site		Land Improvement Cost Estimates															
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Description		Rate		Size % Good		Cash Value									
				D/W/P: Asphalt Paving		3.15		41257 13		16,895									
				Total Estimated Land Improvements True Cash Value =						16,895									
				Work Description for Permit PB22-0475, Issued 11/28/2022: COMMERCIAL. REPLACING ONE DOOR. INSTALLING 1 GARAGE DOOR, 1 DOOR FRONT AND 5 WINDOWS. REMOVING 4 WINDOWS.															
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value									
		Who When What		2024	Tentative	Tentative	Tentative			Tentative									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 11/13/2018 INSPECTED		2023	20,000	7,800	27,800			27,800S									
		DMG 06/14/2012 INSPECTED		2022	20,000	7,600	27,600			27,600S									
		DMG 08/08/2009 INSPECTED		2021	20,900	7,100	28,000			25,286C									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FOSSITT LYNNE M	FOSSITT JEFFREY B & LYNNE	0	12/20/2019	QC	09-FAMILY	1171:983	PROPERTY TRANSFER	0.0				
OLIN JAMES C & PHYLLIS L T	FOSSITT LYNNE M	0	12/19/2019	OTH	09-FAMILY	1171:0982	PROPERTY TRANSFER	0.0				
OLIN PHYLLIS L		0	05/31/2019	PTA	07-DEATH CERTIFICATE	1171:980	OTHER	0.0				
OLIN JAMES C		0	02/13/2013	OTH	07-DEATH CERTIFICATE	1171:979	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W		Building Permit(s)		Date	Number	Status		
9100 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
		P.R.E. 100% 12/20/2019										
Owner's Name/Address		SA: NEW FOR 09										
FOSSITT JEFFREY B & LYNNE M 9100 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Tax Description		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		Water		D/W/P: 3.5 Concrete	6.68	40	74		198			
		Sewer		D/W/P: 3.5 Concrete	6.68	116	74		573			
		Electric		D/W/P: Asphalt Paving	3.15	1102	74		2,569			
		Gas		Wood Frame	26.70	160	74		3,161			
		Curb		Wood Frame	25.01	200	74		3,701			
		Street Lights		Total Estimated Land Improvements True Cash Value = 10,202								
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		QT	10/21/2020	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative	
		DMG	07/22/2013	INSPECTED	2023	84,000	124,100	208,100			128,643C	
					2022	72,000	96,300	168,300			122,518C	
					2021	66,000	92,100	158,100			118,605C	

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																											
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
X	Wood Frame			(4) Interior																																				
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																				
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																			
Condition: Good		Lg	Ord	Small																																				
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																			
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																			
		No./Qual. of Fixtures			Ex. X Ord. Min																																			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																			
X	Insulation				Many X Ave. Few																																			
(2) Windows		(7) Excavation			(13) Plumbing																																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1095 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer																																			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																			
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:																																		
X	Asphalt Shingle	(10) Floor Support																																						
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																						
Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0 (11) Heating System: Forced Heat & Cool Ground Area = 1095 SF Floor Area = 2122 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,095</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>960</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>234,654</td> <td>173,644</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,095			0.5 Story	Siding	Overhang	960			Total:				234,654	173,644	Class: C Effec. Age: 26 Floor Area: 2,122 Total Base New : 322,232 Total Depr Cost: 239,052 Estimated T.C.V: 256,264 E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																			
1.5 Story	Siding	Crawl Space	1,095																																					
0.5 Story	Siding	Overhang	960																																					
Total:				234,654	173,644																																			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FREEMAN JOHN G & JUDY L	KLOS GERALD L & PATRICIA	275,000	06/20/2016	WD	03-ARM'S LENGTH	1159-1118	PROPERTY TRANSFER	100.0					
HILL DONALD R & LAURA L	FREEMAN, JOHN & JUDY	264,000	11/30/2010	WD	03-ARM'S LENGTH	1099/986	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W		Building Permit(s)		Date	Number	Status			
9090 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		REMODEL		05/11/2009		74	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:									
KLOS GERALD L & PATRICIA 38444 ARLINGDALE STERLING HEIGHTS MI 48310		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-672 P-425 234 9090 W HOUGHTON LK DR COM AT SW COR SEC 34 TH N0DEG31'W 920.52FT TH N89DEG48'53"E 359.94 FT TH N0DEG31 'W 57 FT FOR POB TH N0DEG31'W 57.5 FT THN89DEG48'53"E 196.46 FT TO SH OF LK TH S15DEG29'51"E ALG SH 59.56 FT TH S89DEG48'53"W 211.96 FT TO POB PART OF GOVT LOT 1 SEC 34 T23N R4W PARCEL 2 .30A		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	59.00	150.00	1.0000	1.0000	2800	100		165,200
		X	Paved Road		59 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 165,200								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.68	247	74	1,221				
		X	Sewer		D/W/P: Asphalt Paving	3.15	1334	74	3,109				
		X	Electric		D/W/P: 5in Ren. Conc.	9.07	479	94	4,084				
		X	Gas		Wood Frame	24.59	240	74	4,367				
		X	Curb		Total Estimated Land Improvements True Cash Value = 12,781								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	82,600	110,600	193,200			136,972C		
		X	High		2022	70,800	85,800	156,600			130,450C		
		X	Landscaped		2021	64,900	82,100	147,000			126,283C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/21/2020	INSPECTED									
		DMG	07/22/2013	INSPECTED									
		DMG	09/22/2010	INSPECTED									

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 30 168 60	Type CCP (1 Story) Treated Wood Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 578 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 22 Floor Area: 1,782 Total Base New : 268,250 Total Depr Cost: 209,675 Estimated T.C.V: 224,772			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1118 SF Floor Area = 1782 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78					Cls C Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			X Ex. Ord. Min			Building Areas						
Condition: Good		Lg	Ord	Small	(5) Floors			No. of Elec. Outlets			Stories						
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			(12) Electric			Exterior						
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Foundation						
(1) Exterior		(7) Excavation			Basement: 0 S.F. Crawl: 1118 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Size						
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Crawl Space						
Insulation		(9) Basement Finish			Lump Sum Items:			Plumbing			Overhang						
(2) Windows		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Overhang						
Many Avg. Few	X Avg. Large Small	(14) Water/Sewer			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Total:						
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass Patio Doors Storms & Screens	(15) Fireplaces			Lump Sum Items:			Plumbing			Total:						
(3) Roof		(16) Porches/Decks			Lump Sum Items:			Plumbing			Total:						
X	Gable Hip Flat	(17) Garage			Lump Sum Items:			Plumbing			Total:						
Chimney:		(17) Garage			Lump Sum Items:			Plumbing			Total:						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MIKA GEORGE E & SHARON A	MIKA GEORGE E & SHARON A	0	01/09/2020	QC	18-LIFE ESTATE	1171:1244	PROPERTY TRANSFER	0.0					
MIKA REVOCABLE LIVING TRUS	MIKA GEORGE E & SHARON A	0	01/08/2020	QC	21-NOT USED/OTHER	1171:1243	PROPERTY TRANSFER	0.0					
RAY RUSSELL D & CHRISTINE	MIKA GEORGE E & SHARON A	220,000	11/26/2003	WD	21-NOT USED/OTHER	0998:782	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W	Building Permit(s)	Date	Number	Status					
9080 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/12/2022	PB22-0130	COMPLETE					
Owner's Name/Address		P.R.E. 100% 04/18/2018		Res. Add/Alter/Repair		05/13/2021	LU21-4408	COMPLETE					
MIKA GEORGE E & SHARON A [LE] PO BOX 334 HOUGHTON LAKE HEIGHTS MI 48630		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-998 P-782 (L-593 P-409-10) 234 9080 W HOUGHTON LAKE DR COM AT SW COR SEC 34 TH N0DEG31'00"W 920.52 FT TH N89DEG48'53"E 359.97 FT FOR POB TH N0DEG31'00"W 57 FT TH N89DEG48'53"E 211.96 FT TO SH OF HTN LK TH S15DEG29'51"E ALG SH 59.08 FT TH S89DEG48'53"W 227.32 FT TO POB PART OF GOVT LOT 1 SEC 34 T23N R4W PARCEL 3 .31A		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	59.00	100.00	1.0000	0.9221	2800	100		152,332
		X	Paved Road		59 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 152,332								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.68	236	74	1,166				
		X	Sewer		D/W/P: Asphalt Paving	3.15	1716	74	4,000				
		X	Electric		Wood Frame	24.59	240	74	4,367				
		X	Gas		Total Estimated Land Improvements True Cash Value = 9,533								
		X	Curb		Work Description for Permit PB22-0130, Issued 05/12/2022: 10 X 18 = 180 TOTAL SQ FT COVERED PORCH OVER EXISTING DECK LAKE TOWNSHIP LAND USE PERMIT #4408								
		X	Street Lights		Work Description for Permit LU21-4408, Issued 05/13/2021: 10X18 ROOF OVER EXISTING DECK								
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	76,200	91,900	168,100				101,737C	
		X	High		2022	65,300	70,700	136,000				96,289C	
		X	Landscaped		2021	59,800	67,900	127,700				93,213C	
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	11/01/2022	INSPECTED									
		QT	11/10/2021	INSPECTED									
		QT	10/21/2020	INSPECTED									

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 693 128	Type Composite Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:						
												Condition: Good	Class: C Effec. Age: 26 Floor Area: 1,330 Total Base New : 234,347 Total Depr Cost: 175,163 Estimated T.C.V: 187,775				
X Wood Frame		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(5) Floors		(12) Electric				
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Kitchen: Other: Other:			0 Amps Service			
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			No. of Elec. Outlets						
Room List		Doors:	Solid	H.C.	Basement 1st Floor 2nd Floor Bedrooms			Many X Ave. Few			(13) Plumbing						
(1) Exterior		(6) Ceilings			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1.25 Story Siding Crawl Space			Size 1,064			Cost New 171,033		Depr. Cost 126,564	
X Wood/Shingle X Aluminum/Vinyl Brick		(7) Excavation			Basement: 0 S.F. Crawl: 1064 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments Plumbing 3 Fixture Bath Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost Common Wall: 1 Wall			23,912 -2,251		17,695 -1,666	
X Insulation		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer Public Sewer Water Well, 100 Feet			1 1			1,515 5,890		1,121 4,359	
(2) Windows		(9) Basement Finish			(14) Water/Sewer			Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			1 1			2,806 6,605		2,076 4,888	
X Many Avg. Few X Large Avg. Small		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck Composite Composite w/Roof (Deck Portion) Composite w/Roof (Roof portion)			693 128 128			10,665 3,145 2,316		7,892 2,988 2,200	
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Local Cost Items STAND BY GENERATOR			1			4,000		3,560	
X Gable X Hip X Flat		Gambrel Mansard Shed			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 187,775			Totals:			234,347			175,163			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.														
SHEIDLER KENNETH	MORRISON WILLIAM B & JAQUE	137,000	10/22/2021	WD	19-MULTI PARCEL ARM'S LEN	1178:1878	PROPERTY TRANSFER	100.0														
FITZPATRICK GAYLE & MARILY	SHEIDLER KENNETH	60,000	11/10/2017	WD	33-TO BE DETERMINED	1164:0796	PROPERTY TRANSFER	100.0														
DENNIS FAMILY INVESTMENTS	FITZPATRICK GAYLE & MARILY	47,000	12/16/2015	CD	21-NOT USED/OTHER	1156:1497	PROPERTY TRANSFER	100.0														
CHEMICAL BANK	DENNIS FAMILY INVESTMENTS	70,000	10/29/2015	WD	10-FORECLOSURE	1155-267	PROPERTY TRANSFER	100.0														
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-W		Building Permit(s)		Date	Number	Status												
9074 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Commercial, Add/Alter/Repa		05/02/2022		PB22-0110	COMPLETE													
Owner's Name/Address		P.R.E. 0%		Commercial, Add/Alter/Repa		10/25/2021		PB21-0413	COMPLETE													
MORRISON WILLIAM B & JAQUELYN M 8530 N TOWNLINE RD ROSCOMMON MI 48653		SA:		2024 Est TCV Tentative																		
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL																
L-671 P-567-568 234 COM AT NW COR OF LOT 23 OF BEBEE SUB TH ELY ALONG N LOT LINE OF LOT 23 258 FT TH S ALONG E LINE OF LOT 23 12 FT TH ELY ALONG N SIDE OF CANAL TO PT DIR N OF E BANK OF CANAL TH N TO PT 392 FT S OF N LINE OF GOVT LOT 1 SEC 34 TH WLY AND PARALLEL WITH N LINE OF LOT 1 TO E LINE OF R/W OF CO RD TH SLY 137 FT TO POB PART OF GOVT LOT 1 SEC 34 T23N R4W		X		Public Improvements		* Factors *																
		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value		
		X		Gravel Road		COMM FF RATE		137.00		260.00		1.0000		1.3166		150		100		27,055		
		X		Paved Road		CANAL/INDIRECT		60.00		50.00		1.0000		0.5774		750		100		25,981		
		X		Storm Sewer		197 Actual Front Feet, 0.82 Total Acres														Total Est. Land Value = 53,036		
		X		Sidewalk		Land Improvement Cost Estimates																
		X		Water		Description		Rate		Size		% Good		Cash Value								
		X		Sewer		Wood Frame		26.88		80		72		1,548								
		X		Electric		Total Estimated Land Improvements True Cash Value =															1,548	
		X		Gas		Work Description for Permit PB22-0110, Issued 05/02/2022: RE-ROOF COMMERCIAL																
		X		Curb		Work Description for Permit PB21-0413, Issued 10/25/2021: REPAIR DAMAGE OF ROOF																
		X		Street Lights																		
		X		Standard Utilities																		
		X		Underground Utils.																		
				Topography of Site																		
		X		Level																		
		X		Rolling																		
		X		Low																		
		X		High																		
		X		Landscaped																		
		X		Swamp																		
		X		Wooded																		
		X		Pond																		
		X		Waterfront																		
		X		Ravine																		
		X		Wetland																		
		X		Flood Plain																		
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value						
				2024		Tentative		Tentative		Tentative						Tentative						
		QT		11/01/2022		INSPECTED		2023		26,500		56,900		83,400		79,775C						
		QT		11/10/2021		INSPECTED		2022		23,500		46,000		69,500		69,500S						
		QT		11/13/2018		INSPECTED		2021		22,400		42,700		65,100		61,549C						

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

Desc. of Bldg/Section: OLD COYLES, GUTTED Calculator Occupancy: Warehouses - Storage				<<<<< Calculator Cost Computations >>>>>					
Class: C				Class: C    Quality: Low Cost		Stories: 1    Story Height: 12    Perimeter: 460			
Floor Area: 10,995 Gross Bldg Area: 12,795 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Construction Cost		Base Rate for Upper Floors = 37.61			
				High	Above Ave.	Ave.	X	Low	
Depr. Table : 2.5% Effective Age : 41 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** **		(10) Heating system: Package Heating & Cooling    Cost/SqFt: 18.17    100% Adjusted Square Foot Cost for Upper Floors = 55.78			
Heat#1: Package Heating & Cooling    100% Heat#2: Forced Air Furnace    0% Ave. SqFt/Story: 10995 Ave. Perimeter: 460 Has Elevators:				*** Basement Info ***		Total Floor Area: 10,995    Base Cost New of Upper Floors = 613,301  Reproduction/Replacement Cost = 613,301 Eff.Age:41    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 214,655			
Year Built Remodeled				Area: Perimeter: Type: Finished Basement Heat: Forced Air Furnace		<<<<< Segregated Cost Computations >>>>>			
Overall Bldg Height				* Mezzanine Info *		Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
Comments:				Area #1: Type #1: Office    (No Rates)		Item Description    Cost    # or Height Storys			
				Area #2: Type #2: Office    (No Rates)		Col.    Rate    SqFt    Adj.    Adj.    Cost			
				* Sprinkler Info *		(39) Miscellaneous Canopies & Marquees:			
Area: Type: Low				Area: Type: Low		1 Up    31.72    500    1.000    1.000    15,860  Total Cost of Lump-Sum Items = 15,860 Total Cost New = 15,860  Architectural Multiplier: 0.50 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets:    Fixtures:		500 Wood Frame			
X	Poured Conc.	X	Brick/Stone	X	Average Above Ave.	X	Few Average Many Unfinished Typical		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct			
(4) Floor Structure:		(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:			
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure:    Slope=0		Thickness    Bsmnt Insul.			
(6) Ceiling:		X	Gas Oil	X	Coal Stoker	X	Hand Fired Boiler		
				(14) Roof Cover:					

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Desc. of Bldg/Section: Calculator Occupancy: Garages - Residential (Detached)		<<<<<< Calculator Cost Computations >>>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 180 Base Rate for Upper Floors = 21.32 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 21.32 Total Floor Area: 1,800 Base Cost New of Upper Floors = 38,376 Reproduction/Replacement Cost = 38,376 Eff.Age:33 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0 Total Depreciated Cost = 19,572 ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 2 = 15,109 Replacement Cost/Floor Area= 21.32 Est. TCV/Floor Area= 8.39															
Class: D,Pole Floor Area: 1,800 Gross Bldg Area: 12,795 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <th>High</th> <th>Above Ave.</th> <th>Ave.</th> <th>X</th> <th>Low</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1800 Ave. Perimeter: 180 Has Elevators:						High	Above Ave.	Ave.	X	Low					
High	Above Ave.	Ave.	X	Low													
Depr. Table : 2% Effective Age : 33 Physical %Good: 51 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat:															
Year Built Remodeled		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:															
Overall Bldg Height		* Sprinkler Info * Area: Type: Low															
Comments:																	
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:											
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:											
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None											
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Many Unfinished Typical											
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer											
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:											
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired	Boiler	Thickness	Bsmnt Insul.										
				(14) Roof Cover:													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W	Building Permit(s)		Date	Number	Status		
9064 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 05/22/2013									
Owner's Name/Address		SA:									
BERNARD GLENN E & ROZANN E ETAL PO BOX 213 HOUGHTON LAKE MI 48629-0213		2024 Est TCV Tentative									
		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	65.00	150.00	1.0000	1.0000	2800	100	182,000
				65 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =	182,000
Tax Description				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
L-1029 P-2012 (L-1026P-1042&L-435P-431) 234 9064-9068 W HGTN LK COM AT SW COR SEC 34 TH N0DEG31'W 550 FTTH N89DEG46'E 389.4 FT TH N1DEG25'W 71. 19 FT FOR POB TH N1DEG25'W 65 FT TH N89 DEG54'28"E 202.49 FT TO SH OF LK TH S17 DEG38'E ALG SH 65 FT TH S89DEG07'38"W 220.60 FT TO POB BEING PART OF GOVT LOT 1 SEC 34 T23N R4W PARCEL B		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer	D/W/P: 3.5 Concrete	6.25	1240	74	5,735			
		X	Electric	D/W/P: Asphalt Paving	2.93	2263	74	4,907			
		X	Gas	D/W/P: 3.5 Concrete	6.25	16	74	74			
		X	Curb	Wood Frame/Conc.	27.69	286	74	5,860			
		X	Street Lights	Wood Frame	29.13	80	49	1,142			
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value =						17,718	
		X	Underground Utils.								
Comments/Influences		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		QT	10/21/2020	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG	07/22/2013	INSPECTED	2023	91,000	34,400	125,400			86,454C
		DMG	09/22/2010	INSPECTED	2022	78,000	27,400	105,400			82,338C
					2021	71,500	26,300	97,800			79,708C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 952 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																										
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																					
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace																																																																																						
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures																																																																																					
0	0				Ex.	X	Ord.	Min																																																																																		
Condition: Good		Size of Closets		No. of Elec. Outlets																																																																																						
		Lg	Ord	Small	Many	X	Ave.	Few																																																																																		
Room List		Doors:	Solid	H.C.	(13) Plumbing																																																																																					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																																																						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																																																						
	Insulation			Ex. X Ord. Min																																																																																						
(2) Windows		(7) Excavation		(14) Water/Sewer																																																																																						
Many	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 192 S.F. Height to Joists: 0.0		Average Fixture(s)																																																																																						
X	Avg.	X	Avg.	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																						
	Few		Small	(8) Basement																																																																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																						
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:																																																																																					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																																																																								
Chimney:																																																																																										
Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 192 SF Floor Area = 528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Slab</td> <td>192</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>480</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>49,841</td> <td>29,406</td> </tr> </tbody> </table> Other Additions/Adjustments Deck <table border="1"> <thead> <tr> <th>Material</th> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>144</td> <td>3,312</td> <td>1,954</td> </tr> <tr> <td>Treated Wood</td> <td>10</td> <td>454</td> <td>268</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>16</td> <td>336</td> <td>198</td> </tr> </tbody> </table> Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>952</td> <td>29,226</td> <td>17,243</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,074</td> <td>-1,224</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> <td>794</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>3,375</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>16</td> <td>765</td> <td>451</td> </tr> <tr> <td colspan="2">Totals:</td> <td>88,925</td> <td>52,465</td> </tr> </tbody> </table> Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 56,242															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Slab	192			0.5 Story	Siding	Overhang	480			Total:				49,841	29,406	Material	Area	Cost	Depr.	Treated Wood	144	3,312	1,954	Treated Wood	10	454	268	w/Roof (Roof portion)	16	336	198	Item	Area	Cost	Depr.	Base Cost	952	29,226	17,243	Common Wall: 1 Wall	1	-2,074	-1,224	Water/Sewer				Public Sewer	1	1,345	794	Water Well, 100 Feet	1	5,720	3,375	Porches				CCP (1 Story)	16	765	451	Totals:		88,925	52,465
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Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W	Building Permit(s)	Date	Number	Status				
9064 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 75% 05/22/2013										
BERNARD GLENN E & ROZANN E ETAL PO BOX 213 HOUGHTON LAKE MI 48629-0213		SA:										
Tax Description		2024 Est TCV Tentative										
L-1026 P-1040 (L-630 P-406) 234 COM AT SW COR SEC 34 TH N 0 DEG 31'W 550FT TH N 89 DEG 46' E 389.4 FT FOR POB TH N 1 DEG 25'W 71.19 FT TH N 89 DEG 07' 38"E 220.60 FT TO SH OF HGHTN LK TH S 17DEG 38'E ALG SH 65.68 FT TO BANK OF CANAL TH S 89 DEG 08'16"W ALG CANAL 239. 01 FT TO POB BEING PART OF GOVT LOT 1 SEC 34 T23N R4W PAR A		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	66.00	250.00	1.0000	1.1076	2800	100		204,678
		Paved Road		66 Actual Front Feet, 0.38 Total Acres				Total Est. Land Value =		204,678		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
		Sewer		D/W/P: Asphalt Paving				6.25	252	69	1,087	
		Electric		Total Estimated Land Improvements True Cash Value =				2.93	620	69	1,254	
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 10/21/2020 INSPECTED				2023	102,300	79,200	181,500	123,380C				
DMG 07/22/2013 INSPECTED				2022	87,700	61,100	148,800	117,505C				
DMG 09/22/2010 INSPECTED				2021	80,400	58,700	139,100	113,752C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 128 60 376	Type CGEP (1 Story) CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 36 Floor Area: 1,360 Total Base New : 181,088 Total Depr Cost: 115,897 Estimated T.C.V: 124,242			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service								
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD			Blt 0		
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
	X Insulation				No. of Elec. Outlets			Ground Area = 1360 SF Floor Area = 1360 SF.								
(2) Windows					Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64								
	Many Avg. Few	X	Avg. Small				(13) Plumbing			Building Areas						
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,360			Cost New Depr. Cost 155,981 99,827		
(3) Roof		(8) Basement						Other Additions/Adjustments								
	X Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 1360 S.F. Slab: 0 S.F. Height to Joists: 0.0						Porches			128 8,215 5,258 60 1,654 1,059				
	X Asphalt Shingle	(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck			376 6,212 3,976					
Chimney: Metal		(10) Floor Support						Water/Sewer			1 1,345 861 1 5,720 3,661					
		Joists: Unsupported Len: Cntr.Sup:						Built-Ins			1 1,961 1,255					
		Lump Sum Items:						Appliance Allow.			Totals: 181,088 115,897					
								Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 124,242					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								376 24	Treated Wood Roof Cover Onl		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Size of Closets			Class: D Effec. Age: 41 Floor Area: 520 Total Base New : 69,117 Total Depr Cost: 40,779 Estimated T.C.V: 43,715						
Yr Built 0	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			No./Qual. of Fixtures			E.C.F. X 1.072					Bsmnt Garage: Carport Area: Roof:
Condition: Excellent		Lg	Ord	Small	(12) Electric			Ex. Ord. X Min			Total Depr Cost: 40,779					
Room List		Doors:	Solid	H.C.	0 Amps Service			No. of Elec. Outlets			Total Base New : 69,117					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Many X Ave. Few			Total Depr Cost: 40,779						
(1) Exterior		(6) Ceilings		Average Fixture(s)			Plumbing			Total: 62,582						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Total: 62,582						
X	Insulation	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Total: 62,582						
(2) Windows		(9) Basement Finish		Notes:			Lump Sum Items:			Total: 62,582						
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 520 S.F. Height to Joists: 0.0		Lump Sum Items:			Lump Sum Items:			Total: 62,582						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Lump Sum Items:			Total: 62,582						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:			Total: 62,582						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Total: 62,582					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Total: 62,582						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Total: 62,582						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-COMMON		Zoning:	Building Permit(s)	Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS							
		P.R.E. 0%							
Owner's Name/Address		SA:							
BEBEE WARRINGTON S HOUGHTON LAKE MI 48629		2024 Est TCV Tentative							
		Improved	X	Vacant	Land Value Estimates for Land Table .				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				0.00 Total Acres				Total Est. Land Value =	0
Tax Description		Dirt Road							
234 COM AT NE COR OF LOT 23 BEBEE SUBD TH S 650.1 FT TO NW COR OF LOT 12 TH E 353.7 FT TO W LINE OF RD R/W TH N 60 FT TO SE COR OF LOT 4 TH W 282 FT TO E LINE OF CANAL TH N 514.1 FT TO EDGE OF CANAL TH N 87 DEG 05'E 266.5 FT TH S 71 DEG 25'E 201 FT TH S 3 DEG 12'E 486.2 FT TO SE COR OF LOT 1 TH S 89 DEG 46'W 152 FT TO E LINE OF RD R/W TH S 40 FT TO NW COR OF LOT 4 TH E 200 FT TO NW COR OF LOT 1 TH N ALG E LINE OF CANAL TO SH OF LK TH NWLY TO N LINE OF CANAL TH NWLY ALG CANAL TO PT 318.2 FT E OF W LINE OF SEC 34 TH N 12 FT TO NE COR OF LOT 23 BEBEE SUBD TO POB PART OF GOVT LOT 1 SEC 34 T23N R4W UNDER WATER		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
Comments/Influences		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		400,000	01/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-W	Building Permit(s)	Date	Number	Status			
8900 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			REMODEL	12/13/2010	-100310	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
DHILLON AMANDEEP & HIRDHEYPAL 8900 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				COMM FF RATE	104.00	157.00	1.0000	1.0231	150	100	15,960
				104 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =							15,960
		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
Comments/Influences		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
		QT 03/31/2023	INSPECTED	2023	8,000	52,300	60,300	58,457C			
		QT 06/28/2018	INSPECTED	2022	8,000	48,900	56,900	55,674C			
		DMG 07/22/2013	INSPECTED	2021	10,600	45,400	56,000	53,896C			

Desc. of Bldg/Section: Calculator Occupancy: Markets - Convenience				<<<<< Calculator Cost Computations >>>>>																																											
Class: C Floor Area: 2,979 Gross Bldg Area: 2,979 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: C Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 246 Base Rate for Upper Floors = 98.77																																											
Depr. Table : 3% Effective Age : 28 Physical %Good: 43 Func. %Good : 97 Economic %Good: 97		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;">High</td> <td style="width:25%;">Above Ave.</td> <td style="width:25%;">X Ave.</td> <td style="width:25%;">Low</td> </tr> </table>		High	Above Ave.	X Ave.	Low	(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.16 100% Adjusted Square Foot Cost for Upper Floors = 116.93																																							
High	Above Ave.	X Ave.	Low																																												
Year Built Remodeled Overall Bldg Height		*** Calculator Cost Data *** Quality: Low Cost Heat#1: Package Heating & Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 2979 Ave. Perimeter: 246 Has Elevators:		Total Floor Area: 2,979 Base Cost New of Upper Floors = 348,335 Reproduction/Replacement Cost = 348,335 Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /97 /97 /97 /39.2 Total Depreciated Cost = 136,704																																											
Comments:		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Item Description</th> <th>Cost</th> <th># or</th> <th>Height</th> <th>Storys</th> <th></th> <th>Cost</th> </tr> <tr> <th></th> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj.</th> <th>Adj.</th> <th></th> </tr> </thead> <tbody> <tr> <td>(39) Miscellaneous Canopies &amp; Marquees:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Frame</td> <td>1 Up</td> <td>33.27</td> <td>55</td> <td>1.000</td> <td>1.000</td> <td>1,830</td> </tr> <tr> <td colspan="6" style="text-align: right;">Total Cost of Lump-Sum Items =</td> <td>1,830</td> </tr> <tr> <td colspan="6" style="text-align: right;">Total Cost New =</td> <td>1,830</td> </tr> </tbody> </table>		Item Description	Cost	# or	Height	Storys		Cost		Col.	Rate	SqFt	Adj.	Adj.		(39) Miscellaneous Canopies & Marquees:							Wood Frame	1 Up	33.27	55	1.000	1.000	1,830	Total Cost of Lump-Sum Items =						1,830	Total Cost New =						1,830
Item Description	Cost	# or	Height	Storys		Cost																																									
	Col.	Rate	SqFt	Adj.	Adj.																																										
(39) Miscellaneous Canopies & Marquees:																																															
Wood Frame	1 Up	33.27	55	1.000	1.000	1,830																																									
Total Cost of Lump-Sum Items =						1,830																																									
Total Cost New =						1,830																																									
* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		* Sprinkler Info * Area: Type: Low		Architectural Multiplier: 1.00 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																											
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:																																									
(2) Foundation:		(8) Plumbing:		Outlets:                      Fixtures:		55 Wood Frame																																									
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None																																									
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		X Few Average Many Unfinished Typical X Few Average Many Unfinished Typical																																									
(4) Floor Structure:		(9) Sprinklers:		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer																																									
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:																																									
(6) Ceiling:		X Gas Oil Coal Stoker Hand Fired Boiler		(14) Roof Cover:		Thickness                      Bsmnt Insul.																																									

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-1	Building Permit(s)		Date	Number	Status	
HOUGHTON LAKE & HARRISON		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48909		SA:								
		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1					
Tax Description		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE			0.530 Acres		9,000 100	4,770
		Paved Road		0.53 Total Acres Total Est. Land Value =					4,770	
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Rolling		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Low		2022	0	0	0			0
		High		2021	0	0	0			0
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		QT	03/31/2023	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
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					2021	0	0	0		0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12172 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
STAHL MICHAEL E & CYNTHIA J 6716 VENOY GARDEN CITY MI 48135		SA:										
Tax Description		2024 Est TCV Tentative										
L-664 P-431 234 PART OF LOTS 1 & 2 COM AT 1/4 COR COMMON TO SEC 16 & 21 TH N89DEG28'30"E 1491.10 FT TH N23DEG30'00"E 84.8 FT FOR POB TH N23DEG30'00"E 14 FT TH N89DEG28' 30"E 309.51 FT TO SH OF HTN LK TH S23DEG16'00"W ALG SH OF LK 87.32 FT TH N88DEG 26'40"W 72.68 FT TH N81DEG07'41"W 80.67 FT TH N11DEG18'21"E 32 FT TH N82DEG03'49"W 135.80 FT TO POB PARCEL 1 THE AGNES SUBD		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	87.00	150.00	1.0000	1.0000	2800	100		243,600
		Paved Road		87 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 243,600								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.25	6	50	19				
		Sewer		Wood Frame	23.74	160	75	2,848				
		Electric		Wood Frame/Conc.	39.14	56	10	219				
		Gas		Total Estimated Land Improvements True Cash Value = 3,086								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2024	Tentative	Tentative	Tentative			Tentative		
		Rolling		2023	121,800	33,700	155,500			97,361C		
		Low		2022	104,400	22,500	126,900			92,725C		
		High		2021	95,700	21,800	117,500			89,763C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	05/27/2022	INSPECTED								
		DMG	08/11/2010	INSPECTED								
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 180 16	Type Composite Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 37 Floor Area: 720 Total Base New : 100,759 Total Depr Cost: 64,718 Estimated T.C.V: 69,378			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas					
Condition: Good		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation 1 Story Siding Slab			Size 720		Cost New Depr. Cost	
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Other Additions/Adjustments			Total:		87,133 54,895			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer Public Sewer Water Well, 100 Feet			1 1,345 847 1 5,720 3,604			
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Built-Ins Appliance Allow. Deck Composite Treated Wood			1 1,961 1,235 180 3,874 3,680 16 726 457		Totals: 100,759 64,718	
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 720 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV: 69,378			
(2) Windows	Many X Avg. Few	X	Large Avg. Small	(8) Basement			1000 Gal Septic 2000 Gal Septic									
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:									
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle	(10) Floor Support														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SIEGMON WALTER E & ANNETTE	BOAK DAVID W & JUDITH L	145,000	08/07/2013	WD	03-ARM'S LENGTH	1131/883	OTHER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status						
12162 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
BOAK DAVID W & JUDITH L 447 N SORRELL ST FOWLER MI 48835		SA:		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1									
L-737 P-244 234 12162 W SHORE DR 48629 PART OF LOTS 1 & 2 COM AT 1/4 COR COMMONTO SEC 16 & 21 TH N89DEG28'30"E 1491.10 FT TH N23DEG30'00"E 5 FT FOR POB TH N23 DEG30'00"E 79.80 FT TH S82DEG03'49"E 135.80 FT TH S11DEG18'21"W 65.73 FT TH N77 DEG22'52"W 86.20 FT TH S13DEG05'04"W 21. 69 FT TH N79DEG10'23"W 65.58 FT TO POB PARCEL 2-A THE AGNES SUBD		Public Improvements		* Factors *										
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		OFF LAKE GROUP1		87.00	150.00	1.0000	1.0000	400	100		34,800	
		Paved Road		87 Actual Front Feet, 0.30 Total Acres								Total Est. Land Value =	34,800	
		Storm Sewer		Land Improvement Cost Estimates										
		Sidewalk		Description		Rate	Size	% Good			Cash Value			
		Water		D/W/P: 3.5 Concrete		6.25	1130	70			4,944			
		Sewer		D/W/P: 3.5 Concrete		6.25	440	70			1,925			
		Electric		Wood Frame		26.62	96	35			895			
		Gas		Total Estimated Land Improvements True Cash Value =									7,764	
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Rolling		2024	Tentative	Tentative	Tentative			Tentative				
		Low		QT 05/27/2022	INSPECTED	2023	17,400	103,200	120,600			61,777C		
		High		DMG 07/26/2011	INSPECTED	2022	15,200	75,200	90,400			58,836C		
		Landscaped		DMG 08/11/2010	INSPECTED	2021	14,100	68,700	82,800			56,957C		
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 336 216 180	Type Treated Wood Treated Wood Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.751	Bsmnt Garage:	Carport Area: 440 Roof: Aluminum					
													Condition: Good	Size of Closets Lg Ord Small	Class: C Effec. Age: 24 Floor Area: 2,884 Total Base New : 373,960 Total Depr Cost: 284,770 Estimated T.C.V: 213,862		
X Wood Frame	(4) Interior	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace	(5) Floors	(12) Electric	0 Amps Service	No./Qual. of Fixtures Ex. X Ord. Min	Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1220 SF Floor Area = 2884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76	Cls C	Blt 0					
Building Style: 2 STORY	Trim & Decoration	Ex Ord Min				Kitchen: Other: Other:	No. of Elec. Outlets Many X Ave. Few	(13) Plumbing	Stories Exterior Foundation 2 Story Siding Crawl Space 1 Story Siding Crawl Space 1 Story Siding Overhang	Size 1,040 180 624	Cost New	Depr. Cost					
Yr Built 0	Remodeled 0							Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Other Additions/Adjustments Plumbing 3 Fixture Bath Deck Treated Wood Treated Wood Balcony Wood Balcony Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1.5 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Carports Aluminum Local Cost Items	Total: 310,236	235,780	4,711 5,904 4,422 7,438 23,912 -3,373 1,515 5,890 2,806 6,499	3,580 4,487 3,361 5,653 18,173 -2,563 1,151 4,476 2,133 4,939				
Room List	Doors: Solid H.C.																
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors																
(1) Exterior	(6) Ceilings																
X Wood/Shingle X Aluminum/Vinyl Brick																	
X Insulation	(7) Excavation																
(2) Windows	Basement: 0 S.F. Crawl: 1220 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X Many Avg. Few	X Large Avg. Small																
X Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement																
	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(3) Roof	(9) Basement Finish																
X Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X Asphalt Shingle	(10) Floor Support																
Chimney:	Joists: Unsupported Len: Cntr.Sup:																
Lump Sum Items:																	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BARTA ERNIE & GAYLE	LOOK, MARK	224,000	08/27/2008	WD	03-ARM'S LENGTH	1075/1394	OTHER	100.0				
		147,000	05/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12186 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 08/27/2008										
LOOK MARK S 12186 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-838 P-601 (L-678 P-553) 234 12186 W SHORE DR 48629 LOT 3 THE AGNES SUBD.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		140,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		800		75	3,750		
		Sewer		Wood Frame	24.34		144		85	2,979		
		Electric		Total Estimated Land Improvements True Cash Value = 6,729								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 05/27/2022 INSPECTED				2023	70,000	58,600	128,600	82,985C				
DMG 08/11/2010 INSPECTED				2022	60,000	39,100	99,100	79,034C				
				2021	55,000	37,600	92,600	76,510C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 153 27	Type Treated Wood Composite	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,196 Total Base New : 171,324 Total Depr Cost: 111,360 Estimated T.C.V: 119,378			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1196 SF Floor Area = 1196 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Size 1,196		Cost New 135,180		Depr. Cost 87,866			
Condition: Average		Size of Closets		Lg			Ord	Small	(13) Plumbing			Other Additions/Adjustments		Garages				
Room List		Doors:	Solid	H.C.	(5) Floors			Average Fixture(s)			Deck		Treated Wood		2,238			
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Siding		Foundation Slab		Composite		810		
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1196 S.F. Height to Joists: 0.0			(8) Basement			Water/Sewer			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		10,817	
X	Insulation	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer		874	
(2) Windows	Many X Avg. Few	Large X Avg. Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Fireplaces			Exterior 1 Story		Water Well, 100 Feet		3,718
X	Wood Sash Metal Sash Vinyl Sash	Joists: Unsupported Len: Cntr.Sup:		X Storms & Screens			Notes:			Appliance Allow.			1		5,788		3,762	
X	Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Chimney: Brick		Totals:			ECF (4004 LAKEVIEW) 1.072 => TCV:			1		171,324		111,360		119,378		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SEEGMILLER DARREL & MARY J	SEEGMILLER DARRELL & MARY	1	04/17/2007	QC	21-NOT USED/OTHER	L-1058 P-1134	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
12198 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			HOUSE	05/19/2017	PB17-0123	COMPLETE					
Owner's Name/Address		P.R.E. 100% 04/10/2018			DEMO	01/20/2017	PB16-0338	COMPLETE					
SEEGMILLER DARRELL & MARY J TRUST 4/17/07 12198 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-659 P-536 234 12198 W SHORE 48629 LOTS 4 & 5 THE AGNES SUBD		Public Improvements		* Factors *				Value					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		LAKEVIEW	85.00	150.00	1.0000	1.0000	2800	100		238,000	
		Paved Road		85 Actual Front Feet, 0.29 Total Acres				Total Est. Land Value =		238,000			
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description	Rate			Size % Good		Cash Value			
		Water		Fencing: Wd, Split, 2 Rail	16.72			110 21		386			
		Sewer		Fencing: Wd, Split, 3 Rail	18.54			60 21		234			
		Electric		D/W/P: 3.5 Concrete	6.68			192 92		1,180			
		Gas		D/W/P: 3.5 Concrete	6.68			88 92		541			
		Curb		Wood Frame	29.95			96 21		604			
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,945									
		Standard Utilities		Work Description for Permit PB17-0123, Issued 05/19/2017: NEW DWELLING IN PLACE OF DEMO									
		Underground Utils.		Work Description for Permit PB16-0338, Issued 01/20/2017: DEMO EXISTING BUILDING									
Topography of Site		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Rolling		2024	Tentative	Tentative	Tentative			Tentative			
		Low		2023	119,000	142,400	261,400			175,439C			
		High		2022	102,000	109,300	211,300			167,085C			
		Landscaped		2021	93,500	104,500	198,000			161,748C			
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	11/05/2018	INSPECTED	2023	119,000	142,400	261,400			175,439C		
		MH	11/10/2017	INSPECTED	2022	102,000	109,300	211,300			167,085C		
		DMG	08/11/2010	INSPECTED	2021	93,500	104,500	198,000			161,748C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 392 119	Type CCP (1 Story) CCP (1 Story)	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 6 Floor Area: 1,632 Total Base New : 300,853 Total Depr Cost: 282,799 Estimated T.C.V: 303,161			E.C.F. X 1.072			Bsmnt Garage: Carport Area: Roof:					
Building Style: RANCH		X	Drywall Paneled				Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Heat & Cool Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Cls C 10 Blt 2017				
Yr Built 2017	Remodeled 0	Ex	X	Ord		Min		Size of Closets			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Very Good		X	Lg		Ord		Small	(13) Plumbing			Average Fixture(s)			1 Story Siding Crawl Space 1,632			Total: 236,334 222,150				
Room List		Doors: X	Solid		H.C.			(12) Electric			Other Additions/Adjustments			Exterior Stone Veneer 220 8,470 7,962			Plumbing 3 Fixture Bath 1 4,711 4,428				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			150 Amps Service			Other Additions/Adjustments			Porches CCP (1 Story) 392 9,737 9,153 CCP (1 Story) 119 3,345 3,144			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 616 23,691 22,270 Common Wall: 1 Wall 1 -2,251 -2,116			Water/Sewer Public Sewer 1 1,515 1,424 Water Well, 100 Feet 1 5,890 5,537		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing			Exterior Stone Veneer 220 8,470 7,962		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall					(13) Plumbing			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing			Plumbing 3 Fixture Bath 1 4,711 4,428				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1632 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water Public Sewer Water Well			1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,806 2,638		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well			1000 Gal Septic 2000 Gal Septic			Fireplaces Exterior 1 Story 1 6,605 6,209		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well			1000 Gal Septic 2000 Gal Septic			Totals: 300,853 282,799		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:			303,161					
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			ECF (4004 LAKEVIEW) 1.072 => TCv:			303,161								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:			303,161					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FREIMUND JUDY A		0	02/05/2000	OTH	07-DEATH CERTIFICATE	0872:584	OTHER	0.0					
LOUDENSLAGER FLOSSIE M TRU	MILLER VERA V & ELLIOTT PA	25,000	09/16/1997	QC	16-LC PAYOFF	7656:73	DEED	0.0					
LOUDENSLAGER FLOSSIE M TRU	MILLER VERA V & MAGLEY JUI	0	08/28/1986	MLC	21-NOT USED/OTHER	4914:69	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
12244 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MILLER VERA V & ELLIOTT PAMELA J & FREIMUND JUDY A ESTATE 310 GRANT ST LAINGSBURG MI 48848		SA:		2024 Est TCV Tentative									
Tax Description		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-765 P-673 234 PART OF LOT 9 BEG AT NW COR OF LOT 9 TH N85DEG46'50"E 204.75 FT TO SH OF HTN LK TH S2DEG07'53"W ALG SH 48.8FT TH S86DEG 26'30"W 90FT TH N48DEG33'30"W 38FT TH S86DEG21'40"W 91.91FT TO CO RD TH NELY ALG CUR 21.4FT TH POB THE AGNES SUBD		X		Public Improvements	* Factors *								
		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road	LAKEVIEW	48.00	150.00	1.0000	1.0000	2800	100		134,400
		X		Paved Road	48 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 134,400								
		X		Storm Sewer	Land Improvement Cost Estimates								
		X		Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X		Water	D/W/P: 3.5 Concrete	6.25	16	50	50				
		X		Sewer	D/W/P: 3.5 Concrete	6.25	35	50	109				
		X		Electric	Total Estimated Land Improvements True Cash Value = 159								
		X		Gas									
		X		Curb									
		X		Street Lights									
		X		Standard Utilities									
		X		Underground Utils.									
		X		Topography of Site									
		X		Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X		Rolling	2024	Tentative	Tentative	Tentative			Tentative		
		X		Low	2023	67,200	33,100	100,300			70,257C		
		X		High	2022	57,600	30,900	88,500			66,912C		
		X		Landscaped	2021	52,800	29,700	82,500			64,775C		
		X		Swamp									
		X		Wooded									
		X		Pond									
		X		Waterfront									
		X		Ravine									
		X		Wetland									
		X		Flood Plain									
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		DMG 08/11/2010 INSPECTED											

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace													
Yr Built 0	Remodeled 0	Ex	Ord	Min		(12) Electric												
Condition: Fair		Trim & Decoration				0 Amps Service												
Room List		Doors:	Solid	H.C.		No./Qual. of Fixtures												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors				Ex. X Ord. Min												
(1) Exterior		Kitchen: Other: Other:				No. of Elec. Outlets												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				Many X Ave. Few												
X	Insulation	(13) Plumbing				(14) Water/Sewer												
(2) Windows		(7) Excavation				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 840 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement				Lump Sum Items:												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Notes:												
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support				ECF (4004 LAKEVIEW) 1.072 => TCV: 71,039												
Chimney:		Joists: Unsupported Len: Cntr.Sup:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FEDERASL HOME LOAN MORTGAG	BEAGLE JAMES R & DEBORAH F	126,000	07/23/2015	CD	10-FORECLOSURE	1152-336	PROPERTY TRANSFER	100.0			
RODRIGUEZ TRESHA K & DEREK	FEDERAL HOME LOAN MORTGAGE	140,461	05/09/2014	SD	10-FORECLOSURE	1139-1320	PROPERTY TRANSFER	0.0			
CLOUGH DAVID W & JODI B	RODRIGUEZ, TRESHA & DEREK	287,500	02/22/2008	WD	03-ARM'S LENGTH	1073/2312	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
12254 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		07/11/2022	PB16-0189D	COMPLETE			
Owner's Name/Address		P.R.E. 0%		Res. Add/Alter/Repair		07/31/2020	PB20-0206	COMPLETE			
BEAGLE JAMES R & DEBORAH K 14 MOORING PLACE PLACIDA FL 33946		SA:		Res. Add/Alter/Repair		08/05/2019	PB16-0189C	COMPLETE			
Tax Description		2024 Est TCV Tentative		REMODEL		01/01/2016	PB16-0189	COMPLETE			
L-822 P-408 (L-732 P-40) 234 LOT 10 THE AGNES SUBD		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate			Size % Good		Cash Value	
		Water		D/W/P: 3.5 Concrete	6.68			336 68		1,526	
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,526							
		Electric		Work Description for Permit PB16-0189D, Issued 07/11/2022: EXTENSION OF PERMIT #PB16-0189							
		Gas		Work Description for Permit PB20-0206, Issued 07/31/2020: TWO STORY RESIDENTIAL EXTERIOR TREATED DECKS, 1ST FLOOR 12 X 24 = 288, 2ND FLOOR 6 X 24 = 144 SQ FT; TOTAL SQ FT 432; LAKE TOWNSHIP LAND USE PERMIT 004328; ROSCOMMON COUNTY SOIL EROSION WAIVER DATED 7/29/2020							
		Curb		Work Description for Permit PB16-0189C, Issued 08/05/2019: PERMIT EXTENSION							
		X Street Lights		Work Description for Permit PB16-0189, Issued 01/01/2016: SIDING/WINDOWS, EXTEND 7-6-18							
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	11/03/2022	INSPECTED	2023	70,000	110,600	180,600			118,523C
		QT	10/27/2020	INSPECTED	2022	60,000	83,100	143,100			110,403C
		CW	07/29/2019	INSPECTED	2021	55,000	79,400	134,400			106,877C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 600 % Good: 48 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								180 288 288 120 144	CCP (1 Story) Treated Wood Treated Wood Roof Cover Onl Wood Balcony			
Building Style: 2 STORY		(4) Interior			Central Air Wood Furnace												
Yr Built 0		Trim & Decoration			(12) Electric												
Remodeled 2017		Drywall X Paneled			100 Amps Service												
Condition: Average		Plaster Wood T&G			No./Qual. of Fixtures												
		Ex			No. of Elec. Outlets												
		X Ord			Many												
		Min			(13) Plumbing												
		Size of Closets			Average Fixture(s)												
		Lg			2 3 Fixture Bath												
		X Ord			2 Fixture Bath												
		Small			Softener, Auto												
Room List		Doors: Solid X H.C.			Softener, Manual												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Solar Water Heat												
		Kitchen:			No Plumbing												
		Other:			Extra Toilet												
		Other:			Extra Sink												
(1) Exterior		(6) Ceilings			Separate Shower												
Wood/Shingle		No. of Elec. Outlets			Ceramic Tile Floor												
X Aluminum/Vinyl		Many			Ceramic Tile Wains												
X Brick		X Ave.			Ceramic Tub Alcove												
		Few			Vent Fan												
X Insulation		(7) Excavation			(14) Water/Sewer												
(2) Windows		Basement: 0 S.F.			Public Water												
Many		Crawl: 1248 S.F.			Public Sewer												
X Avg.		Slab: 0 S.F.			Water Well												
X Large		Height to Joists: 0.0			1000 Gal Septic												
X Small		(8) Basement			2000 Gal Septic												
Wood Sash		Conc. Block			Lump Sum Items:												
X Metal Sash		Poured Conc.															
X Vinyl Sash		Stone															
X Double Hung		Treated Wood															
X Horiz. Slide		Concrete Floor															
X Casement		(9) Basement Finish															
X Double Glass		Joists:															
X Patio Doors		Unsupported Len:															
X Storms & Screens		Cntr.Sup:															
(3) Roof		(10) Floor Support															
X Gable		Recreation SF															
X Hip		Living SF															
X Flat		Walkout Doors (B)															
		No Floor SF															
X Asphalt Shingle		Walkout Doors (A)															
Chimney: Stone																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FIORANI NINO J & MARY T TR	FIORANI NINO J & MARY T [I	0	12/02/2019	QC	18-LIFE ESTATE	1171:0856	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
12284 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		REMODEL		09/18/2007	PC07-0312	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
FIORANI NINO J & MARY T [LE] 49533 ISHPEMING CHESTERFIELD TWP MI 48047		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-1044 P-679 (L-613 P-98) 234 12284 W HOUGHTON LK DR LOT 11 THE AGNES SUBD.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25			545 70		2,384		
		Sewer		D/W/P: Asphalt Paving	2.93			1167 50		1,709		
		Electric		Total Estimated Land Improvements True Cash Value = 4,093								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	70,000	69,000	139,000			89,108C		
		High		2022	60,000	50,800	110,800			84,865C		
		Landscaped		2021	55,000	48,500	103,500			82,154C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What								
		QT	06/13/2022	INSPECTED								
		DMG	08/11/2010	INSPECTED								

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 240 125	Type Composite Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 25 Floor Area: 1,132 Total Base New : 179,435 Total Depr Cost: 134,574 Estimated T.C.V: 144,263			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1132 SF Floor Area = 1132 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas					Cls CD Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation 1 Story Siding Slab 1 Story Siding Crawl Space			Size 700 432		Cost New Depr. Cost 130,557 97,916		
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments Plumbing 3 Fixture Bath Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas Deck Composite Breezeways Frame Wall							
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Total Depr Cost: 134,574							
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Totals: 179,435			144,263		ECF (4004 LAKEVIEW) 1.072 => TCv:		
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 432 S.F. Slab: 700 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes:							
X	Insulation	(8) Basement			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
(2) Windows	Many X Avg. Few	Large X Avg. Small	(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Joists: Unsupported Len: Cntr.Sup:									
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(10) Floor Support																
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ISOPI MARK J & DEBORAH A	ISOPI MARK J & DEBORAH A	0	05/30/2013	WD	21-NOT USED/OTHER	1143-1781	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12292 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ISOPI MARK J & DEBORAH A 34922 PEMBROKE LIVONIA MI 48152		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
234 L-617 P-186 LOT 12 12292 WEST SHORE DR 49629 THE AGNES SUBD.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		140,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: Asphalt Paving				3.15	885	50	1,394	
		Sewer		D/W/P: 3.5 Concrete				6.68	520	70	2,432	
		Electric		Total Estimated Land Improvements True Cash Value =				3,826				
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative				Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		QT	06/13/2022 INSPECTED	2023	70,000	93,000	163,000				105,142C	
Licensed To: Township of Lake, County of		DMG	07/26/2011 INSPECTED	2022	60,000	71,200	131,200				100,136C	
Roscommon, Michigan		DMG	08/11/2010 INSPECTED	2021	55,000	68,300	123,300				96,938C	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32	Type Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas					Class: C Effec. Age: 22 Floor Area: 1,638 Total Base New : 234,523 Total Depr Cost: 182,927 Estimated T.C.V: 196,098																																																																																	
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																																												
Condition: Good		Lg	Ord	Small																																																																																													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																																																												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																																																																												
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																																																																												
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No./Qual. of Fixtures																																																																																												
(2) Windows		Ex.	X	Ord.	Min	No. of Elec. Outlets																																																																																											
	Many Avg. Few	X	Large Avg. Small				Many			X	Ave.	Few																																																																																					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			(13) Plumbing																																																																																												
(3) Roof		Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(14) Water/Sewer																																																																																												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Lump Sum Items:																																																																																												
	Chimney: Vinyl	Joists: Unsupported Len: Cntr.Sup:																																																																																															
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LACHAJEWSKI DAVID	BRANDYMORE NELSON & PAMELA	150,000	12/26/2018	WD	03-ARM'S LENGTH	1168:0374	PROPERTY TRANSFER	100.0		
		116,950	08/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status		
12296 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			Res. Utility Building	08/09/2019	PB19-0262	COMPLETE		
Owner's Name/Address		P.R.E. 100% 05/20/2019			Res. New Construction	06/03/2019	PB19-0147	COMPLETE		
BRANDYMORE NELSON & PAMELA TRUST 12296 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:			DEMO	06/05/2009	PB09-0115	COMPLETE		
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-763 P-338 234 12296 W SHORE DR 48629 LOT 13 THE AGNES SUBD.		X	Improved	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		Dirt Road		LAKEVIEW 50.00 150.00 1.0000 1.0000 2800 100 140,000						
		Gravel Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000						
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description Rate Size % Good Cash Value						
		Sidewalk		D/W/P: 3.5 Concrete 6.68 1538 94 9,658						
		Water		Wood Frame 24.59 240 88 5,194						
		Sewer		Total Estimated Land Improvements True Cash Value = 14,852						
		Electric		Work Description for Permit PB19-0262, Issued 08/09/2019: ONE STORY RESIDENTIAL						
		Gas		DETACHED ACCESSORY BUILDING - SHED, 12 X 2-0 = 240 SQ FT; LAKE TOWNSHIP LAND USE						
		Curb		PERMIT 4254; ROSCOMMON COUNTY SOIL EROSION PERMIT 3748						
		Street Lights		Work Description for Permit PB19-0147, Issued 06/03/2019: DEMO OF HOME 624 SQ						
		Standard Utilities		FT; LAKE TOWNSHIP LAND USE PERMIT 4233; REBUILDING - ONE STORY RESIDENTIAL						
		Underground Utils.		REPLACEMENT DWELLING, 24 X 66 = 1,584 SQ FT; LAKE TOWNSHIP LAND USE PERMIT 4234,						
		Topography of Site		ROSCCOMMON COUNTY SOIL EROSION PERMIT 3748; HOUGHTON LAKE SEWER AUTHORITY						
		Level		DISCONNECT D-775 AND RECONNECT R-7822, WELL OK TO ISSUEL PER PAUL ROSCOMMON						
		Rolling		COUNTY HEALTH DEPARTMENT 6/3/2019						
		Low		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		High								
		Landscaped		2024	Tentative	Tentative	Tentative			Tentative
		Swamp		2023	70,000	91,900	161,900			121,490C
		Wooded		2022	60,000	70,400	130,400			115,705C
		Pond		2021	55,000	67,700	122,700			112,009C
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What						
		QT	10/27/2020	INSPECTED						
		KH	11/01/2019	INSPECTED						
		DMG	08/11/2010	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 12 Front Overhang 12 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 3 Floor Area: 960 Total Base New : 175,722 Total Depr Cost: 170,450 Estimated T.C.V: 182,722			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		X	Drywall Paneled			Plaster Wood T&G	Central Air Wood Furnace											
Yr Built 2019	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C	Blt 2019					
Condition: Good		Lg	X	Ord		Small	Ex. X Ord. Min			Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97								
Room List		Doors:		Solid		H.C.	No. of Elec. Outlets			Building Areas								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Stories Exterior Foundation		Size	Cost New	Depr. Cost				
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			No./Qual. of Fixtures			1 Story Siding Crawl Space		960	134,278	130,249				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Ex. X Ord. Min			Other Additions/Adjustments								
X	Insulation	X	Drywall				Many X Ave. Few			Plumbing		3 Fixture Bath		1	4,711	4,570		
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Deck		Treated Wood		192	4,086	3,963		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		576	25,160	24,405
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Water/Sewer		Public Sewer		1	1,515	1,470		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet		Water Well, 100 Feet		1	5,890	5,713		
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Built-Ins		Appliance Allow.		1	2,806	2,722		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Notes:		Totals:		175,722	170,450			
Chimney:										ECF (4004 LAKEVIEW) 1.072 => TCV:				182,722				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LOIACANO SAMUEL J SR		0	08/28/2020	OTH	07-DEATH CERTIFICATE	1179:1541	OTHER	0.0					
RUSSO DAVID S & NINA TRUST	RUSSO DAVID S & RUSSO JAME	0	05/29/2015	QC	21-NOT USED/OTHER	1150-675	PROPERTY TRANSFER	25.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
12300 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
LOIACANO SAMUEL ESTATE & ETAL 26520 ROBERTA ST ROSEVILLE MI 48066		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-1013 P-910 (L-885P-132-134&L-744P-40) 234 12300 W SHORE DR LOT 14 & PART OF LOTS 15 & 16 BEG 22FT NOF NW COR OF LOT 15 TH N81DEG27'E TO SH OF HTN LK TH SLY ALG SH 85FT TH S75DEG 16'W 196.3FT TO CO RD TH NLY 102FT TO POB THE AGNES SUBD		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		* Factors *								
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Topography of Site		LAKEVIEW	85.00	150.00	1.0000	1.0000	2800	100		238,000
		X	Level Rolling Low High Landscaped Swamp Wooded Pond		Land Improvement Cost Estimates								
		X	Waterfront Ravine Wetland Flood Plain		Description					Rate		Size % Good	Cash Value
					D/W/P: 3.5 Concrete					5.86		910 50	2,666
					Total Estimated Land Improvements True Cash Value =				2,666				
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/13/2022	INSPECTED	2023	119,000	149,600	268,600			117,810C		
		DMG	08/11/2010	INSPECTED	2022	102,000	69,000	171,000			112,200C		
					2021	93,500	65,600	159,100			108,616C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric																																																										
Yr Built 0	Remodeled 0	Ex	Ord	Min	0 Amps Service			No./Qual. of Fixtures																																																									
Condition: Good		Size of Closets		No. of Elec. Outlets																																																													
Room List		Doors:	Solid	H.C.	Ex. X Ord. Min			Plumbing																																																									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)																																																										
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			13 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																										
X	Insulation			(13) Plumbing																																																													
(2) Windows	Many X Avg. Few	Large X Avg. Small	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 658 S.F. Height to Joists: 0.0																																																												
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																													
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish																																																														
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<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 658 SF Floor Area = 658 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>658</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>76,034</td> <td>45,621</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,192</td> <td>715</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,584</td> <td>3,350</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,662</td> <td>997</td> </tr> <tr> <td colspan="2">Totals:</td> <td>84,472</td> <td>50,683</td> </tr> </tbody> </table> <p>Notes: ECF (4004 LAKEVIEW) 1.072 =&gt; TCV: 54,332</p>																	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	658				Total:					76,034	45,621	Item	Quantity	Cost	Depr. Cost	Water/Sewer				Public Sewer	1	1,192	715	Water Well, 100 Feet	1	5,584	3,350	Built-Ins				Appliance Allow.	1	1,662	997	Totals:		84,472	50,683
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
	X Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: Low Effec. Age: 40 Floor Area: 1,074 Total Base New : 94,874 Total Depr Cost: 56,926 Estimated T.C.V: 61,025								E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:		
Building Style: A FRAME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 A-Frame A FRAME			Cls Average		Blt 0			
Condition: Average		Lg	Ord	Small	Kitchen: Other: Other:			No. of Elec. Outlets			Ground Area = 786 SF Floor Area = 1074 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Building Areas								
Basement 1st Floor 2nd Floor Bedrooms					Kitchens: Other: Other:			Average Fixture(s)			Stories			Size		Cost New		Depr. Cost	
(1) Exterior					(6) Ceilings			1 3 Fixture Bath			1.5 Story			576					
X Wood/Shingle X Aluminum/Vinyl Brick					(7) Excavation			2 Fixture Bath			Siding			210					
X Insulation					Basement: 210 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto			1 Story			210					
(2) Windows					(8) Basement			Softener, Manual			Siding			210					
Many Avg.	Large Avg.				Conc. Block Poured Conc. Stone			Solar Water Heat			Foundation			Total:		92,020		55,214	
Few	Small				Treated Wood Concrete Floor			No Plumbing			Crawl Space								
X Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens					(9) Basement Finish			Extra Toilet			Basement								
(3) Roof					(10) Floor Support			Extra Sink			Totals:			1,192		715			
X Gable Hip Flat					Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Separate Shower			1,662			1,662		997			
X Asphalt Shingle Metal					Joists: Unsupported Len: Cntr.Sup:			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals:			94,874		56,926			
Chimney:					(14) Water/Sewer			Public Water			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:		61,025			
					Public Sewer			Water Well											
					1000 Gal Septic			2000 Gal Septic											
					Lump Sum Items:														

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																											
Condition: Average		Lg	Ord	Small																												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																												
X	Insulation	Ex.	X	Ord.	Min	No. of Elec. Outlets																										
(2) Windows		Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1105 S.F. Height to Joists: 0.0			(13) Plumbing																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
(3) Roof		(8) Basement																														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer																											
X	Asphalt Shingle	(9) Basement Finish		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																									
Chimney:		(10) Floor Support		Lump Sum Items:																												
		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 1105 SF Floor Area = 1105 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,105</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>116,154</td> <td>69,693</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer Public Sewer 1 1,192 715 Built-Ins Appliance Allow. 1 1,662 997 Totals: 119,008 71,405 Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 76,546															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,105			Total:				116,154	69,693
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
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Total:				116,154	69,693																											

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																											
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							96 78	CGEP (1 Story) CGEP (1 Story)																																														
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																							
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets																																																						
0	0				Lg	Ord	Small																																																				
Condition: Average		Doors:		Solid	H.C.		Central Air Wood Furnace																																																				
Room List		(5) Floors		(12) Electric																																																							
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service																																																							
(1) Exterior		No./Qual. of Fixtures																																																									
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets																																																							
X Insulation				Many X Ave. Few																																																							
(2) Windows		(7) Excavation		(13) Plumbing																																																							
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 432 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																							
X Wood Sash Metal Sash Vinyl Sash		(8) Basement																																																									
X Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																									
X Storms & Screens		(9) Basement Finish		(14) Water/Sewer																																																							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:																																																						
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																									
Cost Est. for Res. Bldg: 4 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 432 SF Floor Area = 432 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>432</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>53,624</td> <td>26,811</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Porches</td> <td></td> <td></td> </tr> <tr> <td>CGEP (1 Story)</td> <td>96</td> <td>5,957</td> </tr> <tr> <td>Foundation: Shallow</td> <td>96</td> <td>-890</td> </tr> <tr> <td>CGEP (1 Story)</td> <td>78</td> <td>5,160</td> </tr> <tr> <td>Foundation: Shallow</td> <td>78</td> <td>-794</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,192</td> </tr> <tr> <td>Totals:</td> <td></td> <td>64,249</td> </tr> </tbody> </table> Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 34,436															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	432			Total:				53,624	26,811	Item	Area	Cost	Porches			CGEP (1 Story)	96	5,957	Foundation: Shallow	96	-890	CGEP (1 Story)	78	5,160	Foundation: Shallow	78	-794	Water/Sewer			Public Sewer	1	1,192	Totals:		64,249
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																						
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Totals:		64,249																																																									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								72	CCP	(1 Story)			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Size of Closets			Class: C Effec. Age: 35 Floor Area: 960 Total Base New : 133,047 Total Depr Cost: 86,480 Estimated T.C.V: 92,707			E.C.F. X 1.072			Bsmnt Garage: Carport Area: Roof:		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Condition: Average			Lg			Ord	Small						
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace			(12) Electric			0 Amps Service			No./Qual. of Fixtures				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			Ex.			X	Ord.	Min	No. of Elec. Outlets				
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Many			X	Ave.	Few	(13) Plumbing				
X	Insulation	(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:			
(2) Windows	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(3) Roof			
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Chimney:				
Notes:		ECF (4004 LAKEVIEW) 1.072 => TCV: 92,707			Cost Est. for Res. Bldg: 5 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 960 Total: 126,598 82,288 Other Additions/Adjustments Porches CCP (1 Story) 72 2,128 1,383 Water/Sewer Public Sewer 1 1,515 985 Built-Ins Appliance Allow. 1 2,806 1,824 Totals: 133,047 86,480			Cls C Blt 0										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GROSS KAYLA	REINIG MICHELLE	0	08/04/2020	OTH	10-FORECLOSURE	1173:1574	PROPERTY TRANSFER	0.0
KNIEPER MICHELLE	GROSS, KAYLA	85,000	02/28/2013	LC	21-NOT USED/OTHER	1125/1759	OTHER	100.0
		145,000	09/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
12302 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
REINIG MICHELLE 3416 CROOKED TREE LN, UNIT #53 SAGINAW MI 48604		2024 Est TCV Tentative							
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	71.00	150.00	1.0000 1.0000	2800 100		198,800
			71 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value =		198,800		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.25	145	50	453		
			Total Estimated Land Improvements		True Cash Value =		453		
Tax Description	X	Dirt Road							
L-933 P-189 (L-764 P-265) 234 PART OF LOTS 15-17 BEG AT NW COR OF LOT 16 TH N67DEG34'E ALG LOT LN 186.5 FT TO SH OF LK TH S01DEG34'E ALG SH 63.1 FT THS81DEG27'W 171.6 FT TO E R/W W SHORE DR TH NLY ALG R/W 18 FT TO POB ALSOSELY 8 FT OF LOT 17 AGNES SUBD	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							
Comments/Influences		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	06/13/2022	INSPECTED	2023	99,400	62,100	161,500		112,764C
	DMG	07/26/2011	INSPECTED	2022	85,200	41,200	126,400		107,395C
	DMG	08/08/2010	INSPECTED	2021	78,100	39,500	117,600		103,965C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 88 69	Type CGEP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 40 Floor Area: 1,562 Total Base New : 206,900 Total Depr Cost: 124,140 Estimated T.C.V: 133,078			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service									
(1) Exterior					No./Qual. of Fixtures												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets												
	X Insulation				Many			X	Ave.	Few							
(2) Windows		(7) Excavation			(13) Plumbing												
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 990 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:															
Notes:											ECF (4004 LAKEVIEW) 1.072 => TCV:		133,078				
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 990 SF Floor Area = 1562 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas											Cls CD		Blt 0				
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 990																	
1 Story Siding Overhang 572																	
Total: 160,578 96,346																	
Other Additions/Adjustments																	
Plumbing 3 Fixture Bath 1 3,915 2,349																	
Porches CGEP (1 Story) 88 6,298 3,779																	
Balcony Wood Balcony 69 2,596 1,558																	
Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost 520 18,699 11,219																	
Water/Sewer Public Sewer 1 1,345 807																	
Water Well, 100 Feet 1 5,720 3,432																	
Built-Ins Appliance Allow. 1 1,961 1,177																	
Fireplaces Exterior 1 Story 1 5,788 3,473																	
Totals: 206,900 124,140																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MOREY STACEY & PAUL	MOREY STACEY & PAUL [LE]	0	10/21/2020	QC	18-LIFE ESTATE		PROPERTY TRANSFER	0.0					
MOREY STACEY	MOREY STACEY & PAUL	0	10/20/2020	PTA	09-FAMILY		PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
12304 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
LENGLET ROSEMARIE & MOREY S & P [LE] & STABILE RUSSELL & MOREY KIM 21305 YALE ST CLAIR SHORES MI 48081		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-939 P-1457 (L-477 P-125) 234 12304 W SHORE DR LOT 17 EXC SLY 8 FT THEREOF THE AGNES SUBD **LEGAL DESCRIPTION USED FOR QCD 1174/2139 DOES NOT MATCH TAX DESCRIPTION**		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	42.00	150.00	1.0000	1.0000	2800	100		117,600
		X	Paved Road		42 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 117,600								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.68	96	50	320				
		X	Sewer		Wood Frame	29.95	96	75	2,156				
		X	Electric		Total Estimated Land Improvements True Cash Value = 2,476								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	58,800	73,100	131,900			81,761C		
		X	High		2022	50,400	52,000	102,400			77,868C		
		X	Landscaped		2021	46,200	49,800	96,000			75,381C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
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		DMG	08/11/2010	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 208 20	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas						
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 33 Floor Area: 1,638 Total Base New : 215,465 Total Depr Cost: 144,362 Estimated T.C.V: 154,756					E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 1638 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67						
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			Plumbing			Building Areas						
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size	Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(13) Plumbing			Average Fixture(s)			1.75 Story Siding Crawl Space			936				
(1) Exterior		(7) Excavation		No. of Elec. Outlets			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
	Wood/Shingle X Aluminum/Vinyl Brick	(8) Basement		Many X Ave. Few			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1	3,153	2,113		
X	Insulation	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			208 20	4,310 926	2,888 620		
(2) Windows		(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story							
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small	Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			Totals:			215,465	144,362		
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(10) Floor Support		Chimney: Vinyl			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior 1 Story						ECF (4004 LAKEVIEW) 1.072 => TCv: 154,756	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Chimney: Vinyl			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior 1 Story							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GREEN FREDERICK R III & SU	GREEN FREDERICK III & SUSAN	0	01/12/2023	WD	14-INTO/OUT OF TRUST	1183:610	PROPERTY TRANSFER	0.0			
GREEN RICH & SUSAN	GREEN FREDERICK R III & SU	0	03/27/2018	AFF	21-NOT USED/OTHER	1165:1282	PROPERTY TRANSFER	0.0			
GREEN SUSAN B	GREEN RICH & SUSAN	0	01/19/2018	QC	09-FAMILY	1164:2047	PROPERTY TRANSFER	0.0			
STRAUCH MORLEY & BETTY W	GREEN SUSAN B	0	01/18/2018	QC	09-FAMILY	1164:2046	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
12308 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		DECK		07/20/2018	LU18-4184	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
GREEN FREDERICK III & SUSAN TRUST 263 WHISPERING WILLOW CT NOBLESVILLE IN 46060		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-952 P-2274 (L-447 P-409) 234 LOT 18 & SLY 1/2 OF LOT 19 THE AGNES SUBD		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	75.00	150.00	1.0000	1.0000	2800	100	210,000
		Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 210,000							
		Storm Sewer		Work Description for Permit LU18-4184, Issued 07/20/2018: LAND USE PERMIT 4184 FOR 12X28 COMPOSITE DECK, 8X4 LANDING							
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
		QT 11/05/2018 INSPECTED	2023	105,000	76,800	181,800		128,265C			
		DMG 07/26/2011 INSPECTED	2022	90,000	58,700	148,700		122,158C			
		DMG 08/11/2010 INSPECTED	2021	82,500	56,500	139,000		118,256C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 280 54	Type Composite Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 28 Floor Area: 1,368 Total Base New : 210,860 Total Depr Cost: 153,890 Estimated T.C.V: 164,970			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1 1/4 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY			Cls C		Blt 0							
Yr Built 0	Remodeled 0	Ex	X Ord		Min	100 Amps Service			Ground Area = 948 SF Floor Area = 1368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72													
Condition: Good		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas												
Room List		Doors:	Solid X	H.C.	Average Fixture(s)			Stories			Size		Cost New	Depr. Cost								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1.5 Story			Siding		Crawl Space	840									
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Kitchen: Other: Other:			2 Story			Siding		Crawl Space	108									
(2) Windows	Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 948 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing		3 Fixture Bath	1	4,711	3,392						
(3) Roof	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement			(14) Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		360	16,409	11,814					
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Common Wall: 1/2 Wall		1	-1,122	-808							
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Public Sewer			Water/Sewer		Public Sewer		1	1,515	1,091						
Chimney:	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Water Well, 100 Feet		1	5,890	4,241						
Notes:										Appliance Allow.		1		2,806		2,020						
										Deck		Composite		280		5,468		5,031				
										Composite		54		1,885		1,734		*9				
										Local Cost Items			STAND BY GENERATOR		1		4,000		3,480		*8	
										Totals:		210,860		153,890								
										ECF (4004 LAKEVIEW) 1.072 => TCV:		164,970										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WALTZ DIRK D	WALTZ, DONALD & KRISTA	200,000	11/16/2010	OTH	21-NOT USED/OTHER	1099/130	OTHER	100.0				
		225,000	03/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
12312 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			MISC		07/29/2022	LU22-4522	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:								
WALTZ DONALD J & KRISTA L 850 E PIONEER TRAIL SANFORD MI 48657		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
(L-943P-2257&L-447P-410&L-653P-183) 234 L-1004P-1061 (L-988P-2389-2390) NLY 1/2 OF LOT 19 & LOT 20 THE AGNES SUBDIVISION 12312 W HOUGHTON LK DR		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	75.00	150.00	1.0000	1.0000	2800	100		210,000
		Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 210,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		Fencing: Vnyl, 2 Rail	16.52		96		75	1,189		
		Electric		D/W/P: 3.5 Concrete	6.68		709		70	3,315		
		Gas		Wood Frame	28.74		112		85	2,736		
		Curb		Wood Frame	22.89		600		95	13,047		
		Street Lights		Total Estimated Land Improvements True Cash Value = 20,287								
		Standard Utilities		Work Description for Permit LU22-4522, Issued 07/29/2022: 15X40 SHED WITH RAMPS								
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative			
		QT	11/03/2022	INSPECTED	2023	105,000	94,400	199,400	107,433C			
		QT	06/13/2022	INSPECTED	2022	90,000	62,800	152,800	95,937C			
		DMG	07/26/2011	INSPECTED	2021	82,500	60,200	142,700	92,873C			



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 360 321 32 12	Type Composite Composite Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 560 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 26 Floor Area: 1,338 Total Base New : 230,413 Total Depr Cost: 170,525 Estimated T.C.V: 182,803			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 1/4 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY			Cls C			Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1146 SF Floor Area = 1338 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74					
Condition: Good		Size of Closets		Lg			X Ave.			Building Areas						
Room List		Doors: Solid H.C.		(5) Floors			(12) Electric			Stories Exterior Foundation			Size Cost New Depr. Cost			
Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			1.25 Story Siding Crawl Space			768			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1 Story Siding Crawl Space			378			
Wood/Shingle X Aluminum/Vinyl Brick				Many X Ave. Few			Average Fixture(s)			Other Additions/Adjustments						
X Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 1146 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Total: 174,347 129,018			
(2) Windows		(8) Basement		Many Avg. Large X Avg. X Avg. Small Few Small			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			3 Fixture Bath 1 4,711 3,486			
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(9) Basement Finish					(14) Water/Sewer			Deck			Treated Wood 32 1,424 1,068 *7 Composite 360 6,487 4,800 Composite 321 6,022 4,456 Treated Wood 12 556 417 *7			
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 560 22,165 16,402 Common Wall: 1 Wall 1 -2,251 -1,666			
X Gable Hip Flat		Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer			Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359			
X Asphalt Shingle										Built-Ins			Appliance Allow. 1 2,806 2,076			
Chimney: Stone										Fireplaces			Interior 2 Story 1 6,741 4,988			
										Notes:			Totals: 230,413 170,525			
										ECF (4004 LAKEVIEW) 1.072 => TCV:			182,803			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LOVELADY JIMMIE D	LOVELADY JIMMIE D & MARY B	0	09/30/2017	QC	09-FAMILY	1163:2116	PROPERTY TRANSFER	0.0			
DREW TERESA D	LOVELADY JIMMIE D	360,000	09/29/2017	WD	03-ARM'S LENGTH	1163:2114	PROPERTY TRANSFER	100.0			
DREW DARYL C		0	06/29/2017	OTH	07-DEATH CERTIFICATE	1163:2113	PROPERTY TRANSFER	0.0			
KLEINER RICK K & ROBIN R	DREW, DARYL & TERESA	0	05/25/2007	WD	21-NOT USED/OTHER	1060/590	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
12316 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LOVELADY JIMMIE D & MARY B & LOVELADY AUSTIN D & LOVELADY DYLAN 2236 BROOKWOOD DR SOUTH ELGIN IL 60177		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-1005 P-1472 (L-943P-1216&L-624 P-424) 234 LOT 21 THE AGNES SUBD		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.68	2214	71	10,501			
		Sewer		D/W/P: 3.5 Concrete	6.68	636	71	3,016			
		Electric		D/W/P: 3.5 Concrete	6.68	351	71	1,665			
		Gas		D/W/P: 3.5 Concrete	6.68	219	71	1,039			
		Curb		Total Estimated Land Improvements True Cash Value = 16,221							
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		MH	11/13/2017	INSPECTED	2023	70,000	135,600	205,600		149,074C	
		DMG	08/11/2010	INSPECTED	2022	60,000	105,300	165,300		141,976C	
					2021	55,000	100,500	155,500		137,441C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 30	Type CCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 19 Floor Area: 2,144 Total Base New : 316,437 Total Depr Cost: 256,811 Estimated T.C.V: 275,301			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 1/2 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C 5 Blt 0								
Yr Built 0	Remodeled 0	Ex	X Ord	Min	X Ex. Ord. Min			Ground Area = 1176 SF Floor Area = 2144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81										
Condition: Good		Size of Closets		No. of Elec. Outlets			Building Areas											
Room List		Doors:	Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation			Size		Cost New		Depr. Cost		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Average Fixture(s)			2 3 Fixture Bath			2 Story Siding Crawl Space			616					
(1) Exterior		(6) Ceilings		2 Fixture Bath			1+ Story Siding Crawl Space			1 Story Siding Overhang			16					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Softener, Auto			0.5 Story Siding Overhang			0.5 Story Siding Overhang			672					
Insulation		(8) Basement		Softener, Manual			Other Additions/Adjustments											
(2) Windows		(9) Basement Finish		Solar Water Heat			Plumbing			3 Fixture Bath			1		4,711		3,816	
Many Avg.	X Large Avg.	Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0		No Plumbing			Plumbing			Porches			30		1,006		815	
Few	Small	(10) Floor Support		Extra Toilet			Plumbing			CCP (1 Story)								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(11) Heating/Cooling		Extra Sink			Plumbing			Garages								
(3) Roof		(12) Electric		Separate Shower			Plumbing			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
X	Gable Hip Flat	(13) Plumbing		Ceramic Tile Floor			Plumbing			Base Cost			672		25,260		20,461	
Gambrel Mansard Shed		(14) Water/Sewer		Ceramic Tile Wains			Plumbing			Common Wall: 1 Wall			1		-2,251		-1,823	
Asphalt Shingle		(15) Fireplaces		Ceramic Tub Alcove			Plumbing			Class: D Exterior: Pole (Unfinished)								
Chimney: Vinyl		(16) Porches/Decks		Vent Fan			Plumbing			Base Cost			384		9,788		8,418 *8	
		(17) Garage		No Heating/Cooling			Plumbing			Water/Sewer			1		1,515		1,227	
				Lump Sum Items:			Plumbing			Public Sewer			1		5,890		4,771	
							Plumbing			Water Well, 100 Feet			1					
							Plumbing			Built-Ins			1		2,806		2,273	
							Plumbing			Appliance Allow.			1		5,414		4,385	
							Plumbing			Fireplaces			1		5,414		4,385	
							Plumbing			Interior 1 Story			1		5,414		4,385	
							Plumbing			Totals:			316,437		256,811			
							Plumbing			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		279,000	06/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
12318 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 05/17/2010									
SMITH JOSEPH M SR & JOSEPH M JR 12318 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
(L-1007P-2388&L-943P-1216&L-604 P-281) 234 L-1046 P-105 LOT 22 THE AGNES SUBD 12318 W SHORE DR		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	5.86	300	71	1,248			
		Sewer		D/W/P: 3.5 Concrete	5.86	1203	71	5,005			
		Electric		D/W/P: 3.5 Concrete	5.86	8	71	33			
		Gas		Wood Frame	19.16	280	71	3,809			
		Curb		Total Estimated Land Improvements True Cash Value = 10,095							
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	70,000	47,200	117,200			86,643C	
		High		2022	60,000	36,600	96,600			82,518C	
		Landscaped		2021	55,000	35,000	90,000			79,882C	
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		MH 11/13/2017	INSPECTED								
		DMG 07/26/2011	INSPECTED								
		DMG 08/11/2010	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																														
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																									
Building Style: RANCH		X	Drywall Paneled				Plaster Wood T&G																																																																																																																																						
Yr Built 0	Remodeled 0	Ex	X	Ord		Min																																																																																																																																							
Condition: Good		Size of Closets		Lg	X	Ord		Small																																																																																																																																					
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace																																																																																																																																						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service																																																																																																																																						
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures																																																																																																																																									
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex.	X	Ord.	Min																																																																																																																																						
	Insulation	X	Vaulted					No. of Elec. Outlets																																																																																																																																					
(2) Windows		(7) Excavation		Many	X	Ave.	Few	(13) Plumbing																																																																																																																																					
X	Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1092 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																							
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X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																																																																									
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																											
Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,092</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>115,041</td> <td>70,175</td> </tr> </tbody> </table> Other Additions/Adjustments Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Base Cost</th> <th>Common Wall: 1.5 Wall</th> <th>Water/Sewer</th> <th>Public Sewer</th> <th>Water Well, 100 Feet</th> <th>Built-Ins</th> <th>Fireplaces</th> <th>Wood Stove</th> <th>Totals:</th> </tr> </thead> <tbody> <tr> <td>Appliance Allow.</td> <td>576</td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>1,662</td> <td>1,805</td> <td>139,798</td> </tr> <tr> <td>Common Wall: 1.5 Wall</td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-2,801</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1,192</td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td>5,584</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td>1,662</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td>1,662</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td>1,805</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1,805</td> </tr> <tr> <td>Wood Stove</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>1,805</td> </tr> <tr> <td colspan="9">Totals:</td> <td>139,798</td> <td>85,276</td> </tr> </tbody> </table> Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 91,416													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,092			Total:				115,041	70,175	Item	Base Cost	Common Wall: 1.5 Wall	Water/Sewer	Public Sewer	Water Well, 100 Feet	Built-Ins	Fireplaces	Wood Stove	Totals:	Appliance Allow.	576					1	1,662	1,805	139,798	Common Wall: 1.5 Wall		1							-2,801	Water/Sewer			1						1,192	Public Sewer				1					5,584	Water Well, 100 Feet					1				1,662	Built-Ins						1			1,662	Appliance Allow.							1		1,805	Fireplaces									1,805	Wood Stove								1	1,805	Totals:									139,798	85,276
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
YEE JOHNNY LIVING TRUST	REIF ACRES LLC	350,000	05/18/2023	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0			
YEE JOHNNY	YEE JOHNNY LIVING TRUST	0	06/19/2013	QC	14-INTO/OUT OF TRUST	1176:2222	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
12328 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
REIF ACRES LLC 9425 E WASHINGTON RD SAGINAW MI 48601		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-985 P-689 (L-429 P-144) 234 LOT 23 THE AGNES SUBD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.68	311	75	1,558			
		Sewer		D/W/P: Asphalt Paving	3.15	1582	75	3,737			
		Electric		Total Estimated Land Improvements True Cash Value = 5,295							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	70,000	63,800	133,800			93,635C	
		High		2022	60,000	48,700	108,700			89,177C	
		Landscaped		2021	55,000	46,600	101,600			86,329C	
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What							
		QT	06/13/2022	INSPECTED							
		DMG	08/11/2010	INSPECTED							

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																															
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																															
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 25 Floor Area: 988 Total Base New : 175,736 Total Depr Cost: 131,800 Estimated T.C.V: 141,290			E.C.F. X 1.072		Bsmnt Garage:																																															
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																								
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																										
Condition: Good		Lg	Ord	Small																																																											
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																																																							
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																																																							
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	X Insulation				Many X Ave. Few																																																										
(2) Windows		(7) Excavation			(13) Plumbing																																																										
	Many X Avg. Few		Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 988 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																								
	X Wood Sash X Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																										
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																										
	X Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																								
	X Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																													
<p>Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 988 SF Floor Area = 988 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75                  Building Areas  <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1+ Story</td> <td>Siding</td> <td>Slab</td> <td>988</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>136,324</td> <td>102,242</td> </tr> </tbody> </table>                 Other Additions/Adjustments                  Garages                  Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>576</td> <td>22,596</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,515</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,890</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,806</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>6,605</td> </tr> <tr> <td>Totals:</td> <td></td> <td>175,736</td> </tr> </tbody> </table>                 Notes:                  ECF (4004 LAKEVIEW) 1.072 =&gt; TCV: 141,290</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Siding	Slab	988			Total:				136,324	102,242	Item	Quantity	Cost	Base Cost	576	22,596	Water/Sewer			Public Sewer	1	1,515	Water Well, 100 Feet	1	5,890	Built-Ins			Appliance Allow.	1	2,806	Fireplaces			Exterior 1 Story	1	6,605	Totals:		175,736
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HARTER JENNIFER A	HARTER JENNIFER A [LE]	0	04/18/2023	WD	15-LADY BIRD	1184:541	DEED	0.0			
LUNDEN THOMAS V & ELLEN A	HARTER JENNIFER A	0	01/13/2022	OTH	21-NOT USED/OTHER	1179:1434	PROPERTY TRANSFER	0.0			
LUNDEN THOMAS V		0	09/12/2021	OTH	07-DEATH CERTIFICATE	1178:1625	OTHER	0.0			
		143,700	09/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
12346 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			MISC		07/10/2017	PB17-0218	COMPLETE		
Owner's Name/Address		P.R.E. 0%		SA:							
HARTER JENNIFER A [LE] 5606 WOODSTOCK DR LANSING MI 48917		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-650 P-337 234 12346 W HOUGHTON LAKE DRIVE 48629 LOT 24 THE AGNES SUBD		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Fencing: Vnyl, Solid, 6'	41.05	36	75	1,108			
		Sewer		D/W/P: 3.5 Concrete	6.68	1058	75	5,300			
		Electric		D/W/P: Asphalt Paving	3.15	1148	50	1,808			
		Gas		Total Estimated Land Improvements True Cash Value = 8,216							
		Curb		Work Description for Permit PB17-0218, Issued 07/10/2017: REROOF							
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	Tentative	Tentative	Tentative			Tentative	
			Low	2023	70,000	101,200	171,200			107,467C	
			High	2022	60,000	77,700	137,700			102,350C	
			Landscaped	2021	55,000	74,400	129,400			99,081C	
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What							
		QT	06/13/2022	INSPECTED							
		DMG	08/11/2010	INSPECTED							

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 25 303	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 27 Floor Area: 1,710 Total Base New : 267,714 Total Depr Cost: 195,432 Estimated T.C.V: 209,503			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1710 SF Floor Area = 1710 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Building Areas								
Condition: Good		Size of Closets		Lg			Ord	Small	(13) Plumbing			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
Room List		Doors:	Solid	H.C.	(12) Electric			Average Fixture(s)			1 Story		Siding	Crawl Space	1,310				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			0 Amps Service			2 3 Fixture Bath			1 Story		Siding	Slab	400				
(1) Exterior		Kitchen: Other: Other:			Ex. X Ord. Min			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		3 Fixture Bath		1	4,711	3,439		
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			Plumbing			Porches		CCP (1 Story)		25	857	626		
X Insulation		(7) Excavation			Many X Ave. Few			Average Fixture(s)			Deck		Treated Wood		303	5,512	4,024		
(2) Windows		Basement: 0 S.F. Crawl: 1310 S.F. Slab: 400 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		480	19,915	14,538
Many X Avg. Few		X Avg. Small		(8) Basement			Average Fixture(s)			Water/Sewer		Public Sewer		1	1,515	1,106			
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Average Fixture(s)			Water Well, 100 Feet		Built-Ins		Appliance Allow.		1	2,806	2,048
(3) Roof		(9) Basement Finish			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Fireplaces		Exterior 1 Story		1	6,605	4,822		
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:			Notes:		Totals:		267,714	195,432				
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:							209,503				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HALE HAWLEY A	HALE HAWLEY A [LE]	0	04/30/2022	OTH	15-LADY BIRD	1181:750	DEED	0.0			
HALE SANDRA S		0	03/12/2014	OTH	07-DEATH CERTIFICATE	1181:2307	OTHER	0.0			
HALE FLORA	HALE HAWLEY A & SANDRA S	0	04/16/1984	WD	09-FAMILY	444 :456	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
12370 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HALE HAWLEY A [LE] G5313 VAN SLYKE RD FLINT MI 48507		SA:		2024 Est TCV Tentative							
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
L-444 P-456 234 LOT 25 THE AGNES SUBD.		X		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Gravel Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		Storm Sewer		Sidewalk		LAKEVIEW 50.00 150.00 1.0000 1.0000 2800 100 140,000					
		Water		Electric		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000					
		X Sewer		Gas		Land Improvement Cost Estimates					
		Electric		Curb		Description Rate Size % Good Cash Value					
		X Street Lights		X Standard Utilities		D/W/P: 3.5 Concrete 6.68 2031 75 10,175					
		X		Underground Utils.		Total Estimated Land Improvements True Cash Value = 10,175					
		Topography of Site									
		X Level		Rolling							
		Low		High							
		Landscaped		Swamp							
		Wooded		Pond							
		X Waterfront		Ravine							
		Wetland		Flood Plain							
		Year		Land Value		Building Value		Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who		When		What		2024	Tentative	Tentative	Tentative
		QT 06/13/2022 INSPECTED		DMG 08/11/2010 INSPECTED		2023		70,000	55,000	125,000	87,271C
		2022		60,000		46,700		106,700			83,116C
		2021		55,000		44,700		99,700			80,461C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
12374 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION	02/15/2006	PB06-0022	COMPLETE			
Owner's Name/Address		P.R.E. 100% 04/26/2006									
FARHAT ANTHONY M 12374 WEST SHORE DRIVE HOUGHTON LAKE MI 48629		SA:									
		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	75.00	150.00	1.0000	1.0000	2800	100	210,000
		Paved Road		75 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		210,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size	% Good	Cash Value
		Water		D/W/P: 3.5 Concrete				6.68	2223	72	10,692
		Sewer		Total Estimated Land Improvements				True Cash Value =		10,692	
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling		2023	105,000	126,100	231,100			157,131C	
		Low		2022	90,000	98,200	188,200			149,649C	
		High		2021	82,500	93,800	176,300			144,869C	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
Tax Description											
1159/656 1132/1248-52 1055/1570											
1030/2415 997/467 982/2043 346/298											
286/372 234 ALL OF LOT 26 AND THE											
S HALF OF LOT 27 DESC AS BEG AT THE SWLY											
COR OF SD LOT 27 TH 43.43 FT ALG THE ARC											
OF A 253.5 FT RADIUS CURVE TO THE RIGHT											
THE CENTRAL ANGLE OF WHICH IS 09DEG49'00"											
AND THE LONG CHORD OF WHICH BEARS											
N15DEG55'29"W 43.38 FT TH N62DEG59'24"E											
200.40 FT TO THE SHOR OF HOUGHTON ALKE TH											
S30DEG10'00"E ALG SD SHORE 25 FT TH											
S58DEG08'19"W ALG THE S LINE OF SD LOT 27											
210 FT TO THE POB THE AGNES SUBD											
SPLIT/COMBINED ON 11/27/2017 FROM											
006-100-026-0000, 006-100-027-0000,											
006-100-028-0000;											
Comments/Influences											
Split/Comb. on 01/11/2018 completed											
01/11/2018 MHOUSERMAN OWNER REQUEST ;											
Parent Parcel(s): 006-100-026-0000,											
006-100-027-0000, 006-100-028-0000;											
Child Parcel(s): 006-100-026-1000,											
006-100-027-1000;											
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Roscommon, Michigan											

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation		X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 152 132 505 100	Type CCP (1 Story) Treated Wood Treated Wood Composite	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
X	Wood Frame	(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 2 STORY		X	Drywall Paneled					Plaster Wood T&G									
Yr Built 0	Remodeled 2006		Ex	X	Ord			Min									
Condition: Good		Trim & Decoration			Size of Closets												
			Lg	X	Ord			Small									
Room List		Doors:		Solid	X			H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric												
		Kitchen: Other: Other:			100 Amps Service												
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets												
			Ex.	X	Ord.			Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings	X	Vaulted													
(2) Windows		(7) Excavation			(13) Plumbing												
		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1360 SF Floor Area = 1880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67 Building Areas												
		Basement: 0 S.F. Crawl: 1360 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Story Siding 1+ Story Siding												
		Other Additions/Adjustments			Foundation Crawl Space Crawl Space												
		(8) Basement			Total: 261,240 175,017												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Exterior Brick Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) Deck Treated Wood Treated Wood Composite												
		(9) Basement Finish			Garages												
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 19,915 13,343			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 960 32,890 22,036 Storage Over Garage 480 6,686 4,480 Common Wall: 1 Wall 1 -2,251 -1,508												
		(10) Floor Support			Water/Sewer												
		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Lump Sum Items:			Public Sewer 1 1,515 1,015 Water Well, 100 Feet 1 5,890 3,946												
Chimney:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROSE KEVIN D & FARHAT-ROSE	ROSE KEVIN D & LISA [LE]	0	02/23/2022	QC	15-LADY BIRD	1179:2293	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
12400 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		PORCH		05/03/2022	LU22-4486	COMPLETE			
Owner's Name/Address		P.R.E. 100% 04/26/2006		ADDITION		03/11/2022	LU22-4474	COMPLETE			
ROSE KEVIN D & LISA [LE] 12400 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:		DECK		12/27/2021	LU21-4466	COMPLETE			
		2024 Est TCV Tentative		MISC		08/30/2021	LU21-4445	COMPLETE			
Tax Description		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	71.00	150.00	1.0000	1.0000	2800	100	198,800
		Paved Road		71 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 198,800							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description			Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete			6.68	880	95	5,584	
		Sewer		D/W/P: 3.5 Concrete			6.68	247	99	1,633	
		Electric		Total Estimated Land Improvements True Cash Value = 7,217							
		Gas		Work Description for Permit LU22-4486, Issued 05/03/2022: ENCLOSE PORCH, ADD COVERED PORCH AND DECK UNDER							
		Curb		Work Description for Permit LU22-4474, Issued 03/11/2022: FINISHING 10X18 ADDITION, SIDING ON ADDITION							
		X Street Lights		Work Description for Permit LU21-4466, Issued 12/27/2021: 9X24 DECK UNDER PORCH							
		X Standard Utilities		Work Description for Permit LU21-4445, Issued 08/30/2021: EXTENSION OF PERMIT TO COMPLETE BARN. INCLUDES PENALTY.							
		Underground Utils.		Work Description for Permit PB17-0183, Issued 06/23/2017: 1-1/2 DETACHED GARAGE. PERMIT RENEWED 9-7-18							
		Topography of Site		Work Description for Permit 1344, Issued 04/29/2013: 10*18 ADDITION AND PROCHES W ROOF OVER LAKE							
Comments/Influences		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		QT 11/03/2022	INSPECTED	2023	99,400	111,700	211,100	143,217C	
		High		QT 11/08/2021	INSPECTED	2022	85,200	85,000	170,200	134,683C	
		Landscaped		MH 11/13/2017	INSPECTED	2021	78,100	80,300	158,400	129,703C	
		Swamp		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan							
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																											
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								96 128 300 225	CCP (1 Story) CCP (1 Story) Roof Cover Onl Treated Wood																																																																																																													
Building Style: 1 STORY		Drywall	Plaster																																																																																																																								
Yr Built		Remodeled		Ex	X	Ord		Min																																																																																																																			
Condition: Good		Trim & Decoration																																																																																																																									
Room List		Doors:	Solid	X	H.C.																																																																																																																						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors																																																																																																																									
(1) Exterior		Kitchen: Other: Other:																																																																																																																									
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																																																																																																																									
X	Aluminum Insulation																																																																																																																										
(2) Windows		(7) Excavation																																																																																																																									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1580 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement																																																																																																																									
X	Horiz. Slide Casement	Conc. Block Poured Conc. Stone																																																																																																																									
X	Double Glass	Treated Wood Concrete Floor																																																																																																																									
X	Patio Doors	(9) Basement Finish																																																																																																																									
X	Storms & Screens																																																																																																																										
(3) Roof		(14) Water/Sewer																																																																																																																									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer																																																																																																																						
X	Asphalt Shingle	(10) Floor Support		1	Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																																																							
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 1580 SF Floor Area = 1580 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68                  Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,400</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>180</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>177,405</td> <td>125,369</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,915</td> <td>3,915</td> <td>2,662</td> </tr> <tr> <td>CCP (1 Story)</td> <td>96</td> <td>2,515</td> <td>2,515</td> <td>1,710</td> </tr> <tr> <td>CCP (1 Story)</td> <td>128</td> <td>3,273</td> <td>3,273</td> <td>2,226</td> </tr> <tr> <td>Treated Wood</td> <td>225</td> <td>4,439</td> <td>4,439</td> <td>4,217</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>300</td> <td>4,248</td> <td>4,248</td> <td>3,908</td> </tr> <tr> <td colspan="5">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>720</td> <td>23,602</td> <td>16,049</td> <td></td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,074</td> <td>-1,410</td> <td></td> </tr> <tr> <td colspan="5">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Storage Over Garage</td> <td>750</td> <td>10,448</td> <td>9,926</td> <td></td> </tr> <tr> <td>Base Cost</td> <td>1500</td> <td>48,930</td> <td>46,483</td> <td></td> </tr> <tr> <td colspan="5">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> <td>915</td> <td></td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>3,890</td> <td></td> </tr> <tr> <td colspan="5">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,333</td> <td></td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,400			1 Story	Siding	Crawl Space	180			Total:				177,405	125,369	Item	Quantity	Unit Cost	Total Cost	Depr. Cost	3 Fixture Bath	1	3,915	3,915	2,662	CCP (1 Story)	96	2,515	2,515	1,710	CCP (1 Story)	128	3,273	3,273	2,226	Treated Wood	225	4,439	4,439	4,217	w/Roof (Roof portion)	300	4,248	4,248	3,908	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					Base Cost	720	23,602	16,049		Common Wall: 1 Wall	1	-2,074	-1,410		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					Storage Over Garage	750	10,448	9,926		Base Cost	1500	48,930	46,483		Water/Sewer					Public Sewer	1	1,345	915		Water Well, 100 Feet	1	5,720	3,890		Built-Ins					Appliance Allow.	1	1,961	1,333	
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Appliance Allow.	1	1,961	1,333																																																																																																																								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ANDERSON RONALD J & SUZANN	ANDERSON MICHAEL	0	09/30/2020	OTH	21-NOT USED/OTHER	1174:1653	PROPERTY TRANSFER	100.0			
ANDERSON RONALD J [LE]	ANDERSON RONALD J & SUZANN	0	11/07/2019	OTH	07-DEATH CERTIFICATE	1171:287	OTHER	0.0			
ANDERSON RONALD J	ANDERSON RONALD J [LE]	0	04/19/2017	QC	18-LIFE ESTATE	1171:0285	DEED	0.0			
ANDERSON SUZANNE R		0	01/28/2017	OTH	07-DEATH CERTIFICATE	1171:286	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		SA:									
ANDERSON MICHAEL 51943 RIVARD RD NEW BALTIMORE MI 48047-4293		2024 Est TCV Tentative									
		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
Tax Description		Public Improvements		* Factors *							
L-689 P-269 234 LOT 29 THE AGNES SUBD.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		OFF LAKE GROUP1	193.00	10.00	1.0000	0.2582	400	100	19,933
		Paved Road		193 Actual Front Feet, 0.04 Total Acres Total Est. Land Value = 19,933							
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		QT	06/13/2022	INSPECTED	2023	10,000	0	10,000			8,785C
		DMG	08/11/2010	INSPECTED	2022	8,700	0	8,700			8,367C
					2021	8,100	0	8,100			8,100S

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ANDERSON RONALD J & SUZANN	ANDERSON MICHAEL	0	09/30/2020	OTH	21-NOT USED/OTHER	1174:1653	PROPERTY TRANSFER	100.0					
ANDERSON RONALD J [LE]	ANDERSON RONALD J & SUZANN	0	11/07/2019	OTH	07-DEATH CERTIFICATE	1171:287	OTHER	0.0					
ANDERSON RONALD J	ANDERSON RONALD J [LE]	0	04/19/2017	QC	18-LIFE ESTATE	1171:0285	DEED	0.0					
ANDERSON SUZANNE R		0	01/28/2017	OTH	07-DEATH CERTIFICATE	1171:286	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
12317 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
ANDERSON MICHAEL 51943 RIVARD RD NEW BALTIMORE MI 48047-4293		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-689 P-269 234 LOT 30 THE AGNES SUBD.		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		OFF LAKE GROUP1	72.00	150.00	1.0000	1.0000	400	100		28,800	
		Paved Road		72 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =		28,800		
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description									
		Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value	
		Sewer		D/W/P: Brick on Sand				6.68	1432		75	7,174	
		Electric						18.28	510		90	8,391	
		Gas		Total Estimated Land Improvements True Cash Value =								15,565	
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
			Rolling	2024	Tentative	Tentative	Tentative			Tentative			
			Low	2023	14,400	46,400	60,800			44,795C			
			High	2022	12,600	31,900	44,500			42,662C			
			Landscaped	2021	11,700	29,600	41,300			41,300S			
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009.		QT	06/13/2022	INSPECTED									
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG	08/11/2010	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192	Type CGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																			
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																		
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace																		
Room List		Doors:	Solid	H.C.	(12) Electric																		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service																		
		Kitchen: Other: Other:			No./Qual. of Fixtures																		
(1) Exterior		Ex.	X	Ord.	Min	No. of Elec. Outlets																	
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Many			X	Ave.	Few													
	X Insulation	(13) Plumbing			Average Fixture(s)																		
(2) Windows		(7) Excavation			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
	Many X Avg. Few					Basement: 0 S.F. Crawl: 824 S.F. Slab: 280 S.F. Height to Joists: 0.0																	
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																		
(3) Roof		(9) Basement Finish			(14) Water/Sewer																		
	X Gable Hip Flat					Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
	X Gambrel Mansard Shed	(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																		
	X Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																		
	Chimney:																						
Notes:										ECF (4006 OFF LAKE 1) 0.751 => TCV:		84,194											
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls C		Blt 0											
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1104 SF		Floor Area = 1104 SF.											
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60										Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story										Siding		Crawl Space		824									
1 Story										Siding		Slab		280									
										Total:		146,725		88,036									
Other Additions/Adjustments										Porches		CGEP (1 Story)		192		12,246		7,348					
Garages										Class: C Exterior: Siding		Foundation: 18 Inch (Unfinished)											
										Base Cost		480		19,915		11,949							
										Common Wall: 1 Wall		1		-2,251		-1,351							
										Water/Sewer		Public Sewer		1		1,515		909					
										Water Well, 100 Feet		1		5,890		3,534							
										Built-Ins		Appliance Allow.		1		2,806		1,684					
										Totals:		186,846		112,109									

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ANDERSON RONALD J & SUZANN	ANDERSON MICHAEL	0	09/30/2020	OTH	21-NOT USED/OTHER	1174:1653	PROPERTY TRANSFER	100.0				
ANDERSON RONALD J [LE]	ANDERSON RONALD J & SUZANN	0	11/07/2019	OTH	07-DEATH CERTIFICATE	1171:287	OTHER	0.0				
ANDERSON RONALD J	ANDERSON RONALD J [LE]	0	04/19/2017	QC	18-LIFE ESTATE	1171:0285	DEED	0.0				
ANDERSON SUZANNE R		0	01/28/2017	OTH	07-DEATH CERTIFICATE	1171:286	OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status			
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		SA:										
ANDERSON MICHAEL 51943 RIVARD RD NEW BALTIMORE MI 48047-4293		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Tax Description		Public Improvements		* Factors *								
L-689 P-269 234 LOT 31 THE AGNES SUBD.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		OFF LAKE GROUP1	56.00	150.00	1.0000	1.0000	400	100		22,400
		Paved Road		56 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =		22,400	
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	06/13/2022	INSPECTED	2023	11,200	0	11,200				9,870C
		DMG	08/11/2010	INSPECTED	2022	9,800	0	9,800				9,400C
					2021	9,100	0	9,100				9,100S

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GRIFFUS WILLIAM & PENNY	TUCKER KAYLEE	115,000	11/18/2021	WD	03-ARM'S LENGTH	1179:0385	PROPERTY TRANSFER	100.0			
NEWMAN THOMAS	GRIFFUS WILLIAM & PENNY	67,900	04/15/2020	WD	03-ARM'S LENGTH	1172:1229	PROPERTY TRANSFER	100.0			
KLEINHANS SHIRLEY M	NEWMAN THOMAS	22,000	12/17/2018	WD	16-LC PAYOFF	1168:0499	DEED	0.0			
KLEINHANS SHIRLEY	NEWMAN THOMAS LC	22,000	05/27/2016	LC	21-NOT USED/OTHER	1159-1392	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
12305 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 11/18/2021									
Owner's Name/Address		SA:									
TUCKER KAYLEE 12305 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
Tax Description		Public Improvements		* Factors *							
L-694 P-453 234 LOT 32 THE AGNES SUBD		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		OFF LAKE GROUP1	53.00	150.00	1.0000	1.0000	400	100	21,200
		Paved Road		53 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		21,200	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		Wood Frame	23.40		352 74		6,095		
		Sewer		Total Estimated Land Improvements True Cash Value =							6,095
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative		
The Equalizer. Copyright (c) 1999 - 2009.		QT	11/05/2018 INSPECTED	2023	10,600	28,900	39,500		34,755C		
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG	08/11/2010 INSPECTED	2022	9,300	23,800	33,100		33,100S		
				2021	8,600	18,000	26,600		26,600S		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 300 32	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																									
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																				
Building Style: 1 STORY			Drywall X Paneled		Plaster Wood T&G																																																				
Yr Built 0	Remodeled 0		Ex	X	Ord		Min																																																		
Condition: Good		Size of Closets			Lg	X	Ord		Small																																																
Room List		Doors:		Solid	X	H.C.																																																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																					
(1) Exterior		Kitchen: Other: Other:		60 Amps Service																																																					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures																																																					
		Ex.	X	Ord.		Min																																																			
		No. of Elec. Outlets			Many	X	Ave.		Few																																																
(2) Windows		(7) Excavation		(13) Plumbing																																																					
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																							
		(8) Basement																																																							
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																						
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																					
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																					
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																							
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 520 SF Floor Area = 520 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>520</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>74,487</td> <td>62,569</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <tbody> <tr> <td>Deck</td> <td>Treated Wood</td> <td>300</td> <td>5,472</td> <td>4,596</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td>32</td> <td>1,424</td> <td>1,196</td> </tr> <tr> <td>Water/Sewer</td> <td>Public Sewer</td> <td>1</td> <td>1,515</td> <td>1,273</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,890</td> <td>4,948</td> </tr> <tr> <td colspan="3">Totals:</td> <td>88,788</td> <td>74,582</td> </tr> </tbody> </table> Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 56,011															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	520			Total:				74,487	62,569	Deck	Treated Wood	300	5,472	4,596		Treated Wood	32	1,424	1,196	Water/Sewer	Public Sewer	1	1,515	1,273		Water Well, 100 Feet	1	5,890	4,948	Totals:			88,788	74,582
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LOIACANO SALLY A & ETAL	LMM LLC	0	09/21/2022	QC	21-NOT USED/OTHER	1182:1253	DEED	0.0				
LOIACANO SAMUEL J SR		0	08/28/2020	OTH	07-DEATH CERTIFICATE	1179:1541	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
13285 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
LMM LLC 29585 RUTHDALE ROSEVILLE MI 48066		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-378 P-579 234 LOT 33 THE AGNES SUBD.		Public Improvements		* Factors *				Value				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		20,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		Fencing: Vnyl, 2 Rail				14.50	160	75	1,740	
		X Sewer		Total Estimated Land Improvements				True Cash Value =		1,740		
		Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	06/13/2022	INSPECTED	2023	10,000	6,300	16,300			7,747C	
		DMG	08/11/2010	INSPECTED	2022	8,800	4,800	13,600			7,379C	
					2021	8,100	4,600	12,700			7,144C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1960 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: D Effec. Age: 55 Floor Area: 0 Total Base New : 34,654 Total Depr Cost: 15,594 Estimated T.C.V: 11,711			E.C.F. X 0.751		Bsmnt Garage:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Depr Cost: 15,594			X 0.751		Carport Area: Roof:	
Yr Built 1960	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls D Blt 1960		
Condition: Good		Lg	Ord	Small	Doors: Solid H.C.			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45			Building Areas		
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45			Building Areas			
Basement 1st Floor 2nd Floor Bedrooms		Kitchens: Other: Other:		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation			Size Cost New Depr. Cost			
(1) Exterior		(6) Ceilings		Average Fixture(s)			(13) Plumbing			Water/Sewer			Other Additions/Adjustments			
Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Public Sewer			1 1,192 536			
X	Metal Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Water Well, 100 Feet			1 5,584 2,513			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Garages			Class: D Exterior: Pole (Unfinished)			
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s)			Average Fixture(s)			Base Cost			1440 27,878 12,545			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Notes:			Totals: 34,654 15,594			
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			ECF (4006 OFF LAKE 1) 0.751 => TCV:			11,711			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LOIACANO SALLY A & ETAL	LMM LLC	0	09/21/2022	QC	21-NOT USED/OTHER	1182:1253	DEED	0.0				
LOIACANO SAMUEL J SR		0	08/28/2020	OTH	07-DEATH CERTIFICATE	1179:1541	OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
LMM LLC 29585 RUTHDALE ROSEVILLE MI 48066		SA:										
Tax Description		2024 Est TCV Tentative										
L-726 P-600 234 LOT 34 THE AGNES SUBD. Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		20,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate				Size		% Good		Cash Value
		Sewer		Fencing: Vnyl, 2 Rail				14.50		224 75		2,436
		Electric		Total Estimated Land Improvements True Cash Value =								2,436
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 06/13/2022 INSPECTED				2023	10,000	1,100	11,100	5,145C				
DMG 08/11/2010 INSPECTED				2022	8,800	0	8,800	4,900C				
				2021	8,100	0	8,100	4,744C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KLARICH JOHN E & PAMELA J	KLARICH JOHN F	0	03/04/2014	OTH	09-FAMILY	1137/555	OTHER	0.0		
COOL GENEVIEVE	KLARICH, JOHN & PAMELA	45,000	02/01/2008	WD	21-NOT USED/OTHER	1068/2377	OTHER	100.0		
COOL GENEVIEVE ETAL	COOL GENEVIEVE	0	01/04/2007	QC	21-NOT USED/OTHER	L-1058 P-1794-	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status		
12257 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/31/2022	PB22-0160	COMPLETE		
Owner's Name/Address		P.R.E. 100% 04/10/2014		GARAGE		07/17/2009	165	COMPLETE		
KLARICH JOHN F 12257 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1				
L-1028 P-770-775 (L-304 P-498) 234 LOT 35 & COM AT SE COR OF LOT 36 OF RECORDED PLAT OF THE AGNES SUBD TH N'LY ON E LINE OF SAID LOT 50.7 FT TO NE COR OF SAID LOT TH W ON N LINE OF SAID LOT TO NW COR OF SAID LOT TH SE'LY IN A DIRECT LINE TO SE COR OF SAID LOT 36 POB BEING A TRIANGULAR 1/2 OF LOT 36 OF THE AGNES SUBD.		X		Public Improvements		* Factors *				
Comments/Influences		X		Dirt Road		Description		Value		
		X		Gravel Road		OFF LAKE GROUP1 80.67 188.47 1.0000 1.1209 400 100		36,169		
		X		Paved Road		101 Actual Front Feet, 0.30 Total Acres		36,169		
		X		Storm Sewer		Land Improvement Cost Estimates				
		X		Sidewalk		Description		Cash Value		
		X		Water		D/W/P: Asphalt Paving		6,079		
		X		Sewer		D/W/P: Brick on Sand		6,762		
		X		Electric		Fencing: Wire Mesh, #11		847		
		X		Gas		Fencing: Gates, Mesh, 3'		388		
		X		Curb		Fencing: Gates, Mesh, 10'		432		
		X		Street Lights		Total Estimated Land Improvements True Cash Value =		14,508		
		X		Standard Utilities		Work Description for Permit PB22-0160, Issued 05/31/2022: REROOF NO PERMIT PENALTY				
		X		Underground Utils.						
				Topography of Site						
		X		Level						
				Rolling						
				Low						
				High						
				Landscaped						
				Swamp						
				Wooded						
				Pond						
				Waterfront						
				Ravine						
				Wetland						
				Flood Plain						
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who		When	What	2024	Tentative	Tentative	Tentative	Tentative
		QT		06/13/2022	INSPECTED	2023	18,100	48,600	66,700	32,488C
		DMG		08/11/2010	INSPECTED	2022	15,800	35,900	51,700	30,941C
						2021	12,000	32,800	44,800	29,953C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 87 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								25 144 80	CPP Treated Wood Brzwy, FW			
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 38 Floor Area: 1,180 Total Base New : 188,976 Total Depr Cost: 119,868 Estimated T.C.V: 90,021			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD			Blt 0			
0	0				Ex.	X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts			Ground Area = 1180 SF Floor Area = 1180 SF.					
Condition: Good		Size of Closets			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62			Building Areas						
Room List		Doors:	Solid	H.C.	Many	X	Ave.	Few	(13) Plumbing			Stories Exterior Foundation			Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Average Fixture(s)			1 Story Siding Slab			660			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Brick/Siding X Insulation	(6) Ceilings			0 Amps Service			1 3 Fixture Bath			1 Story Siding Slab			520			
(2) Windows	Many Avg. X Few	Large Avg. X Small	(7) Excavation			No./Qual. of Fixtures			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			Total: 133,630 82,851		
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement			No. of Elec. Outlets			Other Additions/Adjustments			Exterior			Brick Veneer 573 9,191 5,698			
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			No. of Elec. Outlets			Porches			Deck			CPP 25 690 428		
	X Asphalt Shingle		(10) Floor Support			Lump Sum Items:			Treated Wood			Garages			Treated Wood 144 3,312 2,053		
Chimney:			Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			576 22,596 19,659 *8		
									Water/Sewer			Water/Sewer			Public Sewer 1 1,345 834		
									Built-Ins			Water Well, 100 Feet			Water Well, 100 Feet 1 5,720 3,546		
									Appliance Allow.			Breezeways			Appliance Allow. 1 1,961 1,216		
									Frame Wall			Greenhouse			Frame Wall 80 4,864 3,016		
									Base Cost: Even Span, No Adjustment			Notes:			Greenhouse 64 5,667 567 *1		
									Totals:			ECF (4006 OFF LAKE 1) 0.751 => TCV:			Totals: 188,976 119,868 90,021		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
		30,000	09/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status							
12253 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
LEWIS MICHAEL 719 E MAIN STOCKBRIDGE MI 49285--973		SA:		2024 Est TCV Tentative											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1											
L-900 P-352 (L-445 P-422) 234 COM AT SE COR OF LOT 37 OF THE AGNES SUBTH NLY ON E LN OF LOT 37 TO NE COR OF LOT 37 TH NWLY TO NW COR OF LOT 36 TH S ON W LN OF LOT 36 TO SW COR OF LOT 36 THSELY TO SE COR OF LOT 37 BEING A TRIANGULAR 1/2 OF LOT 36 & A TRIANGULAR 1/2 OF LOT 37 THE AGNES SUBD		Public Improvements		* Factors *											
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000			
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000											
		Storm Sewer		Land Improvement Cost Estimates											
		Sidewalk		Description								Rate	Size	% Good	Cash Value
		Water		D/W/P: 3.5 Concrete								5.86	33	25	48
		X Sewer		Total Estimated Land Improvements True Cash Value =								48			
		Electric													
		Gas													
		Curb													
		X Street Lights													
		X Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Rolling		2024	Tentative	Tentative	Tentative			Tentative					
		Low		2023	10,000	10,500	20,500			12,802C					
		High		2022	8,800	7,200	16,000			12,193C					
		Landscaped		2021	8,100	6,800	14,900			11,804C					
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Who	When	What											
		QT	06/13/2022	INSPECTED											
		DMG	08/11/2010	INSPECTED											
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G														
Yr Built 0	Remodeled 0	Ex	Ord	Min													
Condition: Good		Trim & Decoration															
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric												
(1) Exterior		Kitchen: Other: Other:			0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures												
X	Insulation				Ex. X Ord. Min												
(2) Windows		(7) Excavation			No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 640 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few										
X	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement			(13) Plumbing												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer											
X	Asphalt Shingle	(10) Floor Support			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls D		Blt 0					
(11) Heating System: Space Heater																	
Ground Area = 640 SF Floor Area = 640 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1+ Story Siding Crawl Space 400																	
1 Story Siding Crawl Space 240																	
Total: 76,957 26,935																	
Other Additions/Adjustments																	
Water/Sewer																	
Public Sewer 1 1,192 417																	
Water Well, 100 Feet 1 5,584 1,954																	
Built-Ins																	
Appliance Allow. 1 1,662 582																	
Totals: 85,395 29,888																	
Notes:																	
										ECF (4006 OFF LAKE 1) 0.751 =>		TCV:		22,446			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WILES PEGGY L	SLUDER ROSANNE K	0	10/31/2022	WD	21-NOT USED/OTHER	1184:320	PROPERTY TRANSFER	0.0				
SAMSON PEGGY L	WILES PEGGY L	0	10/30/2022	WD	09-FAMILY	1183:2639	PROPERTY TRANSFER	0.0				
WILES ELI & SAMSON DESIREE	SAMSON NELLIE	0	10/27/2022	OTH	10-FORECLOSURE	1183:1360	OTHER	0.0				
SAMSON NELLIE L	SAMSON NELLIE L [LE]	0	07/30/2018	QC	29-SELLERS INTEREST IN A	1167:0091	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
12243 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
SLUDER ROSANNE K 160 HORNTOWN RD GALLATIN TN 37066		SA:										
Tax Description		2024 Est TCV Tentative										
L-514 P-392 234 COM AT SE COR OF LOT 38 TH N TO NE COR OF LOT 38 TH NWLY TO NW COR OF LOT 37 TH S 50 FT TO SW COR OF LOT 37 TH SELY TO POB PART OF LOTS 37-38 THE AGNES SUBD		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		Water		Fencing: Vnyl, Solid, 6'	37.08	42	75		1,168			
		Electric		D/W/P: Asphalt Paving	2.93	1418	50		2,077			
		Gas		D/W/P: 3.5 Concrete	6.25	42	50		131			
		Curb		Wood Frame	24.34	144	75		2,629			
		Street Lights		Wood Frame	35.39	16	25		141			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 6,146								
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low	2023	10,000	39,300	49,300			41,793C		
			High	2022	8,800	34,000	42,800			39,803C		
			Landscaped	2021	8,100	31,200	39,300			38,532C		
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		QT	06/13/2022	INSPECTED	2023	10,000	39,300	49,300			41,793C	
		DMG	08/11/2010	INSPECTED	2022	8,800	34,000	42,800			39,803C	
					2021	8,100	31,200	39,300			38,532C	

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Roscommon, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 35 Floor Area: 1,196 Total Base New : 160,707 Total Depr Cost: 104,459 Estimated T.C.V: 78,449			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:																																																								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																			
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets																																																																		
0	0				Lg	Ord	Small																																																																
Condition: Average		Doors:		Solid	H.C.		Central Air Wood Furnace																																																																
Room List		(5) Floors		(12) Electric																																																																			
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service																																																																			
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min																																																																			
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets																																																																			
X Insulation				Many X Ave. Few																																																																			
(2) Windows		(7) Excavation		(13) Plumbing																																																																			
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 884 S.F. Slab: 312 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																			
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																			
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																			
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:																																																																			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																																																																					
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1196 SF Floor Area = 1196 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>884</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>312</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>138,468</td> <td>90,004</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <p>Garages</p> <p>Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Base Cost</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> <td>874</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>3,718</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,275</td> </tr> <tr> <td colspan="2">Totals:</td> <td>160,707</td> <td>104,459</td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (4006 OFF LAKE 1) 0.751 =&gt; TCV: 78,449</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	884				1 Story	Siding	Slab	312				Total:					138,468	90,004	Item	Base Cost	Cost	Depr. Cost	Water/Sewer				Public Sewer	1	1,345	874	Water Well, 100 Feet	1	5,720	3,718	Built-Ins				Appliance Allow.	1	1,961	1,275	Totals:		160,707	104,459
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LALONE DUANE ROBERT & MARY	LALONE DUANE R & MARY C L	0	04/10/2018	QC	20-MULTI PARCEL SALE REF	1165:1689	PROPERTY TRANSFER	0.0
OUDMAN JEFFERY S &	LALONE DUANE R & MARY C	28,000	08/16/2013	WD	03-ARM'S LENGTH	1132/131	OTHER	100.0
		45,000	04/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
12233 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		GARAGE	01/01/2016	PB16-0213	COMPLETE
	P.R.E. 0%		DEMO	06/01/2015	PB15-0110	COMPLETE

  

Owner's Name/Address	SA:
LALONE DUANE R & MARY C LIVING TRST 9651 N ALGER ROAD ALMA MI 48801	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
(L-954 P-1481&L-949P-1376&L-762P-376) 234 L-1046 P-2455 COM AT SE COR OF LOT 39 THE AGNES SUBD TH N 54.3 FT TH NW'LY TO NW COR OF LOT 38 TH S 50 FT TH SE TO POB BEING PART OF LOTS 38 & 39 OF THE AGNES SUBD. 12233 W SHORE DR	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
			50 Actual Front Feet, 0.17 Total Acres						Total Est. Land Value =		20,000
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 3.5 Concrete	5.86	1728	91	9,215				
			D/W/P: 3.5 Concrete	5.86	60	91	320				
			Wood Frame	22.24	128	21	598				
			Total Estimated Land Improvements True Cash Value =						10,133		
			Work Description for Permit PB16-0213, Issued 01/01/2016: GARAGE W/LIVING ABOVE								
			Work Description for Permit PB15-0110, Issued 06/01/2015: 625 SQ FT DEMO OLD COTTAGE								

  

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2024	Tentative	Tentative	Tentative			Tentative
	X Rolling	2023	10,000	38,000	48,000			36,606C
	X Low	2022	8,800	30,600	39,400			34,863C
	X High	2021	8,100	28,600	36,700			33,750C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							

  

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
MH	11/10/2017	INSPECTED	2023	10,000	38,000	48,000			36,606C
DMG	08/11/2010	INSPECTED	2022	8,800	30,600	39,400			34,863C
			2021	8,100	28,600	36,700			33,750C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2017 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 2017	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric												
(1) Exterior		Kitchen: Other: Other:			100 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures												
X	Metal				Ex. X Ord. Min												
X	Insulation				No. of Elec. Outlets												
(2) Windows		(7) Excavation			Many X Ave. Few												
	Many Avg. X Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing												
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
		(9) Basement Finish			(14) Water/Sewer												
	Gable X Gambrel Hip Mansard Flat Shed				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Asphalt Shingle X Metal	(10) Floor Support			Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 0.5 Story Siding Overhang 1440 Total: 54,922 52,176 Other Additions/Adjustments Water/Sewer Public Sewer 1 1,515 1,439 Water Well, 100 Feet 1 5,890 5,595 Built-Ins Appliance Allow. 1 2,806 2,666 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1440 35,237 33,475 Totals: 100,370 95,351 Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 71,609											E.C.F. X 0.751						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MOREY PAUL & STACEY	MOREY PAUL & STACEY [LE]	0	10/21/2020	QC	18-LIFE ESTATE	1174:2191	DEED	0.0			
KACZOR EDWARD	MOREY PAUL & STACEY	45,000	07/22/2016	WD	03-ARM'S LENGTH	1159-1815	PROPERTY TRANSFER	100.0			
KACZOR VIRGINIA & EDWARD	KACZOR EDWARD	0	10/10/2015	OTH	21-NOT USED/OTHER	1159-1813	PROPERTY TRANSFER	0.0			
KACZOR, EDWARD JR & VIRGINIA	KACZOR, EDWARD & VIRGINIA	0	01/21/2011	QC	09-FAMILY	1101/375	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
12223 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MOREY PAUL & STACEY [LE] 21146 HCL JACKSON GROSSE ILE MI 48138		SA:									
Tax Description		2024 Est TCV Tentative									
L-436 P-203 234 COM AT SE COR LOT 41 FOR POB TH N ON E LINE 108.6FT TO SE COR OF LOT 39 TH NWLY TO SW COR OF LOT 38 TH S 100FT TO SW COR OF LOT 40 TH SELY TO POB PART OF 39 - LOT 40 & PART OF LOT 41 THE AGNES SUBD.		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	108.00	150.00	1.0000	1.0000	400	100	43,200
		Paved Road		108 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 43,200							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.25	1648	70	7,210			
		Electric		Total Estimated Land Improvements True Cash Value = 7,210							
		Gas									
		Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	21,600	22,000	43,600			31,516C	
		High		2022	18,900	16,100	35,000			30,016C	
		Landscaped		2021	17,600	15,000	32,600			29,058C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		QT	06/13/2022	INSPECTED							
		DMG	08/11/2010	INSPECTED							
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 20	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																												
X	Wood Frame	(4) Interior			X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																																																						
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																																																																								
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X	Insulation				Ex. X Ord. Min																																																																																																																																							
(2) Windows		No. of Elec. Outlets			Many X Ave. Few																																																																																																																																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																																																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																							
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																																																																																																							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																						
X	Asphalt Shingle Metal	(10) Floor Support			Lump Sum Items:																																																																																																																																							
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																										
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME (11) Heating System: Warm & Cool Air Ground Area = 910 SF Floor Area = 910 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Metal</td> <td>910</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>53,907</td> <td>31,266</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>158</td> <td>1,774</td> <td>1,029</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>2,765</td> <td>1,604</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: D Exterior: Pole (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>768</td> <td>16,259</td> <td>9,430</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td>1</td> <td>1,345</td> <td>780</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>5,720</td> <td>3,318</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>1,961</td> <td>1,137</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td>Treated Wood w/Roof (Deck Portion)</td> <td></td> <td></td> <td>20</td> <td>907</td> <td>680</td> </tr> <tr> <td>Treated Wood w/Roof (Roof portion)</td> <td></td> <td></td> <td>20</td> <td>420</td> <td>315</td> </tr> <tr> <td colspan="6">Local Cost Items</td> </tr> <tr> <td>STAND BY GENERATOR</td> <td></td> <td></td> <td>1</td> <td>4,000</td> <td>3,600</td> </tr> <tr> <td colspan="4">Totals:</td> <td>89,058</td> <td>53,159</td> </tr> </tbody> </table>											Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Metal	910			Total:				53,907	31,266	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			158	1,774	1,029	Plumbing						3 Fixture Bath			1	2,765	1,604	Garages						Class: D Exterior: Pole (Unfinished)						Base Cost			768	16,259	9,430	Water/Sewer						Public Sewer			1	1,345	780	Water Well, 100 Feet			1	5,720	3,318	Built-Ins						Appliance Allow.			1	1,961	1,137	Deck						Treated Wood w/Roof (Deck Portion)			20	907	680	Treated Wood w/Roof (Roof portion)			20	420	315	Local Cost Items						STAND BY GENERATOR			1	4,000	3,600	Totals:				89,058	53,159	E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																																																							
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Notes: ECF (4006 OFF LAKE 1) 0.751 => TCv: 39,922																																																																																																																																												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SEEGMILLER DARRELL C & MARY	SEEGMILLER DARRELL & MARY	1	04/17/2007	QC	21-NOT USED/OTHER	L-1058 P-1135	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status		
12198 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 04/10/2018						
Owner's Name/Address		SA:		2024 Est TCV Tentative						
SEEGMILLER DARRELL & MARY J TRUST 4/17/07 12198 WEST SHORE DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1					
Tax Description		Public Improvements		* Factors *						
L-1007 P-1808 (L-872P-109&L-645 P-149) 234 COM AT SE COR OF LOT 42 TH N 219.4 FT TONE COR TH NWLY TO NW COR OF LOT 41 TH S 252 FT TO SW COR OF LOT 42 TH E TO POB BEING A TRIANGULAR 1/2 OF LOT 41 -LOT 42THE AGNES SUBD		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Comments/Influences		X	Sewer Electric Gas Curb	OFF LAKE GROUP1	219.00	75.00	1.0000	0.7071	400 65 TRIANGULAR 65/35 RULE	40,263
		X	Street Lights Standard Utilities Underground Utils.	219 Actual Front Feet, 0.38 Total Acres	Total Est. Land Value =					
		X	Topography of Site	Land Improvement Cost Estimates		Description		Rate	Size % Good	Cash Value
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	D/W/P: 3.5 Concrete	6.25	1356	75	Total Estimated Land Improvements True Cash Value =		6,356
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/13/2022	INSPECTED	2023	20,100	16,400	36,500		16,018C
		DMG	08/11/2010	INSPECTED	2022	17,600	12,200	29,800		15,256C
					2021	16,400	11,600	28,000		14,769C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1472 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 48,017 Total Depr Cost: 38,414 Estimated T.C.V: 28,849			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
Condition: Good		Lg	Ord	Small	Doors: Solid H.C.			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost		
Room List		(5) Floors		(12) Electric			(13) Plumbing			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 1472 48,017 38,414	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			Average Fixture(s)			Other Additions/Adjustments			Totals: 48,017 38,414		Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 28,849	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:						
(2) Windows	Many Avg. X Few X Small	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer									
(3) Roof	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(10) Floor Support	X Asphalt Shingle	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:									
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PASTERNAK FRANK C & JUDITH	NEHER DEREK & TAMARA	406,000	03/16/2022	WD	03-ARM'S LENGTH	1180:1276	DEED	100.0			
JIAD ENTERPRISES INC	PASTERNAK FRANK C & JUDITH	0	03/15/2022	QC	21-NOT USED/OTHER	1180:1009	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
2245 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS			GARAGE	02/17/2023	LU23-4547	INSPECT			
Owner's Name/Address		P.R.E. 0%		SA:							
NEHER DEREK & TAMARA 1850 HILL RD WHITE LAKE MI 48383		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-630 P-501 234 LOT 1 AMBER DAWN SUBD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100	168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value
		Electric						6.68	476	48	1,526
		Gas		Total Estimated Land Improvements True Cash Value = 1,526							
		Curb		Work Description for Permit LU23-4547, Issued 02/17/2023: ZBA APPROVED ATTACHED							
		Street Lights		GARAGE AND COVERED PORCH. APPEAL # 2023-4547							
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		CW	07/23/2019	INSPECTED	2023	84,000	116,500	200,500			200,500S
		DMG	08/26/2013	INSPECTED	2022	72,000	68,400	140,400			94,773C
		DMG	07/22/2011	INSPECTED	2021	66,000	65,500	131,500			91,746C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1+ STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +10 Effec. Age: 30 Floor Area: 2,239 Total Base New : 331,730 Total Depr Cost: 232,212 Estimated T.C.V: 248,931					E.C.F. X 1.072	Bsmnt Garage:	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+ STORY			Cls		C 10	Blt 0	
Condition: Good		Size of Closets		Lg	X	Ord		Small	0 Amps Service			Ground Area = 2239 SF Floor Area = 2239 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
Room List		Doors:		Solid	X	H.C.	(12) Electric			Building Areas							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation 1+ Story Siding Slab			Size 2,239		Cost New 305,394	Depr. Cost 213,778	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Garages							
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 2239 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost Common Wall: 2 Wall Water/Sewer Public Sewer Water Well, 100 Feet			280 14,022 9,815				
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			1 2,806 1,964				
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Notes:			Notes:								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:			331,730 232,212			ECF (4004 LAKEVIEW) 1.072 => TCV:		248,931		
Chimney: Vinyl																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FEDEWA ROBERT E JR	LONG POINT PROPERTY LLC	0	01/26/2010	WD	21-NOT USED/OTHER	1090/1781	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
2235 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LONG POINT PROPERTY LLC 12826 SILVER RIDGE DR GRAND LEDGE MI 48837		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-1038 P-1084 (L-571 P-109) 234 LOT 2 AMBER DAWN SUBD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100	168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		72 73		351		
		Sewer		D/W/P: Asphalt Paving	3.15		990 48		1,497		
		Electric		Total Estimated Land Improvements True Cash Value = 1,848							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	84,000	194,100	278,100		166,224C	
		CW	07/23/2019	INSPECTED	2022	72,000	149,900	221,900		158,309C	
		DMG	08/26/2013	INSPECTED	2021	66,000	143,200	209,200		153,252C	
		DMG	07/22/2011	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 396 426	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 22 Floor Area: 3,108 Total Base New : 497,039 Total Depr Cost: 387,692 Estimated T.C.V: 415,606			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:										
Building Style: 1 3/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1776 SF Floor Area = 3108 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78			Cls BC		Blt 0										
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas			Size		Cost New	Depr. Cost									
Condition: Good		Size of Closets		Lg	X	Ord		Small	(13) Plumbing			Total:			411,691		321,120								
Room List		Doors:		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments			Plumbing			3 Fixture Bath		1	6,929	5,405					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Plumbing			Porches			CCP (1 Story)			396	12,910	10,070				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	(13) Plumbing			Deck			Treated Wood			426	7,310	5,702
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Average Fixture(s)			2			3 Fixture Bath			Plumbing			3 Fixture Bath			1	6,929	5,405				
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1776 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Porches			CCP (1 Story)			396	12,910	10,070
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			3 Fixture Bath			1	6,929	5,405				
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			3 Fixture Bath			1	6,929	5,405				
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			3 Fixture Bath			1	6,929	5,405				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			3 Fixture Bath			1	6,929	5,405				
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			3 Fixture Bath			1	6,929	5,405				
Notes:															Totals:		497,039		387,692						
ECF (4004 LAKEVIEW) 1.072 => TCV:																	415,606								

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status							
2225 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS													
		P.R.E. 100% 12/28/2000													
Owner's Name/Address		SA:													
DREAVER ROBERT J & JUDY C TRUST 2225 LONG POINT DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative													
		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW											
Tax Description		Public Improvements		* Factors *											
L-939 P-1005 (L-509 P-7) 234 LOT 3 AMBER DAWN SUBD.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
Comments/Influences		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000			
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000											
		Storm Sewer		Land Improvement Cost Estimates											
		Sidewalk		Description								Rate	Size	% Good	Cash Value
		Water		D/W/P: Asphalt Paving								3.15	1080	73	2,483
		Sewer		D/W/P: 3.5 Concrete								6.68	40	73	195
		Electric		Total Estimated Land Improvements True Cash Value =								2,678			
		Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value							
Who		When	What	2024	Tentative	Tentative	Tentative			Tentative					
CW 07/23/2019 INSPECTED				2023	84,000	106,700	190,700			122,892C					
DMG 08/26/2013 INSPECTED				2022	72,000	82,300	154,300			117,040C					
DMG 07/22/2011 INSPECTED				2021	66,000	78,700	144,700			113,302C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 128 200	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 32 Floor Area: 2,080 Total Base New : 310,963 Total Depr Cost: 211,456 Estimated T.C.V: 226,681		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G														
Yr Built 0		Remodeled 0		Ex		X		Ord		Min								
Condition: Good		Trim & Decoration		Size of Closets		Lg		X		Ord		Small						
Room List		Doors:		Solid		X		H.C.		Central Air Wood Furnace								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			0 Amps Service			No./Qual. of Fixtures								
(1) Exterior		Kitchen: Other: Other:		X			Ex.		Ord.		Min		No. of Elec. Outlets					
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Many			X		Ave.		Few		(13) Plumbing					
Insulation		(7) Excavation		Average Fixture(s)			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2080 SF Floor Area = 2080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 2,080 Total: 257,463 175,076					
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 2080 S.F. Slab: 0 S.F. Height to Joists: 0.0									Other Additions/Adjustments Plumbing 3 Fixture Bath Porches CGEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 552 21,948 Common Wall: 1 Wall 1 -2,251 -1,531 Water/Sewer Public Sewer 1 1,515 1,030 Water Well, 100 Feet 1 5,890 4,005 Built-Ins Appliance Allow. 1 2,806 1,908 Fireplaces Interior 1 Story 1 5,414 3,682 Totals: 310,963 211,456					
X Many Avg. X Large Few X Avg. Small		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			226,681		
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed														
X Asphalt Shingle		Chimney: Vinyl																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		187,000	07/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
2215 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 04/21/2005										
FISCHER EDWARD JR & CARYL E 2215 LONG POINT DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-760 P-44 234 2215 LONG PT DR LOT 4 AMBER DAWN SUBD.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		168,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.68	2007	73	9,787	
		Sewer		Wood Frame/Conc.				34.23	140	48	2,300	
		Electric		Total Estimated Land Improvements True Cash Value = 12,087								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		CW	07/24/2019	INSPECTED	2023	84,000	110,500	194,500	0M		0	
Licensed To: Township of Lake, County of		DMG	08/26/2013	INSPECTED	2022	72,000	85,600	157,600	0M		0	
Roscommon, Michigan		DMG	07/22/2011	INSPECTED	2021	66,000	81,800	147,800	0M		0	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 206	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 27 Floor Area: 1,924 Total Base New : 288,056 Total Depr Cost: 210,279 Estimated T.C.V: 225,419			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 1924 SF Floor Area = 1924 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73					
Condition: Good		Lg	X Ord	Small	(13) Plumbing			Building Areas			Total:		245,263	179,040		
Room List		Doors:	Solid X	H.C.	Average Fixture(s)			Stories Exterior Foundation			Size		Cost New	Depr. Cost		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			1 Story Siding Crawl Space			1,248						
(1) Exterior		(6) Ceilings		200 Amps Service			1 Story Siding Slab			676						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No./Qual. of Fixtures			Other Additions/Adjustments			Total:		245,263	179,040			
Insulation		(8) Basement		Ex. X Ord. Min			Deck			Treated Wood		206	4,281	3,125		
(2) Windows		(9) Basement Finish		Many X Ave. Few			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 1248 S.F. Slab: 676 S.F. Height to Joists: 0.0		(14) Water/Sewer			Base Cost			624		23,912	17,456			
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Common Wall: 1 Wall			1		-2,251	-1,643			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water/Sewer			Public Sewer		1	1,515	1,106		
							Ceramic Tile Floor			Water Well, 100 Feet		1	5,890	4,300		
							Ceramic Tub Alcove Vent Fan			Built-Ins		Appliance Allow.		1	2,806	2,048
							Fireplaces			Interior 1 Story		1	5,414	3,952		
							Porches			CCP (1 Story)		24	1,226	895		
							Notes:			ECF (4004 LAKEVIEW) 1.072 => TC		225,419				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CURTIS STANLEY L	WAFER MICHAEL & ALICIA	249,900	05/21/2018	WD	03-ARM'S LENGTH	1165:2684	PROPERTY TRANSFER	100.0
CURTIS SHAREN M		0	11/11/2017	OTH	07-DEATH CERTIFICATE	1165:2683	OTHER	0.0
		188,000	03/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
2205 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	05/27/2022	PB22-0138	OPEN PARTI
	P.R.E. 0%		Demolish	05/13/2022	PB22-0135	COMPLETE

  

Owner's Name/Address	SA:	2024 Est TCV Tentative
WAFER MICHAEL & ALICIA 12939 MERCEDES REDFORD MI 48239		

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW																																																														
L-784 P-363 234 2205 LONG PT DR LOT 5 AMBER DAWN SUBD.	X		<p>Public Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>LAKEVIEW</td> <td>60.00</td> <td>150.00</td> <td>1.0000</td> <td>1.0000</td> <td>2800</td> <td>100</td> <td></td> <td>168,000</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.21 Total Acres</td> <td>Total Est. Land Value = 168,000</td> </tr> </tbody> </table> <p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Fencing: Vnyl, Solid, 6'</td> <td>41.05</td> <td>80</td> <td>95</td> <td>3,120</td> </tr> <tr> <td>Fencing: Gates, Wood/SqFt</td> <td>16.83</td> <td>24</td> <td>95</td> <td>384</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.68</td> <td>255</td> <td>73</td> <td>1,243</td> </tr> <tr> <td>D/W/P: Asphalt Paving</td> <td>3.15</td> <td>720</td> <td>73</td> <td>1,656</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.68</td> <td>251</td> <td>95</td> <td>1,593</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>7,996</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000	60 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value = 168,000	Description	Rate	Size	% Good	Cash Value	Fencing: Vnyl, Solid, 6'	41.05	80	95	3,120	Fencing: Gates, Wood/SqFt	16.83	24	95	384	D/W/P: 3.5 Concrete	6.68	255	73	1,243	D/W/P: Asphalt Paving	3.15	720	73	1,656	D/W/P: 3.5 Concrete	6.68	251	95	1,593	Total Estimated Land Improvements True Cash Value =				7,996
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D/W/P: 3.5 Concrete	6.68	251	95	1,593																																																													
Total Estimated Land Improvements True Cash Value =				7,996																																																													
Comments/Influences	X		<p>Work Description for Permit PB22-0138, Issued 05/27/2022: REMODEL 30 X 32 = 960 SQ FT ATTACHED GARAGE AND ADD 2ND STORY 920 SQ FT LIVING SPACE; LAKE TOWNSHIP LAND USE PERMIT #4467; ROSCOMMON COUNTY SOIL EROSION PERMIT #4108</p> <p>Work Description for Permit PB22-0135, Issued 05/13/2022: DEMO OF 20 X 30 = 600 SQUARE FEET GARAGE. LAKE TOWNSHIP LAND USE DATED 2/11/22 #004469; ROSCOMMON COUNTY SOIL EROSION PERMIT #</p>																																																														

  

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	Tentative	Tentative	Tentative			Tentative
X Rolling	2023	84,000	108,700	192,700			139,161C
X Low	2022	72,000	72,500	144,500			121,037C
X High	2021	66,000	69,400	135,400			117,171C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

  

Who	When	What	2024	2023	2022	2021
QT	11/29/2022	INSPECTED		84,000	72,000	66,000
QT	11/02/2022	INSPECTED				
CW	07/24/2019	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 360 30 36 144	Type Composite Treated Wood Pine Roof Cover Onl	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 780 % Good: 45 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 27 Floor Area: 2,140 Total Base New : 319,745 Total Depr Cost: 210,550 Estimated T.C.V: 225,710			E.C.F. X 1.072		Bsmnt Garage:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord	Min	Size of Closets			Ex. X Ord Min			Ground Area = 2140 SF Floor Area = 2140 SF.					
Condition: Good		Lg	X Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Building Areas					
Room List		Doors:	Solid X	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			150 Amps Service			1 Story Siding Crawl Space			1,504		
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Plumbing			1 Story Siding Overhang			600			
(2) Windows	Many X Avg. Few	X Avg. Large Small	Basement: 0 S.F. Crawl: 1540 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			1 Story Siding Crawl Space			36		*4
(3) Roof	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(7) Excavation		Lump Sum Items:			Water/Sewer			Other Additions/Adjustments			Total: 259,384 171,896			
(4) Interior	Many X Avg. Few	X Avg. Large Small	(8) Basement		Public Water Public Sewer Water Well, 100 Feet			Plumbing			3 Fixture Bath			1 4,711 3,439		
(5) Exterior	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish		Public Sewer Water Well, 100 Feet			Deck			Treated Wood Pine Composite w/Roof (Roof portion)			30 1,365 996 36 1,224 1,163 360 6,487 5,709 144 2,579 2,450		*9 *8	
(6) Ceilings	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(10) Floor Support		Public Sewer Water Well, 100 Feet			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			780 28,033 12,615 1 -2,251 -1,013		*4	
(7) Excavation	Many X Avg. Few	X Avg. Large Small	(11) Heating/Cooling		Public Water Public Sewer Water Well, 100 Feet			Built-Ins			Appliance Allow.			1 2,806 2,048		
(8) Basement	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(12) Electric		Public Water Public Sewer Water Well, 100 Feet			Fireplaces			Interior 1 Story Wood Stove			1 5,414 3,952 1 2,588 1,889			
(9) Basement Finish	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(13) Plumbing		Public Water Public Sewer Water Well, 100 Feet			Calculations			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
(10) Floor Support	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(14) Water/Sewer		Public Water Public Sewer Water Well, 100 Feet			Calculations			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
(11) Heating/Cooling	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(15) Built-ins		Public Water Public Sewer Water Well, 100 Feet			Calculations			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
(12) Electric	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(16) Porches/Decks		Public Water Public Sewer Water Well, 100 Feet			Calculations			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
(13) Plumbing	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(17) Garage		Public Water Public Sewer Water Well, 100 Feet			Calculations			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SABO JOSEPH	ONDRIAS, CATHERINE	204,000	04/26/2013	WD	03-ARM'S LENGTH	1127/842	OTHER	100.0				
HAYWOOD LINDA L	SABO JOSEPH	240,000	11/30/2007	WD	03-ARM'S LENGTH		OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
2189 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		PORCH		06/06/2023	LU23-4581	INSPECT				
Owner's Name/Address		SA:										
ONDRIAS CATHERINE M 2189 LONG POINT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-1035 P-2517 (L-895 P-623) 234 LOT 6 AMBER DAWN SUBD.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =		168,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
		Sewer		D/W/P: 4in Ren. Conc.				6.68	1080	73		5,266
		Electric						8.29	595	93		4,588
		Gas		Total Estimated Land Improvements True Cash Value =								9,854
		Curb		Work Description for Permit LU23-4581, Issued 06/06/2023: 28X13 DECK ON FRONT OF HOUSE								
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				
		CW	07/24/2019	INSPECTED	2023	84,000	80,500	164,500			119,563C	
		DMG	08/23/2013	INSPECTED	2022	72,000	62,400	134,400			113,870C	
		DMG	07/22/2011	INSPECTED	2021	66,000	59,800	125,800			110,233C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration											
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets									
Condition: Good		Lg	X Ord		Small	Central Air Wood Furnace									
Room List		Doors:	Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			150 Amps Service							
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few			(13) Plumbing							
	Insulation							Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
(2) Windows		(7) Excavation													
Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1518 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Lump Sum Items:							
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										E.C.F.		Cls C		Blt 0	
(11) Heating System: Forced Air w/ Ducts										X 1.072					
Ground Area = 1518 SF Floor Area = 1518 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Slab 1,518															
Total: 189,459 128,834															
Other Additions/Adjustments															
Garages															
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)															
Base Cost 520 21,055 14,317															
Common Wall: 1 Wall 1 -2,251 -1,531															
Water/Sewer															
Public Sewer 1 1,515 1,030															
Water Well, 100 Feet 1 5,890 4,005															
Built-Ins															
Appliance Allow. 1 2,806 1,908															
Local Cost Items															
STAND BY GENERATOR 1 4,000 3,520 *8															
Totals: 222,474 152,083															
Notes:															
										ECF (4004 LAKEVIEW) 1.072 =>		TCV: 163,033			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
MCGUIRE JOHN M & PAULINE E	MCGUIRE JOHN M & PAULINE E	0	10/16/2014	QC	21-NOT USED/OTHER	1144-1525	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status							
2177 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
MCGUIRE JOHN M & PAULINE E 39104 DURAND CT STERLING HEIGHTS MI 48310		SA:		2024 Est TCV Tentative											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW											
L-828 P-323 (L-679 P-113)234 2177 LONG PTE 48629 LOT 7 AMBER DAWN SUBD.		Public Improvements		* Factors *											
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000			
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000											
		Storm Sewer		Land Improvement Cost Estimates											
		Sidewalk		Description								Rate	Size	% Good	Cash Value
		Water		D/W/P: 3.5 Concrete								6.68	1098	73	5,355
		Sewer		Total Estimated Land Improvements True Cash Value =								5,355			
		Electric													
		Gas													
		Curb													
		X Street Lights													
		X Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X Waterfront													
		Ravine													
		Wetland													
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		CW	07/24/2019	INSPECTED	2023	84,000	76,400	160,400		106,489C					
Licensed To: Township of Lake, County of		DMG	08/23/2013	INSPECTED	2022	72,000	58,900	130,900		101,419C					
Roscommon, Michigan		DMG	07/22/2011	INSPECTED	2021	66,000	56,400	122,400		98,180C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 320	Type CGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 37 Floor Area: 1,490 Total Base New : 235,385 Total Depr Cost: 148,293 Estimated T.C.V: 158,970			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets																	
Condition: Good		Lg	X	Ord		Small																		
Room List		Doors:		Solid	X	H.C.	(5) Floors			(12) Electric														
	Basement 1st Floor 2nd Floor Bedrooms						Kitchen: Other: Other:			150 Amps Service														
(1) Exterior							No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls		C Blt 0									
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets						(11) Heating System: Forced Air w/ Ducts Ground Area = 1490 SF Floor Area = 1490 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63														
							Many	X	Ave.		Few	(13) Plumbing												
(2) Windows		(7) Excavation					Average Fixture(s)			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1490 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding		Slab		1,490		Total:		186,416		117,442	
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors Storms & Screens	(8) Basement					Average Fixture(s)			Other Additions/Adjustments			Porches		CGEP (1 Story)		320		17,754		11,185			
(3) Roof		(9) Basement Finish					Average Fixture(s)			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		528		23,728		14,949					
X	Gable Hip Flat		Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Common Wall: 1 Wall			Public Sewer		1		1,515		954					
X	Asphalt Shingle	(10) Floor Support					Average Fixture(s)			Water/Sewer			Water Well, 100 Feet		1		5,890		3,711					
Chimney:							Average Fixture(s)			Built-Ins			Appliance Allow.		1		2,806		1,768					
							Average Fixture(s)			Notes:														
							Average Fixture(s)			ECF (4004 LAKEVIEW) 1.072 => TCV:											158,970			
							Average Fixture(s)			Totals:			235,385		148,293									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
2169 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
GEISINGER MICHAEL A & JO ANN JACKSON TRUST 28 HUNTINGTON HOLLOW DR PEPPER PIKE OH 44124		SA:											
Tax Description		2024 Est TCV Tentative											
(L-1015P-2056&L-988P-1591&L-264P-464) 234 L-1022 P-328 LOT 8 AMBER DAWN SUBD.		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road			60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description				Rate	Size		% Good	Cash Value
		Water			D/W/P: 3.5 Concrete				6.68	30	73		146
		Sewer			D/W/P: 3.5 Concrete				6.68	190	73		926
		Electric			D/W/P: 3.5 Concrete				6.68	16	73		78
		Gas			D/W/P: 3.5 Concrete				6.68	64	73		312
		Curb			Total Estimated Land Improvements True Cash Value = 1,462								
		X Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		CW 07/24/2019	INSPECTED	2023	84,000	65,500	149,500	101,960C					
Licensed To: Township of Lake, County of		DMG 08/23/2013	INSPECTED	2022	72,000	49,900	121,900	97,105C					
Roscommon, Michigan		DMG 07/22/2011	INSPECTED	2021	66,000	48,000	114,000	94,003C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few									
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1098 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:									
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
Chimney: Brick																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls		C		Blt 0		
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1098 SF Floor Area = 1098 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 1,098																
Total: 142,623 96,983																
Other Additions/Adjustments																
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 336 17,657 12,007																
Common Wall: 1 Wall 1 -2,724 -1,852																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 352 18,156 12,346																
Water/Sewer																
Public Sewer 1 1,515 1,030																
Water Well, 100 Feet 1 5,890 4,005																
Built-Ins																
Appliance Allow. 1 2,806 1,908																
Fireplaces																
Interior 1 Story 1 5,414 3,682																
Totals: 191,337 130,109																
Notes:																
ECF (4004 LAKEVIEW) 1.072 => TCV: 139,477																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDEWA DAVID J & MARY JO	FEDEWA FAMILY TRUST	0	10/11/2018	WD	21-NOT USED/OTHER	1167:1397	PROPERTY TRANSFER	0.0
FEDEWA DAVID J & MARY JO	FEDEWA DAVID J & MARY JO	0	01/24/2014	WD	09-FAMILY	1136/2141	OTHER	50.0
TARTALONE, SUSAN THERESE	FEDEWA, DAVID & MARY JO	0	09/26/2011	QC	21-NOT USED/OTHER	1108/1381	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
2157 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
FEDEWA FAMILY TRUST 1555 AGNES GLEN CIRCLE DEWITT MI 48820	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	60.00	150.00	1.0000 1.0000	2800 100		168,000
			60 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =		168,000		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.25	156	21	205		
			D/W/P: 3.5 Concrete	6.25	814	46	2,340		
			Total Estimated Land Improvements		True Cash Value =		2,545		
Tax Description	Dirt Road								
	Gravel Road								
L-938 P-465&468 (L-815 P-44) 234 2157 LONG POINT DRIVE 48629LOT 9 AMBER DAWN SUBD	Paved Road								
	Storm Sewer								
	Sidewalk								
Comments/Influences	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	MH	11/14/2017	INSPECTED	2023	84,000	74,300	158,300		109,797C
	DMG	08/23/2013	INSPECTED	2022	72,000	57,400	129,400		104,569C
	DMG	07/22/2011	INSPECTED	2021	66,000	54,800	120,800		101,229C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 90	Type CCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 660 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 39 Floor Area: 1,854 Total Base New : 240,474 Total Depr Cost: 146,688 Estimated T.C.V: 157,250			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls CD		Blt 0		
Yr Built 0	Remodeled 2017	Ex	X	Ord		Min	No./Qual. of Fixtures			Ground Area = 1854 SF Floor Area = 1854 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61							
Condition: Good		Size of Closets		150 Amps Service			No. of Elec. Outlets			Building Areas							
Room List		Doors:		Solid	X	H.C.	Many			Stories							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			X			Exterior							
(1) Exterior		(6) Ceilings		Average Fixture(s)			Ex.			Foundation							
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		2 3 Fixture Bath			Ord.			Size							
(2) Windows		(8) Basement		2 3 Fixture Bath			Min			Cost New							
	Many Avg. Few		X	Avg. Small	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ave.			Depr. Cost						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		3 Fixture Bath			Few			Total:							
(3) Roof		(10) Floor Support		4 Fixture Bath						Other Additions/Adjustments							
	X Gable Hip Flat			Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Exterior Brick Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Interior 1 Story						
	X Asphalt Shingle			Lump Sum Items:						Notes:							
Chimney:										Totals:							
										ECF (4004 LAKEVIEW) 1.072 => TCV:					157,250		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
POTVIN DELAUS JR & NANCY E	NYE JEFF A	250,000	12/22/2014	WD	03-ARM'S LENGTH	1146-533	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
2145 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
NYE JEFF A 865 WILDEMERE MASON MI 48854		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-585 P-440 234 LOT 10 AMBER DAWN SUBD.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	67.00	150.00	1.0000	1.0000	2800	100		187,600
		Paved Road		67 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 187,600								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate								
		X Sewer		Size % Good								
		Electric		Cash Value								
		Gas		D/W/P: 3.5 Concrete 6.68 864 73 4,214								
		Curb		D/W/P: 4in Ren. Conc. 8.29 606 93 4,672								
		Street Lights		D/W/P: 4in Ren. Conc. 8.29 126 93 972								
		X Standard Utilities		Total Estimated Land Improvements True Cash Value = 9,858								
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
KH 10/30/2019 INSPECTED				2023	93,800	92,900	186,700		127,081C			
CW 07/23/2019 INSPECTED				2022	80,400	71,700	152,100		121,030C			
DMG 08/23/2013 INSPECTED				2021	73,700	68,600	142,300		117,164C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 153 42	Type CGEP (1 Story) CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 27 Floor Area: 1,680 Total Base New : 242,210 Total Depr Cost: 177,085 Estimated T.C.V: 189,835			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																																																	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																	
Condition: Good		Lg	X	Ord		Small	No./Qual. of Fixtures																																																																																	
Room List		Doors:		Solid	X	H.C.	(12) Electric																																																																																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service																																																																																	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets																																																																																				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation						Many	X	Ave.		Few	(13) Plumbing																																																																												
(2) Windows		(7) Excavation		Average Fixture(s)																																																																																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1680 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																				
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																																				
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																				
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Supp:																																																																																						
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,680</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>213,888</td> <td>156,137</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Porches</th> <th>CGEP (1 Story)</th> <th>CPP</th> <th>Water/Sewer</th> <th>Public Sewer</th> <th>Water Well, 100 Feet</th> <th>Built-Ins</th> <th>Appliance Allow.</th> <th>Fireplaces</th> <th>Exterior 1 Story</th> <th>Totals:</th> </tr> </thead> <tbody> <tr> <td></td> <td>153</td> <td>42</td> <td></td> <td>1</td> <td>1</td> <td></td> <td>1</td> <td></td> <td>1</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>1,515</td> <td>5,890</td> <td></td> <td>2,806</td> <td></td> <td>6,605</td> <td>242,210</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>1,090</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>177,085</td> </tr> <tr> <td colspan="10">Notes:</td> <td>ECF (4004 LAKEVIEW) 1.072 =&gt; TCV: 189,835</td> </tr> </tbody> </table>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,680			Total:				213,888	156,137	Porches	CGEP (1 Story)	CPP	Water/Sewer	Public Sewer	Water Well, 100 Feet	Built-Ins	Appliance Allow.	Fireplaces	Exterior 1 Story	Totals:		153	42		1	1		1		1						1,515	5,890		2,806		6,605	242,210					1,090						177,085	Notes:										ECF (4004 LAKEVIEW) 1.072 => TCV: 189,835
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																			
1 Story	Siding	Crawl Space	1,680																																																																																					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SHARP REXANNA	SWENSON REXANNA TRUST	0	08/16/2013	WD	21-NOT USED/OTHER	1131-1275	PROPERTY TRANSFER	0.0				
CARR ERBIE & BILLIE B	SWENSON LAWRENCE R & REXAN	160,000	07/01/1998	WD	03-ARM'S LENGTH	0797-333	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
2139 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
SWENSON REXANNA TRUST 410 WHITE PINE LANSING MI 48917		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-797 P-333 234 LOT 11 AMBER DAWN SUBD.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	67.00	150.00	1.0000	1.0000	2800	100		187,600
		Paved Road		67 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =		187,600		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.68	1080	73	5,266	
		Electric		Total Estimated Land Improvements True Cash Value = 5,266								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		CW	07/22/2019	INSPECTED	2023	93,800	60,000	153,800			105,878C	
Licensed To: Township of Lake, County of		DMG	08/23/2013	INSPECTED	2022	80,400	45,700	126,100			100,837C	
Roscommon, Michigan		DMG	07/22/2011	INSPECTED	2021	73,700	44,000	117,700			97,616C	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 372 102	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 27 Floor Area: 832 Total Base New : 158,241 Total Depr Cost: 115,514 Estimated T.C.V: 123,831			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls		C	Blt 0	
Condition: Good		Lg	X	Ord		Small	X Ex.			(11) Heating System: Forced Air w/ Ducts							
Room List		Doors:		Solid	X	H.C.	No. of Elec. Outlets			Ground Area = 832 SF Floor Area = 832 SF.							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73						
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			X Ave.			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			X Ex.			Stories Exterior Foundation			Size		Cost New Depr. Cost	
	Insulation	X	Skylight				(13) Plumbing			1 Story Siding Crawl Space			832		114,804 83,806		
(2) Windows		(7) Excavation			Average Fixture(s)			X Ex.			Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck Treated Wood Treated Wood Garages			372 102		6,313 4,608 2,632 1,921		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			No Plumbing			X Ex.			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			720		26,532 19,368	
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			X Ex.			Common Wall: 1 Wall			1		-2,251 -1,643		
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support			Lump Sum Items:			X Ex.			Water/Sewer			1		1,515 1,106	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			X Ex.			Water Well, 100 Feet			1		5,890 4,300	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			X Ex.			Built-Ins			1		2,806 2,048	
Chimney:								Notes:			Appliance Allow.			1		2,806 2,048	
								Totals:			158,241			115,514			
								ECF (4004 LAKEVIEW) 1.072 => TCv:						123,831			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		265,000	08/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
2121 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
HEMKER JAMES W & CATHERINE M 6601 FERGUS RD ST CHARLES MI 48655		SA:											
Tax Description		2024 Est TCV Tentative											
234 L-960 P-1365 LOT 12 AMBER DAWN SUBD. Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
			Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
					60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =	168,000			
					Land Improvement Cost Estimates								
					Description	Rate	Size	% Good	Cash Value				
		X	Dirt Road		D/W/P: 3.5 Concrete	6.68	304	73	1,483				
		X	Gravel Road		D/W/P: 3.5 Concrete	6.68	1250	88	7,348				
			Paved Road		Total Estimated Land Improvements True Cash Value =				8,831				
			Storm Sewer										
			Sidewalk										
			Water										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	Tentative	Tentative	Tentative			Tentative		
					2023	84,000	77,600	161,600			106,121C		
					2022	72,000	59,900	131,900			101,068C		
					2021	66,000	57,400	123,400			97,840C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan			CW 07/22/2019	INSPECTED									
			DMG 08/23/2013	INSPECTED									
			DMG 07/22/2011	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 112	Type CGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 32 Floor Area: 1,288 Total Base New : 216,892 Total Depr Cost: 147,487 Estimated T.C.V: 158,106			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1288 SF Floor Area = 1288 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68					Cls C Blt 0		
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas							
Condition: Good		Size of Closets		Lg	X	Ord		Few	(13) Plumbing								
Room List		Doors:		Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding			Size 1,288		Cost New 169,464	Depr. Cost 115,237	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		0 Amps Service			X Ex.			Exterior Brick Veneer Plumbing 3 Fixture Bath Porches CGEP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			Totals:		216,892	147,487	
X	Insulation	(7) Excavation		No. of Elec. Outlets			Many			Stories			Total:		169,464	115,237	
(2) Windows	Many Avg. Few	X	Avg.	Large Small	Basement: 0 S.F. Crawl: 1288 S.F. Slab: 0 S.F. Height to Joists: 0.0			X Ave.			Foundation Crawl Space			Total:		169,464	115,237
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			X			Exterior Siding			Total:		169,464	115,237	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Concrete Floor			X			Foundation Crawl Space			Total:		169,464	115,237	
(3) Roof	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support		Concrete Floor			X			Foundation Crawl Space			Total:		169,464	115,237	
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			X			Foundation Crawl Space			Total:		169,464	115,237
X	Asphalt Shingle	(15) Fireplaces		Lump Sum Items:			X			Foundation Crawl Space			Total:		169,464	115,237	
Chimney:	Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 158,106														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
NASHEF FRANCO & SALIME	NASHEF FRANCO & SALIME	0	10/21/2016	WD	09-FAMILY	1160-01352	PROPERTY TRANSFER	0.0			
WEST WILLIAM R & JAY ANN E	NASHEF, FRANCO & SALIME	217,500	07/31/2012	WD	03-ARM'S LENGTH	1118/537	OTHER	100.0			
WEST WILLIAM R & JAY ANN E	NASHEF, FRANCO & SALIME	0	07/31/2012	WD	21-NOT USED/OTHER	1118/537	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
2111 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		06/14/2021	PB21-0197	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
NASHEF FRANCO & SALIME 8219 ARBORETUM LN LANSING MI 48917		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L1141/P1322 L541/P288 234 LOT 13 AMBER DAWN SUBD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100	168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		808 48		2,591		
		Electric		Total Estimated Land Improvements True Cash Value = 2,591							
		Gas		Work Description for Permit PB21-0197, Issued 06/14/2021: ADDING BATHROOM IN GARAGE. 10 X 8 = 80 SQUARE FEET.							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		CW	07/23/2019	INSPECTED	2023	84,000	69,100	153,100			107,014C
		DMG	08/23/2013	INSPECTED	2022	72,000	52,800	124,800			101,919C
		DMG	07/22/2011	INSPECTED	2021	66,000	48,200	114,200			95,922C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 160 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							288	Treated Wood		
Building Style: 1 STORY		(4) Interior		Central Air Wood Furnace		(12) Electric		Class: C Effec. Age: 32 Floor Area: 1,390 Total Base New : 200,370 Total Depr Cost: 136,251 Estimated T.C.V: 146,061		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Yr Built 0	Remodeled 0	Trim & Decoration		Ex	X	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C Blt 0			
Condition: Good		Size of Closets		Lg	X	Ord	Small	X Ex.		Ground Area = 1384 SF Floor Area = 1390 SF.					
Room List		Doors:	Solid	X	H.C.	0 Amps Service		X Ex.		Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:		No. of Elec. Outlets		Many		X	Ave.	Building Areas				
(1) Exterior		(6) Ceilings	Other:		No. of Elec. Outlets		X		Ord.	Min	Stories				
X	Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets		X		Ave.	Few	1 Story		Size		
	Insulation				(13) Plumbing		X		Ave.	Few	1 Story		Cost New		
(2) Windows		(7) Excavation			Average Fixture(s)		X		Ave.	Few	1 Story		Depr. Cost		
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1384 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Total: 175,334 119,228		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Average Fixture(s)		X		Ave.	Few	1 Story		Other Additions/Adjustments		
(3) Roof		(9) Basement Finish			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Plumbing		
X	Gable Hip Flat				2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		3 Fixture Bath		
	Gambrel Mansard Shed				2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Deck		
Asphalt Shingle		(10) Floor Support			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Treated Wood		
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Garages		
					2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		
					2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Common Wall: 1.5 Wall		
					2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Base Cost		
					2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Water/Sewer		
					2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Public Sewer		
					2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Water Well, 100 Feet		
					2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Built-Ins		
					2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Appliance Allow.		
					2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Totals: 200,370 136,251		
					2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		X		Ave.	Few	1 Story		Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 146,061		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BAYER MICHAEL J & CARLETTE	BAYER MICHAEL J & CARLETTE	0	09/26/2018	WD	21-NOT USED/OTHER	1170:1303	DEED	0.0					
FANNIE MAE	BAYER, MICHAEL & CARLETTE	240,000	04/22/2011	OTH	10-FORECLOSURE	1103/425	OTHER	100.0					
WASHINGTON MUTUAL BANK	FANNIE MAE	0	06/08/2010	QC	21-NOT USED/OTHER	1094/1012	OTHER	100.0					
OLENCZUK STEVEN M & KATHRI	WASHINGTON MUTUAL BANK	332,988	05/28/2010	SD	10-FORECLOSURE	1094/67	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
2101 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
BAYER MICHAEL J & CARLETTE D TRUST 60303 CREEKSIDE CT WASHINGTON MI 48094		SA:											
		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-1034 P-1218 (L-580 P-562&6) 234 LOT 14 AMBER DAWN SUBD.		X	Public Improvements		* Factors *								
Comments/Influences					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
					60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000								
					Land Improvement Cost Estimates								
					Description	Rate	Size	% Good	Cash Value				
					D/W/P: 3.5 Concrete	6.68	827	48	2,652				
					Total Estimated Land Improvements True Cash Value = 2,652								
					Topography of Site								
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	Tentative	Tentative	Tentative			Tentative		
					2023	84,000	97,300	181,300			121,544C		
					2022	72,000	75,000	147,000			115,757C		
					2021	66,000	71,700	137,700			112,060C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 156 360	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
		X	Ex.		Ord.	Min	No. of Elec. Outlets									
					Many	X	Ave.		Few							
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1360 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1360 SF Floor Area = 2080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas										Class: C Effec. Age: 32 Floor Area: 2,080 Total Base New : 283,514 Total Depr Cost: 192,789 Estimated T.C.V: 206,670		E.C.F. X 1.072		Cls C Blt 1973		
Stories Exterior Foundation 2 Story Siding Crawl Space 504 1 Story Siding Crawl Space 856 1 Story Siding Overhang 216 Total: 243,015 165,251										Other Additions/Adjustments						
Plumbing 3 Fixture Bath 1 4,711 3,203 Porches CCP (1 Story) 156 4,282 2,912 Deck Treated Wood 360 6,178 4,201 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 432 18,490 12,573 Common Wall: 1.5 Wall 1 -3,373 -2,294 Water/Sewer Public Sewer 1 1,515 1,030 Water Well, 100 Feet 1 5,890 4,005 Built-Ins Appliance Allow. 1 2,806 1,908 Totals: 283,514 192,789										Notes:						
										ECF (4004 LAKEVIEW) 1.072 => TCV:		206,670				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LUNKAS MICHAEL J	FADER DONALD & DEBRA C	140,000	07/23/2015	WD	03-ARM'S LENGTH	1151-2295	PROPERTY TRANSFER	100.0				
LUNKAS MICHAEL J & CHERYL	LUNKAS MICHAEL J	0	06/10/2015	QC	09-FAMILY	1150-1765	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
2089 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
FADER DONALD & DEBRA C 1029 PAWNEE DR BURTON MI 48509		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-599 P-1 234 2089 LONG POINT DRIVE 48629LOT 15 AMBER DAWN SUBD		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		168,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.25	720	73	3,285	
		Electric		Total Estimated Land Improvements True Cash Value = 3,285								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
CW 07/23/2019 INSPECTED				2023	84,000	48,600	132,600		107,589C			
DMG 08/23/2013 INSPECTED				2022	72,000	37,300	109,300		102,466C			
DMG 07/22/2011 INSPECTED				2021	66,000	35,700	101,700		99,193C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 252	Type CCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
		X	Ex.		Ord.	Min	No. of Elec. Outlets									
					Many	X	Ave.		Few							
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(3) Roof		(8) Basement														
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Asphalt Shingle	(9) Basement Finish														
Chimney: Vinyl		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls CD		Blt 0		
										(11) Heating System: Forced Air w/ Ducts						
										Ground Area = 1008 SF Floor Area = 1008 SF.						
										Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58						
										Building Areas						
										Stories Exterior Foundation		Size		Cost New Depr. Cost		
										1 Story Siding Crawl Space		1,008				
										Total:		120,430		69,850		
										Other Additions/Adjustments						
										Porches						
										CCP (1 Story)		252		5,907 3,426		
										Garages						
										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost		960		29,424 17,066		
										Common Wall: 1 Wall		1		-2,074 -1,203		
										Water/Sewer						
										Public Sewer		1		1,345 780		
										Water Well, 100 Feet		1		5,720 3,318		
										Built-Ins						
										Appliance Allow.		1		1,961 1,137		
										Totals:		162,713		94,374		
										Notes:						
										ECF (4004 LAKEVIEW) 1.072 =>		TCV:		101,169		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHIAPPACASSE STEVEN P EST	RICE THOMAS & ROBIN	195,000	01/09/2019	WD	03-ARM'S LENGTH	1168:1433	PROPERTY TRANSFER	100.0				
SCHIAPPACASSE STEVEN P	SCHIAPPACASSE STEVEN P EST	0	10/07/2017	OTH	07-DEATH CERTIFICATE	1164:0091	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
2077 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
RICE THOMAS & ROBIN 4740 KROES NE ROCKFORD MI 49341		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-801 P-511 234 2077 LONG POINT DR LOT 16 AMBER DAWN SUBD.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		168,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size		% Good	Cash Value
		Water		D/W/P: 3.5 Concrete				6.25	84		73	383
		Sewer		D/W/P: Brick on Sand				16.77	472		48	3,799
		Electric		Total Estimated Land Improvements				True Cash Value =		4,182		
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2023	84,000	61,900	145,900		119,661C		
		CW	07/23/2019	INSPECTED	2022	72,000	47,600	119,600		113,963C		
		DMG	08/23/2013	INSPECTED	2021	66,000	45,600	111,600	111,600R	110,323C		
		DMG	07/22/2011	INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY								
Condition: Good		Trim & Decoration		0 Amps Service			X Ex.			Ground Area = 1656 SF Floor Area = 1656 SF.								
Room List		Doors:		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Building Areas								
(1) Exterior		(6) Ceilings		(13) Plumbing			X			Stories								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Average Fixture(s)			X			1 Story								
	Insulation	(8) Basement		1 3 Fixture Bath			X			1 Story								
(2) Windows		(9) Basement Finish		2 Fixture Bath			X			1 Story								
Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 864 S.F. Slab: 792 S.F. Height to Joists: 0.0		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			X			Other Additions/Adjustments							
Few		Small	(10) Floor Support		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			X			Water/Sewer							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			X			Built-Ins								
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Lump Sum Items:			X			Appliance Allow.							
X	Asphalt Shingle	(15) Fireplaces		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			X			Notes:								
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			X			ECF (4004 LAKEVIEW) 1.072 => TCV:								
		Total Base New : 190,781		Total Depr Cost: 120,193			Estimated T.C.V: 128,847			Class: CD Effec. Age: 37 Floor Area: 1,656 Total Base New : 190,781 Total Depr Cost: 120,193 Estimated T.C.V: 128,847			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
		Total: 181,755		Total: 114,507			Total: 504			Total: 1,345			Total: 5,720		Total: 1,961		Total: 120,193	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
2067 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS			SCREENED PORCH	09/23/2011	197	COMPLETE				
Owner's Name/Address		P.R.E. 100% 01/12/2011										
DRABEK BARBARA L ETAL 287 ORCHARD ST MONTROSE MI 48457		SA:										
Tax Description		2024 Est TCV Tentative										
L-1052 P-1279 (L-976P-447&L-335P-23) 234 LOT 17 AMBER DAWN SUBD. 2067 LONG PT DR		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		168,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value	
		Sewer						6.68	521	73	2,540	
		Electric		Total Estimated Land Improvements True Cash Value =								
		Gas		2,540								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009.		CW 07/23/2019	INSPECTED	2023	84,000	66,500	150,500	105,511C				
Licensed To: Township of Lake, County of		DMG 08/23/2013	INSPECTED	2022	72,000	50,800	122,800	100,487C				
Roscommon, Michigan		DMG 12/08/2011	INSPECTED	2021	66,000	48,800	114,800	97,277C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 264 32	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 32 Floor Area: 1,080 Total Base New : 192,738 Total Depr Cost: 131,060 Estimated T.C.V: 140,496			E.C.F. X 1.072 Bsmnt Garage: Carport Area: Roof:								
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY			Cls C		Blt 0							
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 864 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68												
Condition: Good		Size of Closets		Lg	X	Ord		Small	(13) Plumbing			Building Areas										
Room List		Doors:		Solid	X	H.C.	(12) Electric			Stories Exterior Foundation			Size		Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1.25 Story Siding			864		137,897 93,770							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Plumbing									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation						X	Ex.		Ord.		Min	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath Porches WGEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			1 4,711 3,203 264 18,580 12,634 32 1,424 968 480 19,915 13,542 1 1,515 1,030 1 5,890 4,005 1 2,806 1,908		Totals: 192,738 131,060	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:			140,496						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:															
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:															
X	Gable Hip Flat		Gambrel Mansard Shed																			
X	Asphalt Shingle																					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
NEWTON LARRY & GEORGIA	RAMIREZJONES LILIANA &YBAE	497,900	05/17/2021	WD	03-ARM'S LENGTH	1176:2242	PROPERTY TRANSFER	100.0		
MOORE DONALD E & VIOLA J T	NEWTON LARRY & GEORGIA	350,000	09/30/2016	WD	20-MULTI PARCEL SALE REF	2016-7337	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status		
2057 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS			MISC	07/16/2018	PB18-0182	COMPLETE		
Owner's Name/Address		P.R.E. 100% 05/27/2021		SA:						
YBARRA ARMAND &RAMIREZJONES LILIANA 2057 LONG POINT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW		
Tax Description		Public Improvements		* Factors *		Description		Value		
L-312 P-547 234 LOT 18 AMBER DAWN SUBD.		Dirt Road		LAKEVIEW		65.00 150.00 1.0000 1.0000 2800 100		182,000		
Comments/Influences		Gravel Road		65 Actual Front Feet, 0.22 Total Acres		Total Est. Land Value =		182,000		
		Paved Road		Land Improvement Cost Estimates		Description		Cash Value		
		Storm Sewer		D/W/P: 3.5 Concrete		Rate		8,157		
		Sidewalk		Total Estimated Land Improvements True Cash Value =		Size % Good		8,157		
		Water		Work Description for Permit PB18-0182, Issued 07/16/2018: RESIDENTIAL ROOF MOUNT		Solar Panels				
		Sewer		Topography of Site		Level				
		Electric		Level		Rolling				
		Gas		Low		High				
		Curb		Landscaped		Swamp				
		Street Lights		Wooded		Pond				
		Standard Utilities		Waterfront		Ravine				
		Underground Utils.		Wetland		Flood Plain				
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	Tentative	Tentative	Tentative			Tentative
		CW 07/23/2019 INSPECTED		2023	91,000	163,700	254,700			214,935C
		QT 11/12/2018 INSPECTED		2022	78,000	126,700	204,700			204,700S
		DMG 08/23/2013 INSPECTED		2021	71,500	97,300	168,800			154,886C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 12 Front Overhang 12 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 240 16 88 144	Type WGEP (1 Story) CPP WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0													
										X Wood Frame	(4) Interior X Drywall Paneled Plaster Wood T&G Trim & Decoration	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 16 Floor Area: 2,216 Total Base New : 381,917 Total Depr Cost: 320,811 Estimated T.C.V: 343,909	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:							
Building Style: 1 STORY	Yr Built 0	Remodeled 0	Ex	X Ord	Min	Size of Closets Lg	X Ord	Small	Doors: Solid							X	H.C.	Room List Basement 1st Floor 2nd Floor Bedrooms	(5) Floors Kitchen: Other: Other:	(12) Electric 200 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few	(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2216 SF Floor Area = 2216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 2,216 308,593 259,218 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,957 Porches WGEP (1 Story) 240 17,446 14,655 WCP (1 Story) 88 4,536 3,810 CPP 16 453 381 Deck Treated Wood 144 3,385 2,843 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 936 32,245 27,086 Common Wall: 1 Wall 1 -2,251 -1,891 Water/Sewer Public Sewer 1 1,515 1,273 Water Well, 100 Feet 1 5,890 4,948 Built-Ins Appliance Allow. 1 2,806 2,357 Fireplaces Wood Stove 1 2,588 2,174 Totals: 381,917 320,811
(1) Exterior Wood/Shingle X Aluminum/Vinyl Brick X Insulation	(6) Ceilings	(7) Excavation	(8) Basement	(9) Basement Finish	(14) Water/Sewer	Totals:		381,917		320,811		ECF (4004 LAKEVIEW) 1.072 => TCV: 343,909										
(2) Windows Many Avg. Few X Avg. X Avg. Large Small	(7) Excavation	(8) Basement	(9) Basement Finish	(14) Water/Sewer	Totals:		381,917		320,811		ECF (4004 LAKEVIEW) 1.072 => TCV: 343,909											
(3) Roof X Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer	Totals:		381,917		320,811		ECF (4004 LAKEVIEW) 1.072 => TCV: 343,909													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MOFFITT DANIEL	MOFFITT DANIEL LIVING TRUS	0	09/28/2020	QC	14-INTO/OUT OF TRUST	1174:0294	DEED	0.0					
GIBSON BEATRICE B	MOFFITT, DANIEL	150,000	03/08/2013	WD	03-ARM'S LENGTH	1125/644	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
2045 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		03/25/2013	-130015	COMPLETE					
Owner's Name/Address		P.R.E. 100% 03/13/2013		SA:									
MOFFITT DANIEL LIVING TRUST 2045 LONG POINT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
Tax Description		X	Improved	Vacant	* Factors *								
L-938 P-1280 (L-488 P-218) 234 LOT 19 AMBER DAWN SUBD.		X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Dirt Road		LAKEVIEW	65.00	150.00	1.0000	1.0000	2800	100		182,000
		X	Gravel Road		65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 182,000								
		X	Paved Road		Land Improvement Cost Estimates								
		X	Storm Sewer		Description	Rate		Size		% Good	Cash Value		
		X	Sidewalk		D/W/P: 3.5 Concrete	6.68		307		73	1,497		
		X	Water		D/W/P: 4in Ren. Conc.	8.29		276		93	2,128		
		X	Electric		Total Estimated Land Improvements True Cash Value = 3,625								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		KH 10/30/2019	INSPECTED	2023	91,000	71,700	162,700	112,216C					
Licensed To: Township of Lake, County of		DMG 12/02/2013	INSPECTED	2022	78,000	54,700	132,700	106,873C					
Roscommon, Michigan		DMG 08/23/2013	INSPECTED	2021	71,500	52,600	124,100	103,459C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 64	Type WCP (1 Story)		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 420 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 27 Floor Area: 1,086 Total Base New : 192,308 Total Depr Cost: 140,384 Estimated T.C.V: 150,492									
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets			E.C.F. X 1.072									
Condition: Good		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1086 SF Floor Area = 1086 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73									
Room List		Doors:		Solid	X	H.C.	(12) Electric			Building Areas									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,086	Cost New 145,743	Depr. Cost 106,392				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation						X	Ex.		Ord.		Min	Exterior Brick Veneer Porches WCP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1086 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals: 192,308									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(13) Plumbing			Notes:									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4004 LAKEVIEW) 1.072 => TCV: 150,492									
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:												
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:															
X	Asphalt Shingle																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		299,000	11/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
2033 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS			GARAGE	07/18/2014	14127	COMPLETE			
Owner's Name/Address		P.R.E. 100% 05/05/2010		SA:							
ORDIWAY KIRK A & LORRA L 2033 LONG POINT DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Tax Description		X Improved	Vacant	* Factors *							
L-970 P-578 (L-891P-46&L-694 P-524) 234 2033 LONG PT DR 48629 LOT 20 AMBER DAWN		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Dirt Road		LAKEVIEW	65.00	150.00	1.0000	1.0000	2800	100	182,000
		Gravel Road		65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 182,000							
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate		Size % Good		Cash Value		
		Sidewalk		D/W/P: 3.5 Concrete	6.68		1120 73		5,462		
		Water		D/W/P: 3.5 Concrete	6.68		32 88		188		
		Sewer		Total Estimated Land Improvements True Cash Value = 5,650							
		Electric		Work Description for Permit 14127, Issued 07/18/2014: 12*22 DECK AND GARAGE							
		Gas		32*46							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	91,000	128,800	219,800			145,303C	
		High		2022	78,000	99,500	177,500			138,384C	
		Landscaped		2021	71,500	95,100	166,600			133,964C	
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		CW 07/23/2019	INSPECTED								
		DMG 08/23/2013	INSPECTED								
		DMG 07/22/2011	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 264 130 24	Type WCP (1 Story) Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling															
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C +10 Effec. Age: 27 Floor Area: 1,440 Total Base New : 328,206 Total Depr Cost: 253,060 Estimated T.C.V: 271,280					E.C.F. X 1.072					
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Total Base New : 328,206 Total Depr Cost: 253,060 Estimated T.C.V: 271,280										
Condition: Good		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1440 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73						Cls C 10 Blt 0				
Room List		Doors:		Solid	X	H.C.	(12) Electric			Building Areas										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,440	Cost New 205,622	Depr. Cost 150,091					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation						X	Ex.		Ord.		Min	2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Brick Veneer Plumbing 3 Fixture Bath Porches WCP (1 Story) Deck Treated Wood w/Roof (Roof portion) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins	64 1 264 130 24 528 1 600 1472 1 1	1,116 4,711 9,486 3,166 547 21,273 -2,251 23,244 48,017 1,515 5,890	815 3,439 8,727 2,311 399 15,529 -1,643 19,525 44,176 1,106 4,300	*9 *8 *9
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Lump Sum Items:										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins										
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins										
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins										
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins										
Chimney: Vinyl		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DUQUET VICKIE M & FRANK J	DUQUET FRANK J & VICKIE M	0	03/28/2022	WD	15-LADY BIRD	1180:1825	DEED	0.0					
DRUMMOND DAVID A & OLGA	DUQUET VICKIE M & FRANK J	215,000	06/12/2018	WD	03-ARM'S LENGTH	1166:834	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
2021 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/20/2019	PB19-0089	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
DUQUET FRANK J & VICKIE M [LE] 11436 COLVIS POINT DR SOUTH LYON MI 48178		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
Tax Description		X	Improved	Vacant	* Factors *								
L-1000 P-2336 (L-383P-27&L-667 P-328) 234 2021 LONG POINT LOT 21 AMBER DAWN SUBD.		X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences			Dirt Road		LAKEVIEW	65.00	150.00	1.0000	1.0000	2800	100		182,000
			Gravel Road		65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 182,000								
			Paved Road		Land Improvement Cost Estimates								
			Storm Sewer		Description	Rate		Size		% Good	Cash Value		
			Sidewalk		Fencing: Wd, Split, 2 Rail	15.75		120		23	435		
			Water		D/W/P: 3.5 Concrete	6.25		1480		73	6,752		
		X	Sewer		Wood Frame	22.54		192		73	3,159		
			Electric		Total Estimated Land Improvements True Cash Value = 10,346								
			Gas		Work Description for Permit PB19-0089, Issued 05/20/2019: ONE STORY RESIDENTIAL								
			Curb		ROOFED DECK & OPEN DECK ROOFED DECK 16 X 24 = 384 SQ FT 3 X 16 & 8 X 10 = 128 SQ								
			Street Lights		FT OPEN DECK LAKE TOWNSHIP LAND USE PERMIT #4180 ROSCOMMON COUNTY SOIL EROSION								
			Standard Utilities		PERMIT #3741								
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	91,000	98,200	189,200			135,933C		
			High		2022	78,000	75,900	153,900			129,460C		
			Landscaped		2021	71,500	72,600	144,100			125,325C		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/26/2020	INSPECTED									
		CW	07/23/2019	INSPECTED									
		QT	11/12/2018	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling					1	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	16 384 236	CCP (1 Story) Composite Composite			
Building Style: 1 STORY		(4) Interior														
Yr Built 0		Remodeled 0		Trim & Decoration												
Condition: Good		Size of Closets		Ex		Ord		Min								
Room List		Doors:		Solid		H.C.		Central Air Wood Furnace								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			0 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min									
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few									
X Insulation				(13) Plumbing												
(2) Windows		(7) Excavation		Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Many X Avg. Few		Large X Avg. Small		Basement: 0 S.F. Crawl: 1488 S.F. Slab: 0 S.F. Height to Joists: 0.0												
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:												
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:														
										Class: C Effec. Age: 27 Floor Area: 1,488 Total Base New : 256,547 Total Depr Cost: 187,278 Estimated T.C.V: 200,762		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1488 SF Floor Area = 1488 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas		Cls C Blt 0				
										Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,488 Cost New 198,108 Depr. Cost 144,617						
										Other Additions/Adjustments						
										Exterior Stone Veneer 204 7,854 5,733						
										Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost 480 19,915 14,538						
										Common Wall: 2 Wall 1 -4,502 -3,286						
										Water/Sewer Public Sewer 1 1,515 1,106						
										Water Well, 100 Feet 1 5,890 4,300						
										Built-Ins Appliance Allow. 1 2,806 2,048						
										Fireplaces Exterior 1 Story 1 6,605 4,822						
										Porches CCP (1 Story) 16 817 596						
										Deck Composite w/Roof (Deck Portion) 384 6,747 4,925						
										Composite w/Roof (Roof portion) 384 5,987 4,371						
										Composite 236 4,805 3,508						
										Totals: 256,547 187,278						
										Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 200,762						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
SENSOR SHEILA J	SENSOR THOMAS W & SHEILA J	0	04/21/2014	WD	09-FAMILY	1138/2144	OTHER	0.0	
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status	
LONG POINT DR		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
SENSOR FAMILY TRUST 123 SUNDOWN PTE HOUGHTON LAKE MI 48629		SA:							
Tax Description		2024 Est TCV Tentative							
L-749 P-225 234 OUTLOT A AMBER DAWN SUBD EXC PLAT OF HOLIDAY SANDS NO 3 AMBER DAWN SUBD.		Improved	X	Vacant	Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1				
Comments/Influences		Public Improvements		* Factors *					
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Gravel Road		RESIDENTIAL ACREAGE	0.700 Acres			9,000 100	6,300
		Paved Road		WET/UNDERWATER		0.700 Acres		0 100	0
		Storm Sewer		1.40 Total Acres				Total Est. Land Value =	6,300
		Sidewalk							
		Water							
		X Sewer							
		Electric							
		Gas							
		Curb							
		X Street Lights							
		X Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2024	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		CW 07/24/2019 INSPECTED	2023	3,200	0	3,200		505C	
		DMG 07/22/2011 INSPECTED	2022	2,600	0	2,600		481C	
			2021	2,100	0	2,100		466C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
11646 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
BAY SHORE WEST ASSOC KAROL DAVIDSON - TREASURER 3399 LOREN DR JACKSON MI 49203		SA:											
Tax Description		2024 Est TCV Tentative											
L-633 P-407 L-939 P-32 234 COM AT W 1/4 COR SEC 21 TH N89DEG31'06" E ALG 1/4 LINE 2634.20FT TO CEN OF SAID SEC TH N89DEG26'40"E ALG 1/4 LINE 772.2 FT TO ELY R/W LINE OF WEST SHORE DR & POB TH ALG SAID R/W THE N01DEG18'45"W 49.96FT TH N89DEG26'40" E 170FT TO INTERMED TRAV LINE TH S12DEG26'10"E 51.05FT TO 1/4 LINE TH S89DEG26'40"W 114.89FT TH S0DEG000'02"E 31.60FT TH S89DEG52'45"W 64.80FT TO ELY R/W OF WEST SHORE DR TH N01DEG18'45"W 31.11FT TO POB - PART OF GOVT LOT 2 & 3 SEC 21 T23NR4W PP: 006-021-006-0290 & 021-014-0030		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
			Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKEVIEW	51.00	150.00	1.0000	1.0000	2800	100		142,800
					51 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		142,800		
					Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					D/W/P: 3.5 Concrete	6.68		145 73		707			
					Wood Frame	24.59		240 73		4,308			
					Total Estimated Land Improvements True Cash Value =								5,015
					Topography of Site								
					Level								
					Rolling								
					Low								
					High								
					Landscaped								
					Swamp								
					Wooded								
					Pond								
					Waterfront								
					Ravine								
					Wetland								
					Flood Plain								
Comments/Influences		X			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	Tentative	Tentative	Tentative			Tentative		
					2023	71,400	18,100	89,500			45,837C		
					2022	61,200	13,600	74,800			43,655C		
					2021	56,100	13,600	69,700			42,261C		

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 60	Type Roof Cover Onl	Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1160 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 32 Floor Area: 0 Total Base New : 46,425 Total Depr Cost: 31,569 Estimated T.C.V: 33,842			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		X	Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace			(12) Electric							
Yr Built 1980		Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C Blt 1980		
Condition: Good		Size of Closets		Lg	X	Ord		Small	Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68				
Room List		Doors:		Solid	X	H.C.	No. of Elec. Outlets			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Laminate Other: Carpeted Other: Laminate			200 Amps Service			Stories Exterior Foundation			Size Cost New Depr. Cost			
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		X	Drywall				(13) Plumbing			Water/Sewer				
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer Water Well, 100 Feet Deck w/Roof (Roof portion)			1 1,515 1,030 1 5,890 4,005 60 1,181 803			
(2) Windows	Many X Avg. Few		Large X Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1160 37,839 25,731 Totals: 46,425 31,569				
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 33,842						
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIDSON RONALD L & KAROL	DAVIDSON RONALD L & KAROL	0	01/28/2022	QC	14-INTO/OUT OF TRUST	1179:2047	PROPERTY TRANSFER	0.0
LEE RICHARD L JR &	DAVIDSON, RONALD & KAROL	108,000	11/08/2010	WD	21-NOT USED/OTHER	1099/893	OTHER	100.0
		115,000	01/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL CONDOM	Zoning: R-1	Building Permit(s)	Date	Number	Status
11646 WEST SHORE DR 1	School: HOUGHTON LAKE COMM SCHOOLS		DECK	09/06/2018	PB18-0286	COMPLETE
	P.R.E. 0%		ROOF	05/31/2017	PB17-0143	COMPLETE

  

Owner's Name/Address	SA:
DAVIDSON RONALD L & KAROL A TRUST 3399 LOREN DR JACKSON MI 49203	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-1020 P-1423 (L-942 P-1011) 234 UNIT # 1 BAY SHORE WEST CONDOMINIUMS PP: 006-021-003-0290 & 021-014-0030	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 0.00 Total Acres Total Est. Land Value = 0							
Comments/Influences	X		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.68 18 92 110 Total Estimated Land Improvements True Cash Value = 110							
	X		Work Description for Permit PB18-0286, Issued 09/06/2018: 9X21 ENCLOSED PORCH, ZBA APPROVED 9-6-18 Work Description for Permit PB17-0143, Issued 05/31/2017: REROOF							
	X		Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
	X		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value 2024 Tentative Tentative Tentative Tentative Tentative							
	QT	04/06/2023	INSPECTED	2023	0	39,200	39,200			21,156C
	CW	07/29/2019	INSPECTED	2022	0	29,600	29,600			20,149C
	QT	11/05/2018	INSPECTED	2021	0	28,900	28,900			19,506C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																													
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 189	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																											
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																						
Building Style: 1 1/4 STORY		X	Drywall Paneled				Plaster Wood T&G	Trim & Decoration																																																		
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																			
Condition: Good		Lg	X	Ord		Small																																																				
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace																																																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			60 Amps Service																																																			
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures																																																						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets																																																						
(2) Windows		(7) Excavation		(13) Plumbing																																																						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 432 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																						
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																						
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																						
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																								
Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 432 SF Floor Area = 540 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>432</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>73,081</td> <td>60,656</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CGEP (1 Story)</td> <td>189</td> <td>12,117</td> <td>11,632</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,515</td> <td>1,257</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,890</td> <td>4,889</td> </tr> <tr> <td>Totals:</td> <td></td> <td>92,603</td> <td>78,434</td> </tr> </tbody> </table> Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 84,081													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	432			Total:				73,081	60,656	Item	Area	Cost	Depr. Cost	Porches				CGEP (1 Story)	189	12,117	11,632	Water/Sewer				Public Sewer	1	1,515	1,257	Water Well, 100 Feet	1	5,890	4,889	Totals:		92,603	78,434
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																					
1.25 Story	Siding	Crawl Space	432																																																							
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MORGAN LEONARD C & MELISSA	FALL ROBERT & MEGAN	50,000	07/23/2018	WD	03-ARM'S LENGTH	1166:1639	PROPERTY TRANSFER	100.0		
SZCZODROWSKI DOUGLAS N & K	MORGAN LEONARD C & MELISSA	42,000	06/18/2015	WD	21-NOT USED/OTHER	1150-2100	PROPERTY TRANSFER	100.0		
PIGHIN LINDA	PIGHIN DANIEL G	0	10/10/2014	QC	21-NOT USED/OTHER	1144-2322	PROPERTY TRANSFER	0.0		
WALWORTH GORDON & MARILYN	SZCZODROWSKI DOUGLAS N & F	79,900	03/05/2004	WD	21-NOT USED/OTHER	1003-390	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL CONDOM		Zoning: R-1	Building Permit(s)		Date	Number	Status	
11646 WEST SHORE DR 2		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
FALL ROBERT & MEGGIN 303 E END ST ALMA MI 48801		SA:								
Tax Description		2024 Est TCV Tentative								
(L-989P-214&L-633P-407&L-939 P-32) 234 L-1003 P-390 UNIT #2 11646 W SHORE DR BAY SHORE WEST CONDOMINIUMS PP: 006-021-003-0290 & 021-014-0030		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		0.00 Total Acres Total Est. Land Value =						0
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		Sidewalk		D/W/P: 3.5 Concrete	6.25	234	73	1,068		
		Water		Total Estimated Land Improvements True Cash Value =						1,068
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X	Level							
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X	Waterfront							
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
		QT	04/06/2023	INSPECTED	2023	0	20,500	20,500		15,176C
		CW	07/29/2019	INSPECTED	2022	0	15,400	15,400		14,454C
		DMG	08/23/2010	INSPECTED	2021	0	15,000	15,000		13,993C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built	Remodeled	Ex	X	Ord		Min												
Condition: Good		Size of Closets																
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric													
(1) Exterior		Kitchen: Other: Other:			0 Amps Service													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures													
	Insulation				X Ex.				Ord.	Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 442 S.F. Height to Joists: 0.0			Many			X	Ave.	Few						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing													
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
Chimney: Vinyl		(9) Basement Finish			(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:													
		Joists: Unsupported Len: Cntr.Sup:																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 0						
(11) Heating System: Forced Air w/ Ducts																		
Ground Area = 442 SF Floor Area = 442 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63																		
Building Areas																		
Stories Exterior Foundation Size Cost New Depr. Cost																		
1 Story Siding Slab 442																		
Total: 56,496 35,594																		
Other Additions/Adjustments																		
Water/Sewer																		
Public Sewer 1 1,345 847																		
Water Well, 100 Feet 1 5,720 3,604																		
Totals: 63,561 40,045																		
Notes:																		
														ECF (4004 LAKEVIEW) 1.072 => TCV: 42,928				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																																																																																																																																																																																																																																																														
WICKER DANIEL O & VICTORIA	FALL ROBERT & MEGGIN	169,000	10/28/2022	WD	03-ARM'S LENGTH	1182:2126	PROPERTY TRANSFER	100.0																																																																																																																																																																																																																																																																														
WICKER DANIEL O & VICTORIA	WICKER DANIEL O & VICTORIA	0	10/27/2022	WD	14-INTO/OUT OF TRUST	1182:2125	DEED	0.0																																																																																																																																																																																																																																																																														
<table border="1"> <thead> <tr> <th>Property Address</th> <th>Class: RESIDENTIAL CONDOM</th> <th>Zoning: R-1</th> <th>Building Permit(s)</th> <th>Date</th> <th>Number</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td>11646 WEST SHORE DR 3</td> <td>School: HOUGHTON LAKE COMM SCHOOLS</td> <td></td> <td>ADDITION</td> <td>03/05/2010</td> <td>20</td> <td>COMPLETE</td> </tr> <tr> <td>Owner's Name/Address</td> <td colspan="2">SA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>FALL ROBERT &amp; MEGGIN 303 E END ST ALMA MI 48801</td> <td colspan="2">2024 Est TCV Tentative</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Tax Description</td> <td>X Improved</td> <td>Vacant</td> <td colspan="4">Land Value Estimates for Land Table 4004.4004 LAKEVIEW</td> </tr> <tr> <td>L-995 P-262 (L-989P-215&amp;L-633P-407) 234 UNIT #3 BAY SHORE WEST CONDOMINIUM PP: 006-021-003-0290 &amp; 021-014-0030</td> <td colspan="2">Public Improvements</td> <td colspan="4">* Factors *</td> </tr> <tr> <td>Comments/Influences</td> <td colspan="2">Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water</td> <td>Description</td> <td>Frontage</td> <td>Depth</td> <td>Front Depth</td> <td>Rate %Adj. Reason</td> <td>Value</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td colspan="2">0.00 Total Acres</td> <td colspan="2">Total Est. Land Value =</td> <td>0</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td colspan="4">Land Improvement Cost Estimates</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td>D/W/P: Patio Blocks</td> <td>15.83</td> <td>234</td> <td>73</td> <td>2,704</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,704</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td colspan="4">Sewer</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td colspan="4">Electric</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td colspan="4">Gas</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td colspan="4">Curb</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td colspan="4">Street Lights</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td colspan="4">Standard Utilities</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td colspan="4">Underground Utils.</td> </tr> <tr> <td></td> <td colspan="2">Topography of Site</td> <td colspan="4"></td> </tr> <tr> <td></td> <td>X</td> <td></td> <td colspan="4">Level</td> </tr> <tr> <td></td> <td></td> <td></td> <td colspan="4">Rolling</td> </tr> <tr> <td></td> <td></td> <td></td> <td colspan="4">Low</td> </tr> <tr> <td></td> <td></td> <td></td> <td colspan="4">High</td> </tr> <tr> <td></td> <td></td> <td></td> <td colspan="4">Landscaped</td> </tr> <tr> <td></td> <td></td> <td></td> <td colspan="4">Swamp</td> </tr> <tr> <td></td> <td></td> <td></td> <td colspan="4">Wooded</td> </tr> <tr> <td></td> <td></td> <td></td> <td colspan="4">Pond</td> </tr> <tr> <td></td> <td>X</td> <td></td> <td colspan="4">Waterfront</td> </tr> <tr> <td></td> <td></td> <td></td> <td colspan="4">Ravine</td> </tr> <tr> <td></td> <td></td> <td></td> <td colspan="4">Wetland</td> </tr> <tr> <td></td> <td></td> <td></td> <td colspan="4">Flood Plain</td> </tr> <tr> <td></td> <td>Year</td> <td>Land Value</td> <td>Building Value</td> <td>Assessed Value</td> <td>Board of Review</td> <td>Tribunal/Other</td> <td>Taxable Value</td> </tr> <tr> <td></td> <td>2024</td> <td>Tentative</td> <td>Tentative</td> <td>Tentative</td> <td></td> <td></td> <td>Tentative</td> </tr> <tr> <td></td> <td>QT 04/06/2023</td> <td>INSPECTED</td> <td>0</td> <td>52,800</td> <td>52,800</td> <td></td> <td>52,800S</td> </tr> <tr> <td></td> <td>CW 07/29/2019</td> <td>INSPECTED</td> <td>0</td> <td>30,600</td> <td>30,600</td> <td></td> <td>14,955C</td> </tr> <tr> <td></td> <td>DMG 08/23/2010</td> <td>INSPECTED</td> <td>0</td> <td>29,700</td> <td>29,700</td> <td></td> <td>14,478C</td> </tr> </tbody> </table>									Property Address	Class: RESIDENTIAL CONDOM	Zoning: R-1	Building Permit(s)	Date	Number	Status	11646 WEST SHORE DR 3	School: HOUGHTON LAKE COMM SCHOOLS		ADDITION	03/05/2010	20	COMPLETE	Owner's Name/Address	SA:						FALL ROBERT & MEGGIN 303 E END ST ALMA MI 48801	2024 Est TCV Tentative						Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW				L-995 P-262 (L-989P-215&L-633P-407) 234 UNIT #3 BAY SHORE WEST CONDOMINIUM PP: 006-021-003-0290 & 021-014-0030	Public Improvements		* Factors *				Comments/Influences	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		X		0.00 Total Acres		Total Est. Land Value =		0		X		Land Improvement Cost Estimates					X		Description	Rate	Size	% Good	Cash Value		X		D/W/P: Patio Blocks	15.83	234	73	2,704		X		Total Estimated Land Improvements True Cash Value =				2,704		X		Sewer					X		Electric					X		Gas					X		Curb					X		Street Lights					X		Standard Utilities					X		Underground Utils.					Topography of Site							X		Level							Rolling							Low							High							Landscaped							Swamp							Wooded							Pond					X		Waterfront							Ravine							Wetland							Flood Plain					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		2024	Tentative	Tentative	Tentative			Tentative		QT 04/06/2023	INSPECTED	0	52,800	52,800		52,800S		CW 07/29/2019	INSPECTED	0	30,600	30,600		14,955C		DMG 08/23/2010	INSPECTED	0	29,700	29,700		14,478C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration															
Yr Built	Remodeled	Ex	X	Ord		Min													
Condition: Good		Size of Closets			Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.					Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric														
(1) Exterior		Kitchen: Other: Other:			0 Amps Service														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			X	Ex.		Ord.		Min						
	Insulation	No. of Elec. Outlets				Many	X	Ave.		Few									
(2) Windows		(7) Excavation			(13) Plumbing														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 442 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish			(14) Water/Sewer														
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:														
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:																	
Cost Est. for Res. Bldg: 1 Single Family 2 STORY										Cls		C	Blt		0				
(11) Heating System: Forced Air w/ Ducts										Ground Area =		442 SF	Floor Area =		884 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85										Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
2 Story										Siding	Slab	442							
Other Additions/Adjustments										Water/Sewer									
Public Sewer												1	1,515	1,288					
Water Well, 100 Feet												1	5,890	5,006					
Built-Ins										Appliance Allow.									
												1	2,806	2,385					
Notes:										Totals:			121,755	103,491					
ECF (4004 LAKEVIEW) 1.072 => TCV:														110,942					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
STEHOUWER ROBERT A & MARY	SCHAUB BRADLEY & TAMARA	56,500	02/27/2015	WD	03-ARM'S LENGTH	1147-1434	PROPERTY TRANSFER	100.0		
WALWORTH GORDON L & MARILY	STEHOUWER ROBERT A & MARY	43,000	07/02/2013	WD	21-NOT USED/OTHER	1130/128	OTHER	100.0		
Property Address		Class: RESIDENTIAL CONDOM		Zoning: R-1	Building Permit(s)		Date	Number	Status	
11646 WEST SHORE DR 4		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		09/07/2022	PB22-0350	OPEN PARTI		
Owner's Name/Address		P.R.E. 0%		SA:						
SCHAUB BRADLEY & TAMARA 1700 PIPER PLACE, UNIT D ALMA MI 48801		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-1019 P-1385 (L-633P-407&L-939P-32) 234 UNIT # 4 BAY SHORE WEST CONDOMINIUM PP: 006-021-003-0290 & 021-014-0030		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		0.00 Total Acres Total Est. Land Value = 0						
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		Sidewalk		D/W/P: 3.5 Concrete	6.68	110	73	537		
		Water		Total Estimated Land Improvements True Cash Value =					537	
		Sewer		Work Description for Permit PB22-0350, Issued 09/07/2022: 8 x 26 = 208 SQUARE FEET SCREENED IN PORCH. LAKE TOWNSHIP LAND USE DATED 8/22/22 #004532.						
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		
		QT	04/06/2023	INSPECTED	2023	0	26,000	26,000	16,694C	
		QT	11/01/2022	INSPECTED	2022	0	17,500	17,500	13,622C	
		CW	07/29/2019	INSPECTED	2021	0	17,200	17,200	13,187C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 208	Type CSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	X	Ord		Min											
Condition: Good		Size of Closets															
		Lg	X	Ord		Small											
Room List		Doors:		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric												
		Kitchen: Other: Other:			0 Amps Service												
(1) Exterior		No./Qual. of Fixtures															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			X	Ex.		Ord.		Min							
		No. of Elec. Outlets															
		(13) Plumbing															
(2) Windows		(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 442 S.F. Height to Joists: 0.0													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 442 SF Floor Area = 442 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 442 Total: 61,952 40,268 Other Additions/Adjustments Porches CSEP (1 Story) 208 8,744 6,558 *7 Water/Sewer Public Sewer 1 1,515 985 Water Well, 100 Feet 1 5,890 3,828 Totals: 78,101 51,639 Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 55,357																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NORTHRUP SHARON E ESTATE	FITZPATRICK PAUL J & ROXAN	279,500	03/10/2023	WD	03-ARM'S LENGTH	1183:2338	PROPERTY TRANSFER	100.0
NORTHRUP SHARON E		0	10/03/2022	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0
		113,000	10/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
109 STATE ST	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
FITZPATRICK PAUL J & ROXANNE 30255 FIDDLERS GRN FARMINGTON HILLS MI 48334	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			CANAL/RIVER	100.00	150.00	1.0000	1.0000	850 100	85,000
			100 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =	85,000	
Tax Description			Land Improvement Cost Estimates						
L-708 P-689 234 109 STATE AVE LOTS 1 & 2 BEBEE SUBD.	X		Description	Rate	Size	% Good	Cash Value		
Comments/Influences			Dirt Road						
			Gravel Road						
			Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
	X		D/W/P: 3.5 Concrete	6.68	1124	46	3,454		
			Total Estimated Land Improvements True Cash Value =				3,454		
			Topography of Site						
	X		Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
	X		Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	03/31/2023	INSPECTED	2023	42,500	83,500	126,000		74,326C
	MH	08/14/2017	INSPECTED	2022	42,500	69,600	112,100		70,787C
	DMG	08/08/2009	INSPECTED	2021	37,500	61,000	98,500		68,526C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																						
X	Wood Frame												64 240 288 20	WGEP (1 Story) Treated Wood Treated Wood Treated Wood																																																																																																																																																								
Building Style: RANCH		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C Effec. Age: 24 Floor Area: 1,098 Total Base New : 215,633 Total Depr Cost: 163,879 Estimated T.C.V: 176,006			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																							
Yr Built Remodeled 0 0		Trim & Decoration		Central Air Wood Furnace			X																																																																																																																																																															
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(2) Windows		Many Avg. X Large Avg. Small		Many X Ave. Few																																																																																																																																																																		
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens		(7) Excavation		(13) Plumbing																																																																																																																																																																		
X		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																		
(3) Roof		(8) Basement		(14) Water/Sewer																																																																																																																																																																		
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																		
X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:																																																																																																																																																																		
Chimney: Metal		(10) Floor Support																																																																																																																																																																				
		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																																				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HOLSTON ROBERT M	SCHULZ ALAN J	215,000	10/17/2022	WD	21-NOT USED/OTHER	1182:1799	PROPERTY TRANSFER	100.0		
HOLSTON THOMAS A	HOLSTON ROBERT M	0	08/30/2022	OTH	07-DEATH CERTIFICATE	1182:1798	OTHER	100.0		
HOLSTON THOMAS A	HOLSTON THOMAS A [LE]	0	03/04/2020	QC	18-LIFE ESTATE	1172:825	PROPERTY TRANSFER	0.0		
HOLSTON DEBORAH A		0	12/04/2019	OTH	07-DEATH CERTIFICATE	1172:0826	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status	
103 STATE AVE		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
SCHULZ ALAN J 901 WEST ST LANSING MI 48915		SA:		2024 Est TCV Tentative						
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT					
L-725 P-180 234 103 STATE ST LOT 3 BEBEE SUBD.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		CANAL/RIVER	50.00	150.00	1.0000	1.0000	850 100	42,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68	1259	95	7,989		
		Electric		Total Estimated Land Improvements True Cash Value = 7,989						
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X	Level							
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X	Waterfront							
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		
		QT	11/01/2022	INSPECTED	2023	21,300	57,100	78,400	78,400S	
		MH	08/14/2017	INSPECTED	2022	21,300	34,600	55,900	50,172C	
		DMG	08/08/2009	INSPECTED	2021	18,800	30,800	49,600	48,570C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:				
	Mobile Home			Wood	Coal	Steam		Cook Top					Interior 2 Story	Car Capacity:		
	Town Home	0		Forced Warm Air				Dishwasher	2nd/Same Stack	165	WGEP (1 Story)	Class: CD				
	Duplex	0		Wall Furnace				Garbage Disposal	Two Sided	130	Composite	Exterior: Siding				
	A-Frame			Warm & Cool Air				Bath Heater	Exterior 1 Story	21	Composite	Brick Ven.: 0				
X	Wood Frame	(4) Interior		Heat Pump				Vent Fan	Exterior 2 Story			Stone Ven.: 0				
		Drywall						Hot Tub	Prefab 1 Story			Common Wall: Detache				
		X	Paneled	Plaster				Unvented Hood	Prefab 2 Story			Foundation: 18 Inch				
	Building Style:			Wood T&G				Vented Hood	Heat Circulator			Finished ?:				
	MANUFACTURED	Trim & Decoration						Intercom	Raised Hearth			Auto. Doors: 0				
	Yr Built	Remodeled						Jacuzzi Tub	Wood Stove			Mech. Doors: 0				
	0	0		Ex	X	Ord		Jacuzzi repl.Tub	Direct-Vented Gas			Area: 360				
	Condition: Good	Size of Closets						Oven				% Good: 0				
				Lg	X	Ord		Microwave	Class: Average			Storage Area: 0				
								Standard Range	Effec. Age: 8			No Conc. Floor: 0				
	Room List	Doors:		Solid	X	H.C.		Self Clean Range	Floor Area:			Bsmnt Garage:				
	Basement							Sauna	Total Base New : 129,897		E.C.F.					
	1st Floor	(5) Floors						Trash Compactor	Total Depr Cost: 106,755		X 1.074					
	2nd Floor	Kitchen:		(12) Electric				Central Vacuum	Estimated T.C.V: 114,655							
	Bedrooms	Other:		100 Amps Service				Security System				Carport Area:				
		Other:		No./Qual. of Fixtures								Roof:				
(1)	Exterior			Ex. X Ord. Min				Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED				Cls Average	Blt 0			
	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets				(11) Heating System: Warm & Cool Air								
X	Aluminum/Vinyl			Many X Ave. Few				Ground Area = 1080 SF Floor Area = 1080 SF.								
	Brick			(13) Plumbing				Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
	Insulation			Average Fixture(s)				Building Areas								
(2)	Windows	(7) Excavation		2 3 Fixture Bath				Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost			
	Many			2 Fixture Bath				Main Home	Siding	Comp.Shingle	1080					
X	Avg.	X	Large	Softener, Auto				Other Additions/Adjustments								
	Few		Small	Softener, Manual				Plumbing								
				Solar Water Heat				3 Fixture Bath				1	3,097	2,478		
				No Plumbing				Porches								
				Extra Toilet				WGEP (1 Story)				165	10,194	9,684		
				Extra Sink				Garages								
				Separate Shower				Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
				Ceramic Tile Floor				Base Cost				360	14,594	11,675		
				Ceramic Tile Wains				Water/Sewer								
				Ceramic Tub Alcove				Public Sewer				1	1,515	1,212		
				Vent Fan				Water Well, 100 Feet				1	5,890	4,712		
								Built-Ins								
								Appliance Allow.				1	2,806	2,245		
								Deck								
								Composite				130	3,181	3,022		
								Composite w/Roof (Deck Portion)				21	1,058	1,005		
								Composite w/Roof (Roof portion)				21	479	455		
								Local Cost Items								
								STAND BY GENERATOR				1	4,000	3,800		
								Totals:					129,897	106,755		
								Notes:								
								ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv:						114,655		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SUDDS CHERYL	SUDDS CHERYL [LE]	0	04/12/2017	QC	18-LIFE ESTATE	1162:430	PROPERTY TRANSFER	0.0			
DEUTSCHE BAND & TRUST	SUDDS, CHERYL	80,000	11/06/2009	OTH	21-NOT USED/OTHER	1088/1541	OTHER	100.0			
INDY MACK FEDERAL BANK	DEUTSCHE BAND & TRUST	0	11/07/2008	QC	21-NOT USED/OTHER	1078/1018	OTHER	0.0			
MYERS EVELYN M	INDY MACK FEDERAL BANK	105,000	10/24/2008	SD	10-FORECLOSURE	1078/648	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
101 STATE ST		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
SUDDS CHERYL [LE] 23312 HARDING HAZEL PARK MI 48030		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
L-559 P-603 234 101 STATE AVE 48629LOT 4 BEBEE SUBD		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100	42,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.68	1064	86	6,113			
		X Sewer		Fencing: Wire Mesh, #9	3.85	400	46	708			
		Electric		Fencing: Gates, Mesh, 3'	415.39	2	46	382			
		Gas		Wood Frame	32.76	80	46	1,206			
		Curb		Wood Frame	39.80	24	21	201			
		X Street Lights		Total Estimated Land Improvements True Cash Value = 8,610							
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	21,300	64,400	85,700			42,486C	
		High		2022	21,300	53,600	74,900			40,463C	
		Landscaped		2021	18,800	47,300	66,100			39,171C	
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/31/2023	INSPECTED	2023	21,300	64,400	85,700			42,486C
		MH	08/14/2017	INSPECTED	2022	21,300	53,600	74,900			40,463C
		DMG	07/21/2011	INSPECTED	2021	18,800	47,300	66,100			39,171C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240 100	Type Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 1/2 STORY		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min											
Condition: Good		Trim & Decoration		Size of Closets													
Room List		Doors:		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior			Kitchen: Other: Other:	100 Amps Service													
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures													
				Ex.	X	Ord.		Min									
		(13) Plumbing		No. of Elec. Outlets													
				Many	X	Ave.		Few									
(2) Windows		(7) Excavation		(14) Water/Sewer													
	Many X Avg. Few		Basement: 0 S.F. Crawl: 784 S.F. Slab: 0 S.F. Height to Joists: 0.0	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	Large X Avg. Small	(8) Basement		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Lump Sum Items:													
(3) Roof		(9) Basement Finish		Notes:													
	X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 129,896													
	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
	Asphalt Shingle X Metal			Totals: 170,345 120,946													
	Chimney:			Totals: 170,345 120,946													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DOERR BIRGITTA & AARON	REDWINE KATHERINE & OSCAR	250,000	05/13/2021	WD	03-ARM'S LENGTH	1176:2254	PROPERTY TRANSFER	100.0				
WYLIE CATHERINE J & BERGFELDER	DOERR BIRGITTA & AARON	159,900	05/11/2021	WD	16-LC PAYOFF	1176:2253	DEED	0.0				
WYLIE CATHERINE J & BERGFELDER	DOERR BIRGITTA & AARON	159,900	12/02/2019	LC	21-NOT USED/OTHER	1171:0793	PROPERTY TRANSFER	100.0				
WALKER TROY M & LEEANNA C	WYLIE CATHERINE J & BERGFELDER	0	04/28/2008	WD	21-NOT USED/OTHER	1071/1775	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W		Building Permit(s)		Date	Number	Status		
8810 STATE AVE & GRAHAM DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
REDWINE KATHERINE & OSCAR D 3755 W SHAFFER RD COLEMAN MI 48618		SA:										
Tax Description		2024 Est TCV Tentative										
(L-1039P-2142&L-985P-2396&L-597P-425) 234 L-1054 P-249 W 17 FT OF LOT 5 - LOT 6 BEBEE SUBD 8810 W HOUGHTON LK DR		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements				* Factors *						
		Dirt Road				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		Gravel Road				CANAL/RIVER 67.00 100.00 1.0000 0.8165 850 100		46,499				
		Paved Road				67 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =		46,499				
		Storm Sewer				Land Improvement Cost Estimates						
		Sidewalk				Description Rate Size % Good Cash Value						
		Water				D/W/P: Patio Blocks 15.83 144 21 479						
		Sewer				Wood Frame 25.35 192 23 1,119						
		Electric				Total Estimated Land Improvements True Cash Value =		1,598				
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value
		Who		When		What		2024		Tentative		Tentative
		QT 03/31/2023 INSPECTED		2023		23,200		119,300		142,500		129,255C
		MH 08/14/2017 INSPECTED		2022		23,200		99,900		123,100		123,100S
		DMG 07/22/2013 INSPECTED		2021		20,500		73,200		93,700		93,700S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 20	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 16 Floor Area: 2,240 Total Base New : 282,447 Total Depr Cost: 237,256 Estimated T.C.V: 254,813			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1344 SF Floor Area = 2240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84			Cls C		Blt 2006		
Yr Built 2006	Remodeled 0	Ex	X Ord		Min	100 Amps Service			Building Areas			Cost New		Depr. Cost			
Condition: Good		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories			Total:				
Room List		Doors:	Solid	X	H.C.	Average Fixture(s)			2 Story Siding			264,762		222,400			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding			448				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			3 Fixture Bath		1	4,711	3,957
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			Water/Sewer			Public Sewer		1	1,515	1,273
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water			Public Sewer			Water Well		1	5,890	4,948
	Many X Avg. Few		X Avg. Small	(9) Basement Finish			1 Public Sewer			Appliance Allow.			WCP (1 Story)		24	1,837	1,543
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Water Well			Porches			Deck		20	926	778
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			2000 Gal Septic			Treated Wood			Totals:		282,447	237,256	
X	Gable Hip Flat		Gambrel Mansard Shed	Notes: MODULAR			Notes: MODULAR			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TC			254,813				
X	Asphalt Shingle																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
DOERR AARON & BIRGITTA	DOHERTY ROBERT J	220,000	01/03/2023	WD	03-ARM'S LENGTH	1183:565	PROPERTY TRANSFER	100.0									
CHAMPAGNE TAMARA	DOERR AARON & BIRGITTA	85,000	08/09/2019	WD	16-LC PAYOFF	1170:301	DEED	0.0									
RONAN TAMARA	DOERR AARON & BIRGITTA LC	85,000	08/15/2014	LC	03-ARM'S LENGTH	1142-598	OTHER	100.0									
HSBC MTG CO	RONAN, TAMARA	50,000	04/16/2009	WD	21-NOT USED/OTHER	1082/1091	OTHER	100.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W		Building Permit(s)		Date	Number	Status							
8820 STATE AVE		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		07/26/2021		PB21-0260	COMPLETE								
Owner's Name/Address		P.R.E. 0%		GARAGE		01/01/2016		PB16-0058	COMPLETE								
DOHERTY ROBERT J 8820 STATE AVE HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT											
L-990 P-723 (L-579 P-249) 234 LOT 7 BEBEE SUBD		X		Public Improvements		* Factors *		Value									
Comments/Influences		Dirt Road		CANAL/RIVER		Description Frontage Depth Front Depth Rate %Adj. Reason		34,701									
		Gravel Road		50 Actual Front Feet, 0.12 Total Acres		50.00 100.00 1.0000 0.8165 850 100		34,701									
		Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value											
		Storm Sewer		D/W/P: 3.5 Concrete		6.68 160 46		492									
		Sidewalk		Total Estimated Land Improvements True Cash Value =				492									
		Water		Work Description for Permit PB21-0260, Issued 07/26/2021: RE-ROOF													
		Electric		Work Description for Permit PB16-0058, Issued 01/01/2016: GARAGE													
		Gas															
		Curb															
		Street Lights															
		X Standard Utilities															
		Underground Utils.															
		Topography of Site															
		X Level															
		Rolling															
		Low															
		High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		X Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Who		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		When		2024		Tentative		Tentative		Tentative						Tentative	
		What		2023		17,400		78,900		96,300						56,350C	
The Equalizer. Copyright (c) 1999 - 2009.		QT 03/31/2023 INSPECTED		2022		17,400		56,200		73,600						53,667C	
Licensed To: Township of Lake, County of Roscommon, Michigan		MH 08/14/2017 INSPECTED		2021		15,300		49,100		64,400						51,953C	
		DMG 07/22/2013 INSPECTED															

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 292	Type Treated Wood	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 91 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,400 Total Base New : 218,409 Total Depr Cost: 157,630 Estimated T.C.V: 169,295			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					Cls C Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord		Min	100 Amps Service			Building Areas							
Condition: Good		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Slab						
Room List		Doors:	Solid X	H.C.	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			Lump Sum Items:			Notes:						
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			Public Water Public Sewer Water Well			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:						
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures			1000 Gal Septic 2000 Gal Septic			Totals:						
X Avg. Few		X Avg. Small		Ex. X Ord. Min			Lump Sum Items:			Totals:						
(2) Windows		(7) Excavation		Many X Ave. Few			Lump Sum Items:			Totals:						
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Many X Ave. Few			Lump Sum Items:			Totals:						
X Avg. Few		X Avg. Small		Many X Ave. Few			Lump Sum Items:			Totals:						
(3) Roof		(9) Basement Finish		Many X Ave. Few			Lump Sum Items:			Totals:						
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Many X Ave. Few			Lump Sum Items:			Totals:						
X Asphalt Shingle		(10) Floor Support		Many X Ave. Few			Lump Sum Items:			Totals:						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Many X Ave. Few			Lump Sum Items:			Totals:						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-W		Building Permit(s)		Date	Number	Status		
8828 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Demolish		06/21/2021		PB21-0207	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:								
ECKSTROM RANDY & LYNDA 6362 N BELSAY RD FLINT MI 48506		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
234 L-757 P-523 LOT 8 BEBEE SUBD.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100		42,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.25	160	21	210	
		Sewer		D/W/P: 3.5 Concrete				6.25	3	21	4	
		Electric		Total Estimated Land Improvements True Cash Value = 214								
		Gas		Work Description for Permit PB21-0207, Issued 06/21/2021: DEMOLITION OF FIRE								
		Curb		DAMAGED 24 X 26 = 624 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4389 ROSCOMMON								
		Street Lights		CO SOIL EROSION PERMIT #4001; DTE GAS LINE CUT & CAPPED: CONSUMERS DISCONNECTED;								
		X Standard Utilities		WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL								
		Underground Utils.		DRILLER AND MUST BE APPROVED BY THE HEALTH DEPT; HLSA DISCONNECT/DEMO PERMIT								
		Topography of Site		#D-806								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	21,300	400	21,700			21,700S		
		High		2022	21,300	300	21,600			21,600S		
		Landscaped		2021	18,800	11,100	29,900			28,176C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009.		QT	08/18/2021	INSPECTED								
Licensed To: Township of Lake, County of		MH	08/14/2017	INSPECTED								
Roscommon, Michigan		DMG	07/22/2013	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
Building Style: LOG 1 STORY		Drywall Paneled	Plaster X Wood T&G		X														
Yr Built	Remodeled	Ex	X Ord		Min														
Condition: Poor		Size of Closets			Lg	X Ord		Small											
Room List		Doors:	Solid	X	H.C.				Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric															
		Kitchen: Other: Other:		60 Amps Service															
(1) Exterior		No./Qual. of Fixtures		Ex. Ord. X Min															
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets															
X	Log Insulation						Many	X Ave.		Few									
(2) Windows		(7) Excavation		(13) Plumbing															
	Many X Avg. Few		Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1															
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																	
Cost Est. for Res. Bldg: 1 Single Family LOG 1 STORY Cls CD Blt 0										(11) Heating System: Space Heater		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Other Additions/Adjustments										Water/Sewer		Public Sewer		1		1,345		605	
Notes:										ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:		605		1,345		605			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BAKUN JOHN & BARBARA	DEROSIA VIRGEL L	40,000	10/23/2015	WD	21-NOT USED/OTHER	1154-2158	PROPERTY TRANSFER	100.0			
DENTON JOHN M & DENTON RIC	BAKUN JOHN & BARBARA	35,000	10/15/2015	WD	16-LC PAYOFF	1154-2157	PROPERTY TRANSFER	0.0			
CAMPBELL BENJAMIN M ESTATE	DENTON JOHN M & DENTON RIC	0	07/25/2014	OTH	21-NOT USED/OTHER	1142-3	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W	Building Permit(s)	Date	Number	Status			
8838 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			HOUSE	12/08/2015	0123	COMPLETE			
Owner's Name/Address		P.R.E. 100% 12/27/2016		SA:							
DEROSIA VIRGEL L 8838 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
L-768 P-253-254 234 LOT 9 BEBEE SUBD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100	42,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	42,500	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	5.86		240 45		633		
		Sewer		Wood Frame	23.74		96 20		456		
		Electric		Total Estimated Land Improvements True Cash Value =							1,089
		Gas		Work Description for Permit 0123, Issued 12/08/2015: CHECK HOUSE AND PARCEL PER							
		Curb		SALE PRICE, PURCHASER MENTIONED MOLD AND BAD FOUNDATION							
		Street Lights		MAKE SURE MOLD CURED							
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		QT	03/31/2023	INSPECTED	2023	21,300	32,300	53,600	0M		0
		MH	12/29/2016	INSPECTED	2022	21,300	26,700	48,000	0M		0
		CSZ	01/20/2016	INSPECTED	2021	18,800	23,500	42,300	0M		0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 480	Type CPP Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 45 Floor Area: 702 Total Base New : 115,997 Total Depr Cost: 63,798 Estimated T.C.V: 68,519			E.C.F. X 1.074 Bsmnt Garage: Carport Area: Roof:		
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls D		Blt 0	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 702 SF Floor Area = 702 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
Condition: Fair		Size of Closets		Lg	X	Ord		Small	(13) Plumbing			Building Areas				
Room List		Doors:		Solid	X	H.C.	Average Fixture(s)			Stories Exterior Foundation			Size		Cost New Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 3 Fixture Bath			1 Story Siding Crawl Space			702		82,522 45,387	
(1) Exterior		(6) Ceilings		0 Amps Service			2 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick			No./Qual. of Fixtures			Softener, Auto			Deck			480		7,114 3,913	
	Insulation			X Ex. Ord. Min			Softener, Manual			Garages						
(2) Windows		(7) Excavation		Many X Ave. Few			Solar Water Heat			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Many Avg. Few	X	Avg.	Small	Basement: 0 S.F. Crawl: 702 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			Base Cost			576 17,315 9,523		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Extra Toilet			Extra Sink			Water/Sewer						
(3) Roof				Separate Shower			Ceramic Tile Floor			Public Sewer			1 1,192 656			
X	Gable Hip Flat		Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Wains			Water Well, 100 Feet			1 5,584 3,071			
	Asphalt Shingle	(9) Basement Finish		Ceramic Tub Alcove Vent Fan			Built-Ins			Appliance Allow.			1 1,662 914			
Chimney: Vinyl		(10) Floor Support		(14) Water/Sewer			Porches			CPP			24 608 334			
		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			115,997 63,798		68,519	
		Lump Sum Items:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TIFT RICHARD W & LORI D	BAKUN JOHN & BARBARA	0	08/17/2022	WD	16-LC PAYOFF	1182:277	DEED	0.0
BAKUN JOHN & BARBARA	BAKUN JOHN & BARBARA & BAKUN JOSEPH	0	08/17/2022	QC	09-FAMILY	1182:278	DEED	0.0
TIFT RICHARD W & LORI D	BAKUN, JOHN & BARBARA	82,500	02/01/2012	OTH	21-NOT USED/OTHER		OTHER	100.0

  

Property Address	Class: COMMERCIAL-IMPROVE	Zoning: C-W	Building Permit(s)	Date	Number	Status			
8848 STATE AVE	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 60% 01/23/2020								
Owner's Name/Address	SA:								
BAKUN JOHN & BARBARA & BAKUN JOSEPH 8848 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			COMM FF RATE	137.00	100.00	1.0000	0.8165	150 100	16,779
			CANAL/INDIRECT	137.00	0.00	1.0000	0.0000	750 100	0
			274 Actual Front Feet, 0.32 Total Acres			Total Est. Land Value =		16,779	
			Land Improvement Cost Estimates						
			Description			Rate	Size % Good	Cash Value	
			Wood Frame			30.37	96 46	1,341	
			Total Estimated Land Improvements True Cash Value =			1,341			
Tax Description									
1111/1533 1111/1532 970/1799 L951/P2607 L833/P6 L383/P502 234 LOTS 10, 11 & 12 BEBEE SUBD SPLIT/COMBINED ON 11/22/2019 FROM 006-120-010-0000, 006-120-011-0000;	X		Dirt Road						
			Gravel Road						
			Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
	X		Sewer						
Comments/Influences			Electric						
			Gas						
			Curb						
	X		Street Lights						
	X		Standard Utilities						
			Underground Utils.						
Split/Comb. on 12/08/2019 completed 12/08/2019 MIKE ASSESSOR REQUEST; Parent Parcel(s): 006-120-010-0000, 006-120-011-0000; Child Parcel(s): 006-120-010-1000;			Topography of Site						
	X		Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
	X		Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	03/31/2023	INSPECTED	2023	8,400	106,000	114,400		102,281C
	MH	08/14/2017	INSPECTED	2022	8,400	91,200	99,600		97,411C
	DMG	07/22/2013	INSPECTED	2021	22,400	71,900	94,300		94,300S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 31 Floor Area: 1,728 Total Base New : 234,114 Total Depr Cost: 161,538 Estimated T.C.V: 135,530			E.C.F. X 0.839		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			0 Amps Service									
(1) Exterior		Ex.	Ord.	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1728 SF Floor Area = 1728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas					Cls C Blt 0			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many Ave. Few			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,728		Cost New 219,192		Depr. Cost 151,242		
	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			1 4,711 3,251 1 1,515 1,045 1 5,890 4,064 1 2,806 1,936		Totals: 234,114 161,538	
(2) Windows		Basement: 0 S.F. Crawl: 1728 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Notes:			Totals: 234,114 161,538			ECF (2001 COMMERCIAL ) 0.839 => TCV: 135,530			
Many Avg. Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
Asphalt Shingle																
Chimney:																

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Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail				<<<<< Calculator Cost Computations >>>>>			
Class: D Floor Area: 1,152 Gross Bldg Area: 1,152 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 224 Base Rate for Upper Floors = 100.01			
Depr. Table : 1.5% Effective Age : 16 Physical %Good: 79 Func. %Good : 97 Economic %Good: 98		Construction Cost High Above Ave. X Ave. Low		(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 33.27 100% Adjusted Square Foot Cost for Upper Floors = 133.28			
Year Built Remodeled Overall Bldg Height		*** Calculator Cost Data *** Quality: Low Cost Heat#1: Zoned A.C. Warm & Cooled Air 100% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 1152 Ave. Perimeter: 224 Has Elevators:		Total Floor Area: 1,152 Base Cost New of Upper Floors = 153,538 Reproduction/Replacement Cost = 153,538 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 79 /97 /97 /98 /72.8 Total Depreciated Cost = 111,844			
Comments:		*** Basement Info *** Area: Perimeter: Type: Display Basement Heat: Forced Air Furnace		Unit in Place Items /CI16/YARI/PAV/2L 2.00 1440 1.00 45 1,296 /CI16/YARI/PATR/WOOIBCA 15.53 360 1.00 20 1,118 /CI16/YARI/PAV/495A 5.57 360 1.00 45 902			
* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		* Sprinkler Info * Area: Type: Low		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 88,903 Replacement Cost/Floor Area= 142.37 Est. TCV/Floor Area= 77.17			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		X Few Average	X Few Average		
		3-Piece Baths		Many Unfinished	Many Unfinished		
		2-Piece Baths		Typical	Typical		
		Shower Stalls		Flex Conduit	Incandescent		
		Toilets		Rigid Conduit	Fluorescent		
(4) Floor Structure:				Armored Cable	Mercury	(40) Exterior Wall:	
				Non-Metalic	Sodium Vapor	Thickness	Bsmnt Insul.
				Bus Duct	Transformer		
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0			
		(10) Heating and Cooling:		(14) Roof Cover:			
(6) Ceiling:		X Gas Oil	Coal Stoker	Hand Fired Boiler			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ALLEN CLYDE C	HUNT, ELARINE A	95,000	10/22/2010	WD	03-ARM'S LENGTH	1098/472	OTHER	100.0			
		110,000	09/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: C-W	Building Permit(s)		Date	Number	Status		
8878 OLD 27		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HUNT ELARINE A 7279 N LOOMIS COLEMAN MI 48618		SA:									
Tax Description		2024 Est TCV Tentative									
(L-1007P-1076&FILE&L-909P-132&L-751P609)2 34 L-1049P-2208 (L-1042P-2548)N 120 FT OF LOT 13 BEBEE SUBD. 8978 W HOUGHTON LK DR Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	120.00	93.00	1.0000	0.7874	850	100	80,315
		Paved Road		120 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 80,315							
		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
		Electric									
		Gas									
		Curb									
		X	Street Lights								
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	03/31/2023	INSPECTED	2023	40,200	27,100	67,300			27,442C
		QT	06/28/2018	INSPECTED	2022	40,200	22,000	62,200			26,136C
		DMG	07/22/2013	INSPECTED	2021	17,700	29,900	47,600			25,302C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:				
	Mobile Home												X	Insulation	Wood	Coal
	Town Home	0						Dishwasher	2nd/Same Stack			Class: CD				
	Duplex	0		X	Forced Warm Air			Garbage Disposal	Two Sided	25	Treated Wood	Exterior: Siding				
	A-Frame	0			Wall Furnace			Bath Heater	Exterior 1 Story	70	Brzwy, FW	Brick Ven.: 0				
X	Wood Frame	(4) Interior			Warm & Cool Air			Vent Fan	Exterior 2 Story			Stone Ven.: 0				
		Drywall			Heat Pump			Hot Tub	Prefab 1 Story			Common Wall: 1/2 Wal				
		Paneled						Unvented Hood	Prefab 2 Story			Foundation: 18 Inch				
Building Style: MANUFACTURED		Trim & Decoration						Vented Hood	Heat Circulator			Finished ?:				
Yr Built	Remodeled	Ex	X	Ord				Intercom	Raised Hearth			Auto. Doors: 0				
0	0							Jacuzzi Tub	Wood Stove			Mech. Doors: 0				
Condition: Good		Size of Closets						Jacuzzi repl.Tub	Direct-Vented Gas			Area: 720				
		Lg	X	Ord				Oven				% Good: 0				
								Microwave				Storage Area: 0				
Room List		Doors:		Solid	X	H.C.		Standard Range				No Conc. Floor: 0				
	Basement	(5) Floors			Central Air			Self Clean Range				Bsmnt Garage:				
	1st Floor	Kitchen:			Wood Furnace			Sauna				Carport Area:				
	2nd Floor	Other:			(12) Electric			Trash Compactor				Roof:				
	Bedrooms	Other:			0 Amps Service			Central Vacuum								
(1) Exterior		No./Qual. of Fixtures						Security System								
	Wood/Shingle	X	Ex.		Ord.											
	Aluminum/Vinyl	No. of Elec. Outlets														
	Brick				Many	X	Ave.									
	Insulation															
(2) Windows		(7) Excavation			(13) Plumbing											
	Many				Average Fixture(s)											
	X	Avg.	X	Large	2 3 Fixture Bath											
	Few			Small	2 Fixture Bath											
	Wood Sash	Basement: 0 S.F.			Softener, Auto											
	Metal Sash	Crawl: 0 S.F.			Softener, Manual											
	X	Vinyl Sash	Slab: 0 S.F.		Solar Water Heat											
	Double Hung	Height to Joists: 0.0			No Plumbing											
	Horiz. Slide	(8) Basement			Extra Toilet											
	Caseament				Extra Sink											
	X	Double Glass			Separate Shower											
	Patio Doors				Ceramic Tile Floor											
	X	Storms & Screens			Ceramic Tile Wains											
					Ceramic Tub Alcove											
					Vent Fan											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
					Public Water											
	X	Gable			1 Public Sewer											
	Hip				1 Water Well											
	Flat				1000 Gal Septic											
	X	Asphalt Shingle			2000 Gal Septic											
					Lump Sum Items:											
	Chimney:	Joists:														
		Unsupported Len:														
		Cntr.Sup:														
Notes:										ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCW:		58,356				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COUNTY OF ROSCOMMON	D'ANNA HEIDI E	1,600	09/27/2022	QC	13-GOVERNMENT	1182:1209	DEED	100.0				
HOSKINS KEITH & SARI	COUNTY OF ROSCOMMON	0	05/11/2022	OTH	10-FORECLOSURE	1181:222	OTHER	0.0				
COUNTY OF ROSCOMMON	HOSKINS KEITH & SARI	700	10/24/2013	QC	21-NOT USED/OTHER	1134/145	OTHER	100.0				
BAKUN, JOHN	ROSCOMMON COUNTY TREASURER	0	06/19/2013	OTH	21-NOT USED/OTHER	1129/649	OTHER	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: C-W		Building Permit(s)		Date	Number	Status		
OLD 27		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
D'ANNA HEIDI E 6695 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				RESIDENTIAL ACREAGE			0.103	Acres	9,000	100		927
								0.10 Total Acres		Total Est. Land Value =		927
Tax Description		Dirt Road										
L-1026 P-1426 (L-946P-2367&L-420P-674)		Gravel Road										
234 S 30 FT OF N 150 FT OF LOT 13 BEBEE SUBD.		Paved Road										
Comments/Influences		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				
		QT	03/31/2023	INSPECTED	2023	500	0	500			500S	
		MH	12/29/2016	INSPECTED	2022	400	0	400			400S	
		DMG	07/08/2013	INSPECTED	2021	1,100	0	1,100			1,100S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRUL ROBERT P	KIRK RODNEY J	120,000	11/10/2022	WD	03-ARM'S LENGTH	1182:2310	PROPERTY TRANSFER	100.0
BAKUN, JOHN	KRUL ROBERT P	0	06/17/2013	QC	10-FORECLOSURE	1129/247	OTHER	0.0
KRUL ROBERT P	BAKUN, JOHN	95,000	09/11/2009	LC	03-ARM'S LENGTH	1086/2543	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: C-W	Building Permit(s)	Date	Number	Status				
8874 W HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS									
	P.R.E. 100% 11/10/2022									
Owner's Name/Address	SA:									
KIRK RODNEY J 8874 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
	Public Improvements	* Factors *								
	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value								
	Gravel Road	OFF LAKE GROUP1 97.00 100.00 1.0000 0.8165 400 100 31,680								
	Paved Road	97 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 31,680								
	Storm Sewer	Land Improvement Cost Estimates								
	Sidewalk	Description Rate Size % Good Cash Value								
	Water	D/W/P: Asphalt Paving 2.73 2946 21 1,689								
	Sewer	Total Estimated Land Improvements True Cash Value = 1,689								
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
	Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	QT	03/31/2023	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
	MH	11/18/2022	DESK REVIE	2023	15,800	46,500	62,300			62,300S
	MH	08/14/2017	INSPECTED	2022	13,900	36,500	50,400			36,250C
				2021	12,900	33,700	46,600			35,092C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 16 910	Type Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																	
Building Style: A FRAME		X	Drywall Paneled		Plaster Wood T&G																																	
Yr Built 0	Remodeled 0	Ex	Ord	Min																																		
Condition: Fair		Trim & Decoration																																				
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																	
(1) Exterior					100 Amps Service																																	
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures																																	
X	Brick/Siding Insulation				Ex. X Ord. Min																																	
(2) Windows					No. of Elec. Outlets																																	
	Many Avg. Few				Many X Ave. Few																																	
	Large Avg. Small	(7) Excavation			(13) Plumbing																																	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors				Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
X	Storms & Screens	(8) Basement			(14) Water/Sewer																																	
(3) Roof					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																	
X	Gable Hip Flat				Lump Sum Items:																																	
X	Asphalt Shingle																																					
	Chimney:	(9) Basement Finish																																				
		(10) Floor Support																																				
		Joists: Unsupported Len: Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Single Family A FRAME (11) Heating System: Forced Air w/ Ducts Ground Area = 1702 SF Floor Area = 2494 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Slab</td> <td>792</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Block</td> <td>Slab</td> <td>910</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>219,272</td> <td>109,634</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 2 Fixture Bath 1 2,160 1,080 Balcony Wood Balcony 910 30,904 15,452 Water/Sewer Public Sewer 1 1,192 596 Water Well, 100 Feet 1 5,584 2,792 Built-Ins Appliance Allow. 1 1,662 831 Deck Treated Wood 16 712 356 Totals: 261,486 130,741															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Slab	792			1 Story	Block	Slab	910			Total:				219,272	109,634
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
2 Story	Siding	Slab	792																																			
1 Story	Block	Slab	910																																			
Total:				219,272	109,634																																	
Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 98,186																																						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BEST CHOICE DEVELOPMENT LL	RJ HOMAN DEVELOPMENT LLC	190,000	07/22/2014	WD	03-ARM'S LENGTH	1141-1417	OTHER	100.0						
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-W	Building Permit(s)		Date	Number	Status					
8982 OLD 27		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
RJ HOMAN DEVELOPMENT LLC PO BOX 716 HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
L-1079 P-1899 L-1025 P-2125 L-950 P-300 L-743 P-681 L-1038 P-531 234 - LOT 15 & SLY 88FT OF LOT 16 - BEBEE SUBDIVISION SPLIT ON 01/12/2010 FROM 006-120-015-0000 006-120-016-0000, 006-120-016-5000, 006-120-017-1000;		X Improved		Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				COMM FF RATE	213.00	270.00	1.0000	1.3416	150	100		42,865
		Paved Road				COMM FF RATE	133.00	50.00	1.0000	0.0000	150	100*		0
		Storm Sewer				* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk				346 Actual Front Feet,		1.32 Total Acres		Total Est. Land Value =		42,865		
		Water				Land Improvement Cost Estimates								
		X Sewer				Description	Rate	Size	% Good	Cash Value				
		Electric				Fencing: Wd, Solid, 6 ft.	31.76	80	24	610				
		Gas				Fencing: Gates, Wood/SqFt	17.07	36	24	148				
		Curb				D/W/P: 3.5 Concrete	6.77	586	49	1,944				
		X Street Lights				D/W/P: Asphalt Paving	3.19	18526	10	5,910				
		X Standard Utilities				D/W/P: 3.5 Concrete	6.77	84	49	279				
		Underground Utils.				D/W/P: 3.5 Concrete	6.77	84	49	279				
		Topography of Site				Wood Frame	28.79	120	24	829				
						Wood Frame	36.25	63	24	548				
		X Level				Total Estimated Land Improvements True Cash Value =								
		Rolling				10,547								
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	10/21/2020	INSPECTED	2023	21,400	122,700	144,100		94,087C						
CSZ	09/15/2015	INSPECTED	2022	21,400	112,000	133,400		89,607C						
			2021	21,500	103,700	125,200		86,745C						

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Desc. of Bldg/Section: CAL 176 Calculator Occupancy: Markets		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 4,232 Gross Bldg Area: 4,232 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 297 Base Rate for Upper Floors = 97.97	
Depr. Table : 3% Effective Age : 21 Physical %Good: 53 Func. %Good : 97 Economic %Good: 97		(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.07 100% Adjusted Square Foot Cost for Upper Floors = 116.04	
Year Built Remodeled Overall Bldg Height		Total Floor Area: 4,232 Base Cost New of Upper Floors = 491,081 4,232 Sq.Ft. of Sprinklers @ 4.61, Cost New = 19,510	
Comments:		Reproduction/Replacement Cost = 510,591 Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /97 /97 /97 /48.4 Total Depreciated Cost = 246,981	
Construction Cost High Above Ave. X Ave. Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 4232 Ave. Perimeter: 297 Has Elevators:		Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI8/WALB/-15TF/200 10150.00 2 1.00 49 9,947 /CI8/WALB/32?TF/150 32314.28 4 1.00 49 63,336	
*** Basement Info *** Area: Perimeter: Type: Display Basement Heat: Forced Air Furnace		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 247,244 Replacement Cost/Floor Area= 155.99 Est. TCV/Floor Area= 58.42	
* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		* Sprinkler Info * Area: 4232 Type: Low	

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
F & N INVESTMENTS LLC	RJ HOMAN DEVELOPMENT LLC	85,000	03/23/2018	WD	20-MULTI PARCEL SALE REF	1165:1179	PROPERTY TRANSFER	100.0		
NUGENT JON R & THERESA	F & N INVESTMENTS LLC	36,583	03/16/2015	WD	09-FAMILY	1148-923	PROPERTY TRANSFER	100.0		
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-W	Building Permit(s)		Date	Number	Status	
9014 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
RJ HOMAN DEVELOPMENT LLC PO BOX 716 HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL					
		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		COMM FF RATE	108.00	270.00	1.0000	1.3416	150 100	21,735
		Paved Road		CANAL/INDIRECT	112.00	50.00	1.0000	0.0000	750 100*	0
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.						
		Sidewalk		220 Actual Front Feet, 0.67 Total Acres		Total Est. Land Value =		21,735		
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	Tentative	Tentative	Tentative			Tentative
		Low		2023	10,900	0	10,900			10,900S
		High		2022	10,900	0	10,900			10,900S
		Landscaped		CSZ	01/20/2016	INSPECTED				
		Swamp		2021	12,500	0	12,500			10,849C
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		QT	03/31/2023	INSPECTED						
		QT	06/28/2018	INSPECTED						
		CSZ	01/20/2016	INSPECTED						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
F & N INVESTMENTS LLC	RJ HOMAN DEVELOPMENT LLC	85,000	03/23/2018	WD	20-MULTI PARCEL SALE REF	1165:1179	PROPERTY TRANSFER	100.0											
NUGENT JON R & THERESA	F & N INVESTMENTS LLC	36,583	03/16/2015	WD	09-FAMILY	1148-923	PROPERTY TRANSFER	100.0											
Property Address		Class: COMMERCIAL-VACANT		Zoning: C-W		Building Permit(s)		Date	Number	Status									
9014 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		MISC		03/29/2019		LU19-4217	COMPLETE										
Owner's Name/Address		P.R.E. 0%		SA:		2024 Est TCV Tentative													
RJ HOMAN DEVELOPMENT LLC PO BOX 716 HOUGHTON LAKE MI 48629		Improved X Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL															
Tax Description		Public Improvements		* Factors *															
(L-1025P-2125&L-831P-87&L-690 P-303) 234 L-1038 P-531 WLY 127FT LOF LOT 17 BEBEE SUBD		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
Comments/Influences		Gravel Road		COMM FF RATE		50.00		127.00		1.0000		0.9201		150 100				6,901	
		X Paved Road		50 Actual Front Feet, 0.15 Total Acres		Total Est. Land Value =												6,901	
		X Storm Sewer		Work Description for Permit LU19-4217, Issued 03/29/2019: SIGN PERMIT															
		X Sidewalk																	
		X Water																	
		X Sewer																	
		X Electric																	
		X Gas																	
		X Curb																	
		X Street Lights																	
		X Standard Utilities																	
		X Underground Utils.																	
		Topography of Site																	
		X Level																	
		Rolling																	
		Low																	
		High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		Who		When		What		2024		Tentative		Tentative		Tentative					
		QT		03/31/2023		INSPECTED		2023		3,500		0		3,500S					
		QT		06/28/2018		INSPECTED		2022		3,500		0		3,500S					
		MHC		01/20/2016		INSPECTED		2021		4,600		0		4,056C					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
F & N INVESTMENTS LLC	RJ HOMAN DEVELOPMENT LLC	85,000	03/23/2018	WD	19-MULTI PARCEL ARM'S LEN	1165:1179	PROPERTY TRANSFER	100.0													
NUGENT JON R & THERESA	F & N INVESTMENTS LLC	36,583	03/16/2015	WD	09-FAMILY	1148-923	PROPERTY TRANSFER	100.0													
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-W		Building Permit(s)		Date	Number	Status											
9014 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		CHANGE IN USE		11/30/2018		PB18-0382	COMPLETE												
Owner's Name/Address		P.R.E. 0%		SA:		2024 Est TCV Tentative															
RJ HOMAN DEVELOPMENT LLC PO BOX 716 HOUGHTON LAKE MI 48629		X Improved		Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL															
Tax Description		Public Improvements		* Factors *																	
(L-1025P-2125&L-950P-300&L-743 P-681) 234 L-1038 P-531 LOTS 18 AND 19 BEBEE SUBD		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
Comments/Influences		X		Gravel Road		COMM FF RATE		100.00		265.00		1.0000		1.3292		150		100		19,937	
		X		Paved Road		CANAL/INDIRECT		100.00		50.00		1.0000		0.5774		750		100		43,301	
		X		Storm Sewer		200 Actual Front Feet, 0.61 Total Acres														Total Est. Land Value = 63,239	
		X		Sidewalk		Work Description for Permit PB18-0382, Issued 11/30/2018: REMOVE THREE EXISTING WINDOWS, REPLACE WITH 6X7 ROLL-UP METAL DOORS, RENOVATION- CHANGE IN USE LATER.															
		X		Water Sewer																	
		X		Electric																	
		X		Gas																	
				Curb																	
				Street Lights																	
				Standard Utilities																	
				Underground Utils.																	
				Topography of Site																	
		X		Level																	
				Rolling																	
				Low																	
				High																	
				Landscaped																	
				Swamp																	
				Wooded																	
				Pond																	
		X		Waterfront																	
				Ravine																	
				Wetland																	
				Flood Plain																	
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		Who		When		What		2024		Tentative		Tentative		Tentative		Tentative					
		QT		03/31/2023		INSPECTED		2023		31,600		96,300		127,900		107,699C					
		KH		11/01/2019		INSPECTED		2022		26,600		86,400		113,000		102,571C					
		QT		11/13/2018		INSPECTED		2021		24,600		79,900		104,500		99,295C					

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Desc. of Bldg/Section: Calculator Occupancy: Markets - Roadside				<<<<< Calculator Cost Computations >>>>>			
Class: D Floor Area: 9,257 Gross Bldg Area: 9,257 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght				Class: D    Quality: Average Stories: 1    Story Height: 9    Perimeter: 526			
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100				Base Rate for Upper Floors = 40.10			
Construction Cost High    Above Ave.    X Ave.    Low				(10) Heating system: Complete H.V.A.C.    Cost/SqFt: 33.14    100% Adjusted Square Foot Cost for Upper Floors = 73.24			
** ** Calculator Cost Data ** ** Quality: Average Heat#1: Complete H.V.A.C.    100% Heat#2: Complete H.V.A.C.    0% Ave. SqFt/Story: 9257 Ave. Perimeter: 526 Has Elevators:				Total Floor Area: 9,257    Base Cost New of Upper Floors = 677,983 Reproduction/Replacement Cost = 677,983 Eff.Age:25    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 244,074			
*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: Forced Air Furnace				<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial			
* Mezzanine Info * Area #1: Type #1: Office    (No Rates) Area #2: Type #2: Office    (No Rates)				Item Description    Cost    # or Height Storys Col.    Rate    SqFt    Adj.    Adj.    Cost (39) Miscellaneous Canopies & Marquees: Wood Frame    1 Up    31.07    646    1.000    1.000    20,071 Total Cost of Lump-Sum Items = 20,071 Total Cost New = 20,071			
* Sprinkler Info * Area: Type: Average				Architectural Multiplier: 1.00 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		646 Wood Frame	
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	Fixtures:
(3) Frame:		Total Fixtures		X Few Average	X Few Average	Many Unfinished Typical	
(4) Floor Structure:		3-Piece Baths		Many Unfinished Typical	Many Unfinished Typical	(40) Exterior Wall:	
(5) Floor Cover:		2-Piece Baths		Flex Conduit	Incandescent	Thickness    Bsmnt Insul.	
(6) Ceiling:		Shower Stalls		Rigid Conduit	Fluorescent	(13) Roof Structure: Slope=0	
		Toilets		Armored Cable	Mercury	(14) Roof Cover:	
		Urinals		Non-Metalic	Sodium Vapor		
		Wash Bowls		Bus Duct	Transformer		
		Water Heaters					
		Wash Fountains					
		Water Softeners					
		(9) Sprinklers:					
		(10) Heating and Cooling:					
		X Gas Oil	Coal Stoker				
		Hand Fired Boiler					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROSE THOMAS W & NANCY L	BEGER TYLER & HERMAN TODD	225,000	11/05/2019	WD	16-LC PAYOFF	1170:2559	DEED	0.0			
BEGER TYLER	NAUTICAL LANE INC	0	11/01/2019	QC	21-NOT USED/OTHER	1170:2560	PROPERTY TRANSFER	50.0			
ROSE THOMAS W & NANCY L [L	BEGER TYLER & HERMAN TODD	225,000	06/25/2019	LC	03-ARM'S LENGTH	1169:1984	PROPERTY TRANSFER	100.0			
ROSE THOMAS & NANCY L	ROSE THOMAS W & NANCY L [I	0	04/04/2018	QC	18-LIFE ESTATE		PROPERTY TRANSFER	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: C-W	Building Permit(s)		Date	Number	Status		
9052 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HERMAN TODD & NAUTICAL LANE INC 9052 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCX Tentative									
L-845 P-329 (L-388 P-449) 234 LOTS 20, 21 22 & 23 BEBEE SUBD.		X Improved		Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	200.00	211.00	1.0000	1.1860	150	100	35,581
		Paved Road		CANAL/INDIRECT	200.00	50.00	1.0000	0.5774	750	100	86,603
		Storm Sewer		200 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =							122,183
		Sidewalk		Land Improvement Cost Estimates							
		Water		Description	Rate	Size	% Good	Cash Value			
		X Sewer		D/W/P: 3.5 Concrete	6.07	1773	49	5,273			
		Electric		D/W/P: 3.5 Concrete	6.07	622	49	1,850			
		Gas		D/W/P: 3.5 Concrete	6.07	144	49	428			
		Curb		D/W/P: Asphalt Paving	2.83	11848	10	3,353			
		X Street Lights		Fencing: Wire Mesh, #9	3.85	800	49	1,509			
		X Standard Utilities		Fencing: Gates, Mesh, 3'	373.52	1	49	183			
		Underground Utils.		Wood Frame	27.17	78	49	1,038			
		Topography of Site		Wood Frame	20.03	256	49	2,513			
		X Level		Total Estimated Land Improvements True Cash Value =							16,147
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Low		2024	Tentative	Tentative	Tentative			Tentative	
		High		2023	61,100	71,800	132,900			90,075C	
		Landscaped		2022	51,000	63,500	114,500			85,786C	
		Swamp		2021	42,100	59,600	101,700			83,046C	
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
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		DMG 06/14/2012 INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top	Interior 1 Story	Area	Type	Year Built:	Car Capacity:	Class: D	Exterior: Siding	Brick Ven.: 0	Stone Ven.: 0	Common Wall: 2 Wall	Foundation: 18 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 0	Area: 192	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Mobile Home																								0 Front Overhang
	Town Home	0 Other Overhang				Garbage Disposal	2nd/Same Stack	72 Roof Cover Onl																	
	Duplex					Bath Heater	Two Sided																		
	A-Frame					Vent Fan	Exterior 1 Story																		
	Wood Frame	(4) Interior				Hot Tub	Exterior 2 Story																		
		Drywall Paneled				Unvented Hood	Prefab 1 Story																		
		Plaster Wood T&G				Vented Hood	Prefab 2 Story																		
	Building Style:	Trim & Decoration				Intercom	Heat Circulator																		
	1 STORY					Jacuzzi Tub	Raised Hearth																		
	Yr Built	Ex	Ord	Min		Jacuzzi repl.Tub	Wood Stove																		
	0					Oven	Direct-Vented Gas																		
	Remodeled					Microwave																			
	0					Standard Range																			
	Condition:	Size of Closets				Self Clean Range																			
	Average	Lg	Ord	Small		Sauna																			
						Trash Compactor																			
	Room List	Doors:	Solid	H.C.		Central Vacuum																			
	Basement	(5) Floors				Security System																			
	1st Floor	Kitchen:																							
	2nd Floor	Other:																							
	Bedrooms	Other:																							
	(1) Exterior																								
	Wood/Shingle	(6) Ceilings																							
	Aluminum/Vinyl																								
	Brick																								
	Insulation																								
	(2) Windows	(7) Excavation																							
	Many	Basement: 0 S.F.																							
	Avg.	Crawl: 384 S.F.																							
	Few	Slab: 0 S.F.																							
	Large	Height to Joists: 0.0																							
	Small																								
	Wood Sash	(8) Basement																							
	Metal Sash	Conc. Block																							
	Vinyl Sash	Poured Conc.																							
	Double Hung	Stone																							
	Horiz. Slide	Treated Wood																							
	Casement	Concrete Floor																							
	Double Glass																								
	Patio Doors	(9) Basement Finish																							
	Storms & Screens																								
	(3) Roof	(14) Water/Sewer																							
	Gable	Recreation SF																							
	Hip	Living SF																							
	Flat	Walkout Doors (B)																							
	Asphalt Shingle	No Floor SF																							
		Walkout Doors (A)																							
	Chimney:	(10) Floor Support																							
		Joists:																							
		Unsupported Len:																							
		Cntr.Sup:																							

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 35	Type CSEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
Wood Frame		(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 51 Floor Area: 384 Total Base New : 70,762 Total Depr Cost: 34,673 Estimated T.C.V: 29,091			E.C.F. X 0.839			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 384 SF Floor Area = 384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 384 Total: 48,823 23,923								
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets Lg Ord Small			No. of Elec. Outlets Many Ave. Few			Other Additions/Adjustments Porches CSEP (1 Story) 35 1,865 914 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 20,074 9,836 Totals: 70,762 34,673								
Condition: Average		Doors: Solid H.C.			(5) Floors			(13) Plumbing			Notes: ECF (2001 COMMERCIAL ) 0.839 => TCv: 29,091								
Room List		(6) Ceilings			(12) Electric 0 Amps Service			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			Basement: 0 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer											
(1) Exterior		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Wood/Shingle Aluminum/Vinyl Brick		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:											
Insulation		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:														
(2) Windows		Many Avg. Few Large Avg. Small																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																			
(3) Roof		Gable Hip Flat Gambrel Mansard Shed																	
Asphalt Shingle																			
Chimney:																			

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Desc. of Bldg/Section: Calculator Occupancy: Motels				<<<<<< Calculator Cost Computations >>>>>>			
Class: C Floor Area: 2,604 Gross Bldg Area: 5,188 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Class: C Quality: Cheap Total Floor Area: 2604 # of Units: 10  Base Rate for Upper Floors = 66.98			
Depr. Table : 1.5% Effective Age : 51 Physical %Good: 46 Func. %Good : 75 Economic %Good: 75		Construction Cost High Above Ave. X Ave. Low		(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 7.72 100% Adjusted Square Foot Cost for Upper Floors = 74.70			
Year Built Remodeled		*** Calculator Cost Data *** Quality: Cheap Heat#1: Individual thru-wall Heat Pu 100% Heat#2: Zoned A.C. Hot & Chilled Wat 0% Ave. SqFt/Story: 2604 Total # Units: 10 Has Elevators:		Total Floor Area: 2,604 Base Cost New of Upper Floors = 194,519  Reproduction/Replacement Cost = 194,519 Eff.Age:51 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 46 /75 /75 /75 /19.4 Total Depreciated Cost = 37,749			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: Space Heaters, Gas with Fan		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 1 = 29,142 Replacement Cost/Floor Area= 74.70 Est. TCV/Floor Area= 11.19			
Comments:		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		* Sprinkler Info * Area: Type: Average			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:                      Fixtures:			
X Poured Conc.	Brick/Stone	Block	Footings	X Few Average Many Unfinished Typical	X Few Average Many Unfinished Typical		
(3) Frame:		Many Above Ave.                      Average Typical                      Few None Total Fixtures 3-Piece Baths                      Urinals 2-Piece Baths                      Wash Bowls Shower Stalls                      Water Heaters Toilets                      Wash Fountains Water Softeners		Flex Conduit                      Incandescent Rigid Conduit                      Fluorescent Armored Cable                      Mercury Non-Metalic                      Sodium Vapor Bus Duct                      Transformer		(40) Exterior Wall:	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		Thickness                      Bsmnt Insul.	
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
(6) Ceiling:		X Gas                      Coal Oil                      Stoker                      Hand Fired Boiler					

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Desc. of Bldg/Section: Calculator Occupancy: Motels		<<<<< Calculator Cost Computations >>>>>													
Class: C Floor Area: 792 Gross Bldg Area: 5,188 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost					Class: C Quality: Cheap Total Floor Area: 792 # of Units: 3								
Depr. Table : 1.5% Effective Age : 51 Physical %Good: 46 Func. %Good : 60 Economic %Good: 60		High Above Ave. X Ave. Low ** ** Calculator Cost Data ** ** Quality: Cheap Heat#1: Individual thru-wall Heat Pu 100% Heat#2: Zoned A.C. Hot & Chilled Wat 0% Ave. SqFt/Story: 396 Total # Units: 3 Has Elevators:					Base Rate for Upper Floors = 66.98  (10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 7.72 100% Adjusted Square Foot Cost for Upper Floors = 74.70								
Year Built Remodeled		Area: Perimeter: Type: Finished Basement Heat: Space Heaters, Gas with Fan					Total Floor Area: 792 Base Cost New of Upper Floors = 59,162  Reproduction/Replacement Cost = 59,162 Eff.Age:51 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 46 /60 /60 /60 /9.9 Total Depreciated Cost = 5,878								
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)					ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 2 = 4,538 Replacement Cost/Floor Area= 74.70 Est. TCV/Floor Area= 5.73								
Comments:		* Sprinkler Info * Area: Type: Average													
(1) Excavation/Site Prep:			(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:				
(2) Foundation:			(8) Plumbing:				Outlets:				Fixtures:				
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X	Few Average	X	Few Average					
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				Many Unfinished Typical Many Unfinished Typical				
(4) Floor Structure:							Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer				
(5) Floor Cover:			(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:				
											Thickness Bsmnt Insul.				
(6) Ceiling:			(10) Heating and Cooling:				(14) Roof Cover:								
X	Gas Oil	Coal Stoker	Hand Fired Boiler												

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<<< Calculator Cost Computations >>>>>>	
Class: D,Pole Floor Area: 1,792 Gross Bldg Area: 5,188 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 176 Base Rate for Upper Floors = 48.75	
Depr. Table : 2.5% Effective Age : 26 Physical %Good: 52 Func. %Good : 90 Economic %Good: 93		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.55 100% Adjusted Square Foot Cost for Upper Floors = 54.30	
Year Built Remodeled		Total Floor Area: 1,792 Base Cost New of Upper Floors = 97,306	
Overall Bldg Height		Reproduction/Replacement Cost = 97,306 Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /90 /90 /93 /39.2 Total Depreciated Cost = 38,116	
Comments:		ECF (2001 COMMERCIAL ) 0.772 => TCV of Bldg: 3 = 29,426 Replacement Cost/Floor Area= 54.30 Est. TCV/Floor Area= 16.42	
Construction Cost		*** Basement Info ***	
High	Above Ave.	X Ave.	Low
** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1792 Ave. Perimeter: 176 Has Elevators:		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates) * Sprinkler Info * Area: Type: Average	

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
THIEL JAMES E LIVING TRUST	TERREROS LUIS E & ARICA	195,000	08/22/2022	WD	03-ARM'S LENGTH	1182:417	DEED	100.0			
THIEL JAMES E	THIEL JAMES E LIVING TRUST	0	10/16/2020	QC	14-INTO/OUT OF TRUST	1175:0631	DEED	0.0			
THIEL JAMES E LIVING TRUST	THIEL JAMES E	0	10/15/2020	QC	14-INTO/OUT OF TRUST	1175:0629	DEED	0.0			
THIEL JAMES E	THIEL JAMES E LIVING TRUST	0	01/08/2020	WD	14-INTO/OUT OF TRUST	1171:2109	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
100 GRAHAM & CENTER DR		School: HOUGHTON LAKE COMM SCHOOLS		CAR PORT		10/16/2008	PB08-0317	COMPLETE			
Owner's Name/Address		P.R.E. 0%		POLE BUILDING		09/22/2008	PC08-0295	COMPLETE			
TERREROS LUIS E & ARICA 1223 WOODWIND TRL HASLETT MI 48840		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
(L-1002P-2237-2238&L-578P-192) 234 L-1014 P-123 (L-1011P-2200) LOTS 1 TO 3 INCL BEBEE'S ISLAND.		X	Public Improvements		* Factors *						
Comments/Influences					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
					CANAL/RIVER	90.00	75.00	1.0000 0.7071	850 100	54,094	
					90 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =					54,094	
					Land Improvement Cost Estimates						
					Description	Rate	Size	% Good	Cash Value		
					D/W/P: 3.5 Concrete	6.25	1052	72	4,734		
					D/W/P: 3.5 Concrete	6.25	390	72	1,755		
					D/W/P: 3.5 Concrete	6.25	99	72	446		
					D/W/P: 3.5 Concrete	6.25	88	72	396		
					Wood Frame	23.74	160	72	2,735		
					Wood Frame	23.55	165	22	855		
					Total Estimated Land Improvements True Cash Value =					10,921	
Topography of Site		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling		2024	Tentative	Tentative	Tentative			Tentative
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/28/2023	INSPECTED	2023	27,000	67,600	94,600			94,600S
		QT	04/11/2018	INSPECTED	2022	27,000	57,000	84,000			52,519C
		DMG	06/22/2011	INSPECTED	2021	23,900	49,900	73,800			50,842C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 79 Storage Area: 0 No Conc. Floor: 0																																																										
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							12	Roof Cover Onl																																																												
Building Style: 1 STORY		(4) Interior		Central Air Wood Furnace																																																																					
Yr Built 0	Remodeled 0	Drywall Paneled	Plaster Wood T&G	Ex	X	Ord	Min																																																																		
Condition: Good		Trim & Decoration		No./Qual. of Fixtures																																																																					
Room List		Lg	X	Ord	Small	100 Amps Service																																																																			
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																																						
(1) Exterior	Kitchen: Other: Other:		100 Amps Service																																																																						
Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets																																																																						
X Insulation			Many			X	Ave.	Few																																																																	
(2) Windows	(7) Excavation		(13) Plumbing																																																																						
Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1598 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																			
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																						
(3) Roof	(9) Basement Finish		(14) Water/Sewer																																																																						
X Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																			
X Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																						
Chimney:	Joists: Unsupported Len: Cntr.Sup:																																																																								
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1598 SF Floor Area = 1598 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,598</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>173,194</td> <td>107,380</td> </tr> </tbody> </table> Other Additions/Adjustments Garages Class: D Exterior: Pole (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Base Cost</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td></td> <td>1,345</td> <td>834</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td></td> <td>5,720</td> <td>3,546</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td></td> <td>1,961</td> <td>1,216</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>12</td> <td></td> <td>252</td> <td>156</td> </tr> <tr> <td><b>Totals:</b></td> <td></td> <td></td> <td><b>197,671</b></td> <td><b>125,139</b></td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 134,399											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,598			Total:				173,194	107,380	Item	Quantity	Base Cost	Cost	Depr. Cost	Water/Sewer					Public Sewer	1		1,345	834	Water Well, 100 Feet	1		5,720	3,546	Built-Ins					Appliance Allow.	1		1,961	1,216	Deck					w/Roof (Roof portion)	12		252	156	<b>Totals:</b>			<b>197,671</b>	<b>125,139</b>
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERVLUCHT GERALD [LE]	VANDERVLUCHT GERALD D	0	02/06/2021	OTH	07-DEATH CERTIFICATE	1177:0454	PROPERTY TRANSFER	0.0
VANDERVLUCHT GERALD	VANDERVLUCHT GERALD [LE]	0	08/15/2018	QC	18-LIFE ESTATE	1177:0453	DEED	0.0
STARK TIMOTHY D & BONNIE J	VLUCHT, GERALD V	70,000	10/29/2010	WD	03-ARM'S LENGTH	1098/2289	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
203 BEEBE DR & GRAHAM	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
VANDERVLUCHT GERALD D 218 MAPLE BLVD MONROE MI 48162	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			CANAL/RIVER	92.00	150.00	1.0000	1.0000	850 100	78,200
			92 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 78,200						
Tax Description	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.								
234 L-1017 P-1679 LOT 4 - E'LY 36 FT OF LOT 5 BEBEE'S ISLAND.									
Comments/Influences									
	Topography of Site								
	X Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	X Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	2024	Tentative	Tentative	Tentative			Tentative		
	QT 03/28/2023	INSPECTED	2023	39,100	21,600	60,700	54,110C		
	QT 04/11/2018	INSPECTED	2022	39,100	17,900	57,000	51,534C		
	DMG 08/13/2009	INSPECTED	2021	34,500	15,800	50,300	49,888C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 180 40 260	Type CGEP (1 Story) CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace											
Yr Built 0	Remodeled 0	Ex	X Ord	Min	(12) Electric											
Condition: Average		Trim & Decoration			0 Amps Service											
Room List		Doors:	Solid	X	H.C.	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls D		Blt 0		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ground Area = 396 SF Floor Area = 396 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57			Total Base New : 76,026		E.C.F. X 1.074	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation			Size		Cost New Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick															
X	Insulation															
(2) Windows		(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Porches			CGEP (1 Story)		180 9,270 5,284	
X	Many Avg. X Avg. Few Large Small	Basement: 0 S.F. Crawl: 396 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Deck			Treated Wood			260 4,766 2,717			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Public Water			Water/Sewer			Public Sewer			1 1,192 679			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Storms & Screens	(9) Basement Finish		Public Sewer			Fireplaces			Interior 1 Story			1 4,188 2,387			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Sewer			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			46,542			
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GARRISON RICHARD A & SHARO	LAHIFF, DAVID & BARBARA	64,900	08/10/2010	WD	03-ARM'S LENGTH	1095/1992	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
207 BEEBE DRIVE		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		06/01/2016	PB16-0370	COMPLETE					
Owner's Name/Address		P.R.E. 100% 10/01/2016		REMODEL		07/23/2014	14095	COMPLETE					
LAHIFF DAVID A & BARBRA E 207 BEEBE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-910 P-497 (L-389 P-692) 234 W'LY 20 FT OF LOT 5 - LOT 6 BEBEE'S ISLAND.		Public Improvements		* Factors *									
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		CANAL/RIVER	76.00	150.00	1.0000	1.0000	850	100		64,600
		X	Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 64,600								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate		Size % Good		Cash Value			
		X	Water		D/W/P: 3.5 Concrete	6.25		759 87		4,127			
		X	Sewer		D/W/P: 3.5 Concrete	6.25		478 87		2,600			
		X	Electric		D/W/P: 3.5 Concrete	6.25		300 87		1,631			
		X	Gas		Total Estimated Land Improvements True Cash Value = 8,358								
		X	Curb		Work Description for Permit PB16-0370, Issued 06/01/2016: SINGLE FAMILY ATTACHED								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT	03/28/2023	INSPECTED	2023	32,300	58,700	91,000			51,811C		
Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/11/2018	INSPECTED	2022	32,300	49,300	81,600			49,344C		
		DMG	08/13/2009	INSPECTED	2021	28,500	43,400	71,900			47,768C		

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 25 200	Type CPP Treated Wood Brzwy, FW	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 93 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 33 Floor Area: 796 Total Base New : 152,388 Total Depr Cost: 109,526 Estimated T.C.V: 117,631			E.C.F. X 1.074		Bsmnt Garage:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 2016	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 796 SF Floor Area = 796 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67								
Condition: Average		Lg	X Ord	Small	(13) Plumbing			Building Areas			Total:		99,896	66,930		
Room List		Doors:	Solid X	H.C.	Average Fixture(s)			Stories Exterior Foundation			Size	Cost New	Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 Story Siding Crawl Space			572						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			1 Story Siding Slab			224						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Deck						
	Insulation			X Ex. Ord. Min			Treated Wood			25	1,175	787				
(2) Windows		(7) Excavation		Many X Ave. Few			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 572 S.F. Slab: 224 S.F. Height to Joists: 0.0		(13) Plumbing			Deck			Base Cost		768	27,740	25,798	*9	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s)			Treated Wood			Common Wall: 1 Wall		1	-2,251	-2,093		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Public Sewer		1	1,345	901		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer			Built-Ins			Water Well, 100 Feet		1	5,720	3,832	
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			Porches		1	1,961	1,314		
	Chimney: Vinyl	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Porches			CPP		24	642	430		
							Breezeways			Frame Wall		200	12,160	8,147		
							Local Cost Items			STAND BY GENERATOR		1	4,000	3,480	*8	
							Notes:			Totals:		152,388	109,526			
							ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>			TCV:		117,631				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		205,000	09/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
209 BEEBE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 08/08/2022											
VANOOTEGHEM JAMES & KIMBERLY 209 BEEBE DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-1014 P-482 (L-971P-241&L-697P-384) 234 209 BEBE DR 48629 LOTS 7 & 8 BEBEE'S ISLAND		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			CANAL/RIVER	70.00	100.00	1.0000	0.8165	850	100		48,582
		Paved Road			70 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 48,582								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description		Rate	Size	% Good	Cash Value			
		Water			D/W/P: 3.5 Concrete		6.68	432	72	2,078			
		Sewer			D/W/P: 3.5 Concrete		6.68	54	47	170			
		Electric			D/W/P: 3.5 Concrete		6.68	210	47	659			
		Gas			Wood Frame		25.35	192	47	2,287			
		Curb			Total Estimated Land Improvements True Cash Value = 5,194								
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling			2024	Tentative	Tentative	Tentative			Tentative		
		Low			2023	24,300	98,400	122,700			60,408C		
		High			2022	24,300	82,600	106,900			57,532C		
		Landscaped			2021	21,400	72,300	93,700			55,695C		
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 03/28/2023 INSPECTED											
		QT 04/26/2018 INSPECTED											
		DMG 08/13/2009 INSPECTED											

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 18 144	Type CPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 28 Floor Area: 1,536 Total Base New : 266,904 Total Depr Cost: 192,170 Estimated T.C.V: 206,391			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0		
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	X Ex. Ord. Min			Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72							
Condition: Good		Size of Closets		Lg	X	Ord		Small	Building Areas								
Room List		Doors:		Solid	X	H.C.	(12) Electric			Stories Exterior Foundation			Size		Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			0 Amps Service			1 Story Brick Crawl Space			1,536		212,787	153,207	
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			3 Fixture Bath		1	4,711	3,392
	Wood/Shingle Aluminum/Vinyl X Brick	(6) Ceilings		Many X Ave. Few			Deck			Treated Wood			144		3,385	2,437	
X	Insulation	(7) Excavation		(13) Plumbing			Garages			Class: C Exterior: Brick Foundation: 18 Inch (Unfinished)			Base Cost		528	26,004	18,723
(2) Windows		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			Public Sewer			Water Well, 100 Feet			1		5,890	4,241	
X	Many Avg. Few	X	Large Avg. Small	2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer			Appliance Allow.			1		2,806	2,020	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well			Fireplaces			1		3,064	2,206	
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Direct-Vented Gas			1		3,064	2,206	
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		(14) Water/Sewer			Water/Sewer			Porches			18		510	367	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Sewer			CPP			18		510	367	
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer			Built-Ins			Appliance Allow.			1		2,806	2,020	
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Fireplaces			Direct-Vented Gas			1		3,064	2,206	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Sewer			CPP			18		510	367	
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
101 ISLAND DR & BEEBE		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%								
Owner's Name/Address		SA:		2024 Est TCV Tentative								
HINES RONALD D & JOYCE E & HINES RHONDA & MICHELLE 2705 LIBERTY ST HOLLYWOOD FL 33020		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Tax Description		Public Improvements		* Factors *				Value				
L-447 P-638 234 LOT 9 BEBEE'S ISLAND.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100		42,500
			Paved Road	50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		42,500		
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	Size	%	Good	Cash Value			
		X	Water	Fencing: Wd, Solid, 5 ft.	24.87	30	22		164			
		X	Sewer	D/W/P: Patio Blocks	13.28	28	22		82			
			Electric	Wood Frame	19.00	299	22		1,250			
			Gas	Wood Frame/Conc.	29.60	96	47		1,336			
			Curb	Total Estimated Land Improvements True Cash Value =								2,832
			Street Lights									
		X	Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low	2023	21,300	36,600	57,900			36,594C		
			High	2022	21,300	30,600	51,900			34,852C		
			Landscaped	2021	18,800	26,800	45,600			33,739C		
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/28/2023	INSPECTED								
		QT	04/26/2018	INSPECTED								
		DMG	08/13/2009	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 48 Floor Area: 1,084 Total Base New : 136,228 Total Depr Cost: 70,838 Estimated T.C.V: 76,080			16 256 126 28	Treated Wood Treated Wood Treated Wood Roof Cover Onl		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1084 SF Floor Area = 1084 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=52/100/100/100/52			E.C.F. X 1.074			
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Ex. Ord. Min			Building Areas					
Condition: Good		Size of Closets		Lg	X Ord	Small	(13) Plumbing			Stories Exterior Foundation 1 Story Siding Slab			Size 1,084	Cost New 114,363	Depr. Cost 59,468	
Room List		Doors:	Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Deck						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many Ave. Few			Treated Wood Treated Wood Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) w/Roof (Roof portion)						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1084 S.F. Height to Joists: 0.0			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer						
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Fireplaces						
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Interior 1 Story			1 4,188		2,178	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Gable Hip Flat			Gambrel Mansard Shed			Notes:			Totals: 136,228		70,838	
X	Asphalt Shingle	(15) Fireplaces		Chimney:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			76,080						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GALLI RICHARD A & PATRICIA	KOCH PAUL E & ANNE M	138,000	10/12/2018	WD	03-ARM'S LENGTH	1167:1300	PROPERTY TRANSFER	100.0				
		125,000	08/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
103 ISLAND DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KOCH PAUL E & ANNE M 13384 OAKRIDGE LANE CHELSEA MI 48118		SA:										
Tax Description		2024 Est TCV Tentative										
L-1031 P-1371 (L-1007P-775&L-743P-62) 234 LOT 10 BEBEE'S ISLAND. 103 ISLAND		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements		* Factors *								
		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100		42,500
				50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500								
		Land Improvement Cost Estimates										
		Description		Rate		Size		% Good		Cash Value		
		X	Water	D/W/P: 4in Ren. Conc.		7.45		16 87		104		
		X	Sewer	Total Estimated Land Improvements True Cash Value = 104								
			Electric									
			Gas									
			Curb									
			Street Lights									
		X	Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				
		QT	03/28/2023	INSPECTED	2023	21,300	40,800	62,100			51,141C	
		QT	04/26/2018	INSPECTED	2022	21,300	33,700	55,000			48,706C	
		DMG	08/13/2009	INSPECTED	2021	18,800	29,500	48,300			47,151C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 184 28	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 352 % Good: 72 Storage Area: 0 No Conc. Floor: 352
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 38 Floor Area: 759 Total Base New : 129,832 Total Depr Cost: 81,716 Estimated T.C.V: 87,763			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 759 SF Floor Area = 759 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62						
Condition: Good		Size of Closets		Lg	X	Ord		Few	(13) Plumbing							
Room List		Doors:		Solid	X	H.C.	(12) Electric			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 759		Cost New 94,066	Depr. Cost 58,321
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches WGEP (1 Story) Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 14,383 10,356 *7 No Concrete Floor 352 -2,179 -1,569 Water/Sewer Public Sewer 1 1,345 834 Water Well, 100 Feet 1 5,720 3,546 Built-Ins Appliance Allow. 1 1,961 1,216			Totals: 129,832 81,716			
X	Insulation	(7) Excavation		(14) Water/Sewer			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			87,763			
(2) Windows		Basement: 0 S.F. Crawl: 759 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
Many Avg. Few	X	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:									
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FEDERAL HOME LOAN MORTGAGE	SIMPSON GLEN & TAMMY	37,000	05/23/2014	WD	12-FROM LENDING INSTITUTI	1139/2535	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
105 ISLAND DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		06/07/2019	PB19-0152	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
SIMPSON GLEN & TAMMY 2114 W CUTCHEON LAKE CITY MI 49651		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-728 P-205 234 105 ISLAND DR LOT 11 BEBEE'S ISLAND.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100		42,500
			Paved Road	50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500								
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate			Size		% Good	Cash Value	
		X	Water	D/W/P: 3.5 Concrete	6.25			15		46	43	
			Sewer	D/W/P: 3.5 Concrete	6.25			36		93	209	
		X	Electric	Wood Frame/Conc.	38.51			60		71	1,641	
			Gas	Total Estimated Land Improvements True Cash Value = 1,893								
			Curb	Work Description for Permit PB19-0152, Issued 06/07/2019: SINGLE FAMILY RESIDENTIAL USE CHANGE-CARPORT-INSTALLING PERIMETER FOOTINGS-NO SQ FOOTAGE								
		X	Street Lights									
		X	Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low	2023	21,300	70,400	91,700			68,981C		
			High	2022	21,300	59,200	80,500			65,697C		
			Landscaped	2021	18,800	51,600	70,400			63,599C		
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	10/22/2020	INSPECTED	2023	21,300	70,400	91,700		68,981C		
		KH	10/30/2019	INSPECTED	2022	21,300	59,200	80,500		65,697C		
		MH	11/10/2017	INSPECTED	2021	18,800	51,600	70,400		63,599C		

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 196 % Good: 0 Storage Area: 0 No Conc. Floor: 196	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY			Drywall X Paneled				Plaster Wood T&G										
Yr Built 0	Remodeled 0		Ex	X	Ord		Min										
Condition: Good		Size of Closets															
			Lg	X	Ord		Small										
Room List		Doors:		Solid	X		H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			150 Amps Service			No./Qual. of Fixtures							
	(1) Exterior	Kitchen: Other: Other:		Ex.			X	Ord.		Min	No. of Elec. Outlets						
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many			X	Ave.		Few	(13) Plumbing						
	(2) Windows	(7) Excavation		Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1395 SF Floor Area = 1395 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1+ Story Siding Slab 1,395 166,161 101,359							
	X Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1395 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Porches CCP (1 Story) 154 3,870 2,361 WCP (1 Story) 70 3,577 2,182 Deck Treated Wood 147 3,355 2,047 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Common Wall: 1.5 Wall 1 -3,112 -1,898 Base Cost 196 8,916 5,439 No Concrete Floor 196 -1,213 -740 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 592 23,029 20,266 *8							
	X Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
	(3) Roof	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well, 100 Feet			Built-Ins Appliance Allow. 1 1,961 1,196 Breezeways Frame Wall 77 4,682 2,856							
	X Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 149,691			Water/Sewer Public Sewer 1 1,345 820 Water Well, 100 Feet 1 5,720 3,489							
	X Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		Totals: 218,291 139,377													
	Chimney:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
TROSPER JAMES W & SANDRA K	PAUWELS KIM T	120,000	07/09/2018	WD	19-MULTI PARCEL ARM'S LEN	1166:1190	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status		
107 ISLAND DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
PAUWELS KIM T 1108 KURTZ RD HOLLY MI 48442		SA:		2024 Est TCV Tentative						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
1050/1859 L1012/P2637 961/2667 L466/P12 234 LOT 12 BEBEES ISLAND PP: 006-130-012-0000 SPLIT/COMBINED ON 02/06/2018 FROM 006-130-012-1000;		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Split/Comb. on 02/06/2018 completed 02/06/2018 MIKE OWNER REQUEST ; Parent Parcel(s): 006-130-012-1000; Child Parcel(s): 006-130-012-0000, 006-130-013-0000;		Gravel Road		CANAL/RIVER	50.00	102.00	1.0000	0.8246	850 100	35,046
-----		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	35,046
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	5.86	850	72	3,586		
		Sewer		D/W/P: 3.5 Concrete	5.86	220	72	928		
		Electric		Total Estimated Land Improvements True Cash Value =					4,514	
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	Tentative	Tentative	Tentative			Tentative
		Low		2023	17,500	27,300	44,800			37,613C
		High		2022	17,500	22,500	40,000			35,822C
		Landscaped		2021	15,500	19,800	35,300			34,678C
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/28/2023 INSPECTED							
		QT	04/26/2018 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 448
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets														
Room List		Doors:		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings														
X	Aluminum Insulation															
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement														
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone														
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
	Asphalt Shingle Metal	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
										Class: D Effec. Age: 43 Floor Area: 576 Total Base New : 88,522 Total Depr Cost: 50,457 Estimated T.C.V: 54,191		E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls D		Blt 0		
										(11) Heating System: Forced Air w/ Ducts						
										Ground Area = 576 SF Floor Area = 576 SF.						
										Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57						
										Building Areas						
										Stories Exterior Foundation		Size		Cost New Depr. Cost		
										1 Story Siding Slab		576				
										Total:		68,122		38,830		
										Other Additions/Adjustments						
										Garages						
										Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost		448		14,493 8,261		
										No Concrete Floor		448		-2,531 -1,443		
										Water/Sewer						
										Public Sewer		1		1,192 679		
										Water Well, 100 Feet		1		5,584 3,183		
										Built-Ins						
										Appliance Allow.		1		1,662 947		
										Totals:		88,522		50,457		
										Notes:						
										ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>		TCV:		54,191		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TROSPER JAMES W & SANDRA K	PAUWELS KIM T	120,000	07/09/2018	WD	20-MULTI PARCEL SALE REF	1166:1190	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status				
ISLAND DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
PAUWELS KIM T 1108 KURTZ RD HOLLY MI 48442		SA:		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
1050/1859 L1012/P2637 961/2667 L466/P12 234 LOT 13 BEBEES ISLAND PP: 006-130-012-0000 SPLIT/COMBINED ON 02/06/2018 FROM 006-130-012-1000;		Public Improvements		* Factors *				Value				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Split/Comb. on 02/06/2018 completed 02/06/2018 MIKE OWNER REQUEST ; Parent Parcel(s): 006-130-012-1000; Child Parcel(s): 006-130-012-0000, 006-130-013-0000;		X Gravel Road		CANAL/RIVER	50.00	102.00	1.0000	0.8246	850	100		35,046
		X Paved Road		50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		35,046		
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		Metal Prefab	20.71	48	47	467				
		X Electric		Metal Prefab	13.37	220	87	2,559				
		X Gas		Total Estimated Land Improvements True Cash Value =				3,026				
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative				
QT	03/28/2023	INSPECTED	2023	17,500	1,400	18,900		18,113C				
QT	04/26/2018	INSPECTED	2022	17,500	1,300	18,800		17,251C				
			2021	15,500	1,200	16,700		16,700S				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
115 ISLAND DR BEEBE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
CRAIGHTON LAJEANNE A TRUST 9/8/03 28864 TAWAS CT MADISON HEIGHTS MI 48071		SA:									
Tax Description		2024 Est TCV Tentative									
L-1021 P-1600 (L-369P-361&L-897P-93) 234 LOTS 14 - 15 & 16 BEBEES ISLAND PP: 006-130-015-0000		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements			* Factors *						
		Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Gravel Road			CANAL/RIVER	152.00	75.00	1.0000 0.7071	850 100		91,358
		Paved Road			152 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 91,358						
		Storm Sewer			Land Improvement Cost Estimates						
		Sidewalk			Description	Rate	Size	% Good	Cash Value		
		Water			D/W/P: 3.5 Concrete	6.25	90	72	405		
		Sewer		X	D/W/P: 3.5 Concrete	6.25	108	47	317		
		Electric			D/W/P: 3.5 Concrete	6.25	136	47	399		
		Gas			Wood Frame	25.25	120	47	1,424		
		Curb			Total Estimated Land Improvements True Cash Value = 2,545						
		Street Lights									
		Standard Utilities		X							
		Underground Utils.									
		Topography of Site									
		X Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling			2024	Tentative	Tentative	Tentative			Tentative
		Low			2023	45,700	42,900	88,600			76,876C
		High			2022	45,700	35,700	81,400			73,216C
		Landscaped			2021	40,300	31,300	71,600			70,878C
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 03/28/2023 INSPECTED									
		QT 04/26/2018 INSPECTED									
		DMG 08/13/2009 INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 20	Type CPP	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 870 % Good: 0 Storage Area: 0 No Conc. Floor: 435																																																																	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas																																																																						
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																													
Yr Built 0	Remodeled 0	Ex	X	Ord		Min																																																																											
Condition: Good		Size of Closets		Lg	X	Ord		Small																																																																									
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace																																																																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																																													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																																													
X	Insulation				X	Ex.		Ord.		Min																																																																							
(2) Windows		No. of Elec. Outlets																																																																															
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing																																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																													
(3) Roof		Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																															
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement																																																																														
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																															
Chimney: Stone		(9) Basement Finish																																																																															
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		Lump Sum Items:																																																																															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 832 SF Floor Area = 832 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>832</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>101,933</td> <td>60,140</td> </tr> </tbody> </table> Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Base Cost</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>No Concrete Floor</td> <td>870</td> <td>27,161</td> <td>16,025</td> </tr> <tr> <td>Water/Sewer</td> <td>435</td> <td>-2,693</td> <td>-1,589</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> <td>794</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>3,375</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,157</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>5,788</td> <td>3,415</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CPP</td> <td>20</td> <td>535</td> <td>316</td> </tr> <tr> <td colspan="2">Totals:</td> <td></td> <td>141,750</td> <td>83,633</td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 89,822															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	832			Total:				101,933	60,140	Item	Base Cost	Cost	Depr.	No Concrete Floor	870	27,161	16,025	Water/Sewer	435	-2,693	-1,589	Public Sewer	1	1,345	794	Water Well, 100 Feet	1	5,720	3,375	Built-Ins				Appliance Allow.	1	1,961	1,157	Fireplaces				Exterior 1 Story	1	5,788	3,415	Porches				CPP	20	535	316	Totals:			141,750	83,633
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																												
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HAGERMAN DUANE A ET AL	SHEPLER ROBIN & RANDY	0	05/12/2020	QC	09-FAMILY	1172:1811	PROPERTY TRANSFER	0.0				
HAGERMAN DUANE A		0	12/02/2018	OTH	07-DEATH CERTIFICATE	1172:1813	OTHER	0.0				
HAGERMAN DONNA J		0	04/10/2007	OTH	07-DEATH CERTIFICATE	1172:1812	OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status				
ISLAND DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
SHEPLER ROBIN & RANDY 629 POPLAR ST CARSON CITY MI 48811		SA:										
Tax Description		2024 Est TCV Tentative										
L-406 P-668 234 LOT 17 BEBEE'S ISLAND. Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100		51,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 51,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
		QT 03/28/2023	INSPECTED	2023	25,500	0	25,500	19,458C				
		MH 12/29/2016	INSPECTED	2022	25,500	0	25,500	18,532C				
		DMG 08/13/2009	INSPECTED	2021	22,500	0	22,500	17,940C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HAGERMAN DUANE A ET AL	SHEPLER ROBIN & RANDY	0	05/12/2020	QC	09-FAMILY	1172:1811	PROPERTY TRANSFER	0.0					
HAGERMAN DUANE A		0	12/02/2018	OTH	07-DEATH CERTIFICATE	1172:1813	OTHER	0.0					
HAGERMAN DONNA J		0	04/10/2007	OTH	07-DEATH CERTIFICATE	1172:1812	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
114 ISLAND DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SHEPLER ROBIN & RANDY 629 POPLAR ST CARSON CITY MI 48811		SA:											
Tax Description		2024 Est TCV Tentative											
L-406 P-668 234 LOT 18 BEBEE'S ISLAND. Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
			Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X			CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100		42,500
					50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		42,500		
		X	Dirt Road										
		X	Gravel Road										
		X	Paved Road										
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT 03/28/2023	INSPECTED	2023	21,300	37,200	58,500	36,220C					
Licensed To: Township of Lake, County of		MH 04/26/2018	INSPECTED	2022	21,300	30,700	52,000	34,496C					
Roscommon, Michigan		DMG 08/13/2009	INSPECTED	2021	18,800	26,900	45,700	33,394C					

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 312 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								15 24	CPP CPP		
Building Style: 1 STORY		(4) Interior		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 43 Floor Area: 936 Total Base New : 130,774 Total Depr Cost: 74,543 Estimated T.C.V: 80,059			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Condition: Good		Trim & Decoration		0 Amps Service			No. of Elec. Outlets			Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57						
Room List		Doors:		Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Stories Exterior Foundation			Size		Cost New Depr. Cost	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			936		109,453 62,389	
X	Insulation	(7) Excavation		(8) Basement			(14) Water/Sewer			Other Additions/Adjustments						
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 936 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Garages						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Notes:			Base Cost 312 13,326 7,596 Common Wall: 1 Wall 1 -2,074 -1,182 Water/Sewer Public Sewer 1 1,345 767 Water Well, 100 Feet 1 5,720 3,260 Built-Ins Appliance Allow. 1 1,961 1,118 Porches CPP 15 401 229 CPP 24 642 366			Totals: 130,774 74,543		Totals: 130,774 74,543	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 80,059									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status									
112 ISLAND DR		School: HOUGHTON LAKE COMM SCHOOLS															
Owner's Name/Address		P.R.E. 0%															
WILSON LUCILLE E 451 N 8 MILE RD MIDLAND MI 48640-7817		SA:		2024 Est TCV Tentative													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT											
L-1049 P-2044 (L-868P-689&L-589P-336) 234 LOT 19 & N1/2 OF LOT 20 BEBEE'S ISLAND 112 ISLAND DR		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Comments/Influences		X Gravel Road		CANAL/RIVER		75.00 150.00 1.0000 1.0000 850 100 63,750											
		X Paved Road		75 Actual Front Feet, 0.26 Total Acres		Total Est. Land Value = 63,750											
		X Storm Sewer		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value											
		X Sidewalk		D/W/P: 3.5 Concrete		6.25 642 47 1,886											
		X Water		D/W/P: 3.5 Concrete		6.25 40 47 117											
		X Sewer		Total Estimated Land Improvements True Cash Value =		2,003											
		X Electric															
		X Gas															
		X Curb															
		X Street Lights															
		X Standard Utilities															
		X Underground Utils.															
		Topography of Site															
		X Level															
		X Rolling															
		X Low															
		X High															
		X Landscaped															
		X Swamp															
		X Wooded															
		X Pond															
		X Waterfront															
		X Ravine															
		X Wetland															
		X Flood Plain															
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2024		Tentative		Tentative		Tentative			
		QT		03/28/2023		INSPECTED		2023		31,900		43,700		75,600		48,482C	
		QT		04/26/2018		INSPECTED		2022		31,900		36,300		68,200		46,174C	
		DMG		08/13/2009		INSPECTED		2021		28,100		31,900		60,000		44,699C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 322																
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace																												
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures																											
Condition: Good		Size of Closets		No. of Elec. Outlets																												
Room List		Doors:	Solid X	H.C.	(12) Electric																											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		0 Amps Service																												
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets																												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		Many X Ave.																												
Insulation				(13) Plumbing																												
(2) Windows		(7) Excavation		Average Fixture(s)																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 988 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
(3) Roof		(9) Basement Finish		(14) Water/Sewer																												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																											
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:																												
Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 988 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>988</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>114,679</td> <td>67,661</td> </tr> </tbody> </table> Other Additions/Adjustments Deck Treated Wood 192 3,992 2,355 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 552 19,497 11,503 No Concrete Floor 322 -1,993 -1,176 Water/Sewer Public Sewer 1 1,345 794 Water Well, 100 Feet 1 5,720 3,375 Built-Ins Appliance Allow. 1 1,961 1,157 Totals: 145,201 85,669															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	988			Total:				114,679	67,661
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Slab	988																													
Total:				114,679	67,661																											
Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 92,009																																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		56,250	01/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
106 ISLAND DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
TAYLOR DOUG D & LORIE J 4263 KELLER RD HOLT MI 48842		SA:											
Tax Description		2024 Est TCV Tentative											
L-779 P-96 234 S 1/2 OF LOT 20 - LOT 21 BEBEE'S ISLAND.		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road			CANAL/RIVER	75.00	150.00	1.0000	1.0000	850	100		63,750
		Paved Road			75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 63,750								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description	Rate		Size		% Good	Cash Value		
		X Water			D/W/P: 3.5 Concrete	5.86		240		47	661		
		Electric			Total Estimated Land Improvements True Cash Value = 661								
		Gas											
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT	03/28/2023	INSPECTED	2023	31,900	31,300	63,200	54,441C				
Licensed To: Township of Lake, County of		QT	04/26/2018	INSPECTED	2022	31,900	25,800	57,700	51,849C				
Roscommon, Michigan		DMG	08/13/2009	INSPECTED	2021	28,100	22,700	50,800	50,193C				

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type 24 CPP 24 Roof Cover Onl 100 Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 588 % Good: 0 Storage Area: 0 No Conc. Floor: 588	
X	Wood Frame	(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			E.C.F. X 1.074		Bsmnt Garage:		
Condition: Good		Trim & Decoration						0 Amps Service			Total Base New : 110,531					Carport Area: Roof:	
Room List		Doors:		Solid	X	H.C.	(12) Electric			Total Depr Cost: 62,143							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(13) Plumbing			No. of Elec. Outlets			Estimated T.C.V: 66,742						
(1) Exterior							X Ex. Ord. Min			Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57							
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Aluminum Insulation							(14) Water/Sewer			1 Story Siding Crawl Space 720						
(2) Windows		(7) Excavation			Average Fixture(s)			Other Additions/Adjustments			Deck						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood 100 2,462 542 *2 w/Roof (Roof portion) 24 466 266							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
(3) Roof		(9) Basement Finish						Public Water Public Sewer Water Well, 100 Feet			Base Cost 588 17,593 10,028 No Concrete Floor 588 -3,322 -1,894						
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer							
X	Asphalt Shingle	(10) Floor Support						Built-Ins			Public Sewer 1 1,192 679 Water Well, 100 Feet 1 5,584 3,183						
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 1,662 947			Porches						
								CPP			24 608 347						
								Notes:			Totals: 110,531 62,143						
								ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 66,742									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KURGAN MICHAEL & TRACEY LE	MARTIN WELDON E & JOANNE	135,000	07/11/2020	WD	03-ARM'S LENGTH	1173:0237	PROPERTY TRANSFER	100.0
BANN LAWRENCE R TRUST 8/1/	KURGAN MICHAEL & TRACEY LE	106,500	06/24/2016	WD	03-ARM'S LENGTH	1159-0879	PROPERTY TRANSFER	100.0
		132,000	08/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status				
104 ISLAND DR	School: HOUGHTON LAKE COMM SCHOOLS		ROOF	06/11/2018	PB18-0136	COMPLETE				
	P.R.E. 0%									
Owner's Name/Address	SA:									
MARTIN WELDON E & JOANNE 53270 BUTTERNUT ST CHESTERFIELD MI 48051	2024 Est TCV Tentative									
	X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			CANAL/RIVER	50.00	150.00	1.0000 1.0000	850 100		42,500	
			50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =	42,500		
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: Asphalt Paving	2.93	752	47	1,035			
			D/W/P: 3.5 Concrete	6.25	72	72	324			
			D/W/P: 3.5 Concrete	6.25	240	72	1,080			
			Wood Frame/Conc.	30.59	144	87	3,832			
			Total Estimated Land Improvements True Cash Value =							6,271
			Work Description for Permit PB18-0136, Issued 06/11/2018: REROOF							
			Topography of Site							
	X Level									
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
	X Waterfront									
			Ravine							
			Wetland							
			Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
	QT	03/28/2023	INSPECTED	2023	21,300	50,500	71,800		60,414C	
	QT	04/26/2018	INSPECTED	2022	21,300	42,000	63,300		57,538C	
	DMG	08/13/2009	INSPECTED	2021	18,800	36,900	55,700		55,700S	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 240 48 102	Type WGEP (1 Story) CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 264 % Good: 0 Storage Area: 0 No Conc. Floor: 264 Bsmnt Garage: Carport Area: 240 Roof: Comp.Shingle				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 32 Floor Area: 768 Total Base New : 140,114 Total Depr Cost: 95,277 Estimated T.C.V: 102,327			E.C.F. X 1.074							
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68					Cls CD Blt 0					
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas										
Condition: Good		Size of Closets		Lg	X	Ord		Small	(13) Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 768		Cost New 95,037		Depr. Cost 64,625	
Room List		Doors:		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Porches										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Garages										
X	Wood/Shingle Aluminum/Vinyl Brick						(13) Plumbing			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)										
X	Insulation	(7) Excavation		Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck										
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood										
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood										
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Deck										
(3) Roof		(10) Floor Support		Lump Sum Items:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood										
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood										
X	Asphalt Shingle			Chimney:			Lump Sum Items:			Treated Wood										
				Totals:			Lump Sum Items:			Treated Wood										
				Notes:			Lump Sum Items:			Treated Wood										
				ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>			Lump Sum Items:			Treated Wood										
				TCV:			Lump Sum Items:			Treated Wood										
				102,327			Lump Sum Items:			Treated Wood										

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WIKTOROWSKI JEFFERY D & NI	SNYDER ERIK R & STEPHANIE	121,200	02/26/2021	WD	03-ARM'S LENGTH	1175:1815	PROPERTY TRANSFER	100.0			
SIEFKA EVERET	WIKTOROWSKI JEFFERY D & NI	44,000	07/25/2017	WD	22-OUTLIER	1163:0293	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
102 ISLAND DR		School: HOUGHTON LAKE COMM SCHOOLS			ROOF	02/23/2018	PB18-0011	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
SNYDER ERIK R & STEPHANIE A 3396 LAPORTE RD HEMLOCK MI 48626		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
L-326 P-454 234 LOT 23 BEBEE'S ISLAND.		Public Improvements		* Factors *							
Comments/Influences		X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X		CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100	42,500
		X		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500							
		X		Land Improvement Cost Estimates							
		X		Description	Rate	Size	% Good	Cash Value			
		X		D/W/P: 3.5 Concrete	6.68	12	74	59			
		X		D/W/P: 3.5 Concrete	6.68	12	74	59			
		X		Wood Frame	35.58	64	74	1,685			
		X		Total Estimated Land Improvements True Cash Value = 1,803							
		X		Work Description for Permit PB18-0011, Issued 02/23/2018: NO DESCRIPTION OF WORK							
		Topography of Site									
		X		Level							
		X		Rolling							
		X		Low							
		X		High							
		X		Landscaped							
		X		Swamp							
		X		Wooded							
		X		Pond							
		X		Waterfront							
		X		Ravine							
		X		Wetland							
		X		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	03/28/2023	INSPECTED	2023	21,300	34,400	55,700			51,660C
		QT	04/26/2018	INSPECTED	2022	21,300	27,900	49,200			49,200S
		DMG	08/13/2009	INSPECTED	2021	18,800	18,100	36,900			36,301C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	X	Ord		Min											
Condition: Average		Size of Closets															
		Lg	X	Ord		Small											
Room List		Doors:		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
		Kitchen: Other: Other:		0 Amps Service													
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings															
X	Insulation																
(2) Windows		(13) Plumbing			(14) Water/Sewer												
		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 672 S.F. Height to Joists: 0.0													
		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:												
X	Gable Hip Flat		Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:												
Chimney:																	
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 0					
(11) Heating System: Forced Air w/ Ducts																	
Ground Area = 672 SF Floor Area = 672 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 672																	
Total: 82,019 60,694																	
Other Additions/Adjustments																	
Water/Sewer																	
Public Sewer 1 1,345 995																	
Water Well, 100 Feet 1 5,720 4,233																	
Built-Ins																	
Appliance Allow. 1 1,961 1,451																	
Totals: 91,045 67,373																	
Notes:																	
ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 72,359																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ROGERS JOAN	MARVEL BRIAN	165,000	06/16/2022	WD	03-ARM'S LENGTH	1181:1433	PROPERTY TRANSFER	100.0		
ROGERS L G		0	01/18/2022	OTH	07-DEATH CERTIFICATE	1181:1431	OTHER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status	
100 ISLAND DR & BEEBE		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		06/03/2019	PB19-0146	COMPLETE		
Owner's Name/Address		SA:		P.R.E. 0%						
MARVEL BRIAN 3660 W NORTH TERRITORIAL RD WHITMORE LAKE MI 48189		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
L-560 P-26 234 LOT 24 BEBEE'S ISLAND.		Public Improvements		* Factors *					Value	
Comments/Influences		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		X	Gravel Road	CANAL/RIVER	50.00	150.00	1.0000	1.0000	850 100	42,500
		X	Paved Road	50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =						42,500
		X	Storm Sewer	Land Improvement Cost Estimates						
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value		
		X	Water	D/W/P: Asphalt Paving	2.93	437	18	230		
		X	Sewer	D/W/P: 3.5 Concrete	6.25	120	68	510		
		X	Electric	Total Estimated Land Improvements True Cash Value =						740
		X	Gas	Work Description for Permit PB19-0146, Issued 06/03/2019: DANGEROUS BUILDING						
		X	Curb	REPAIRS--REPAIR BUILDING BACK TO CODE/REROOF 24 X 24 = 336 TOTAL SQ FT.						
		X	Street Lights							
		X	Standard Utilities							
		X	Underground Utils.							
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Rolling	2024	Tentative	Tentative	Tentative			Tentative
		X	Low	2023	21,300	56,100	77,400			77,400S
		X	High	2022	21,300	46,200	67,500			39,865C
		X	Landscaped	2021	18,800	41,100	59,900			38,592C
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
The Equalizer. Copyright (c) 1999 - 2009.		QT	03/28/2023	INSPECTED						
Licensed To: Township of Lake, County of		KH	10/30/2019	INSPECTED						
Roscommon, Michigan		QT	04/26/2018	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 126 12	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 420 % Good: 60 Storage Area: 0 No Conc. Floor: 210
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											
Building Style: MANUFACTURED		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X Insulation				X	Ex.		Ord.		Min							
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(10) Floor Support		(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Chimney:																
Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED										Cls Good		Blt 2001				
(11) Heating System: Warm & Cool Air																
Ground Area = 1080 SF Floor Area = 1080 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78																
Building Areas																
Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost																
Main Home Siding Comp.Shingle 1080																
Total: 104,908 81,828																
Other Additions/Adjustments																
Plumbing 3 Fixture Bath 1 3,977 3,102																
Deck Treated Wood 126 3,282 2,560																
Treated Wood 12 588 459																
Garages																
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 420 13,839 8,303 *6																
No Concrete Floor 210 -1,187 -712																
Concrete Foundation 536 8,469 6,606																
Water/Sewer																
Public Sewer 1 1,941 1,514																
Water Well, 100 Feet 1 6,333 4,940																
Built-Ins																
Appliance Allow. 1 4,031 3,144																
Totals: 146,181 111,744																
Notes:																
ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 120,013																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WALTER ERIK A	WALTER ERIK A &	0	07/21/2022	QC	21-NOT USED/OTHER	1181:2447	DEED	50.0			
MINNEY JAMES	WALTER ERIK A	170,000	05/20/2022	WD	03-ARM'S LENGTH	1181:708	PROPERTY TRANSFER	100.0			
ROGERS LYLE R & RUTH A	MINNEY, JAMES	75,000	03/24/2012	WD	03-ARM'S LENGTH	1113/1100	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
200 GRAHAM & BEEBE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
WALTER ERIK A & BERLING MARC L & WALTER KARA L 4416 SUNDANCE CIR HOWELL MI 48843		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
L-590 P-410 234 200 BEEBE DR LOTS 25 & 26 BEBEE'S ISLAND		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road	CANAL/RIVER	100.00	50.00	1.0000	0.5774	850	100	49,075
			Paved Road	100 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 49,075							
			Storm Sewer	Land Improvement Cost Estimates							
			Sidewalk	Description	Rate		Size % Good		Cash Value		
		X	Water	D/W/P: 3.5 Concrete	6.25		100 72		450		
			Electric	Total Estimated Land Improvements True Cash Value = 450							
			Gas								
			Curb								
			Street Lights								
		X	Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		QT	03/28/2023	INSPECTED	2023	24,500	54,800	79,300			79,300S
		QT	04/11/2018	INSPECTED	2022	24,500	40,200	64,700		64,700R	44,296C
		DMG	08/13/2009	INSPECTED	2021	21,700	35,000	56,700		56,700R	42,881C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 110	Type CCP (1 Story) Treated Wood			Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 600 No Conc. Floor: 98	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 990 Total Base New : 168,139 Total Depr Cost: 109,290 Estimated T.C.V: 117,378			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 990 SF Floor Area = 990 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Size 990		Cost New	Depr. Cost		
Condition: Good		Lg	X Ord	Small	(13) Plumbing			Building Areas			Total:		118,198	76,828		
Room List		Doors:	Solid X	H.C.	Average Fixture(s)			Stories Exterior Foundation			Total:		118,198	76,828		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments			Total:		118,198	76,828			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Plumbing			Total:		118,198	76,828			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X Ex. Ord. Min			Plumbing			Total:		118,198	76,828			
X	Insulation	(7) Excavation		Many X Ave. Few			Plumbing			Total:		118,198	76,828			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 990 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total:		118,198	76,828			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Plumbing			Total:		118,198	76,828			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Deck Treated Wood Garages			Total:		118,198	76,828			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Class: CD Exterior: Pole (Unfinished)			Total:		118,198	76,828			
X	Gable Hip Flat	Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins			Storage Over Garage Base Cost No Concrete Floor Water/Sewer Public Sewer Water Well, 100 Feet			Total:		118,198	76,828		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Appliance Allow. Porches CCP (1 Story)			Total:		118,198	76,828			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Notes:			Notes:			Total:		118,198	76,828			
ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 117,378																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BUMP GERALD B TRUST 9/11/9	BUMP, KENNETH	0	07/25/2012	WD	21-NOT USED/OTHER	1117/1077	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
107 GRAHAM		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BUMP KENNETH TRUST 112 RICHARD AVE LANSING MI 48917		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
L-969 P-1952 (L-743 P-249) 234 LOT 27 BEBBE'S ISLAND		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road	CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100	42,500
			Paved Road	50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500							
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
		X	Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 03/28/2023	INSPECTED	2023	21,300	6,900	28,200	25,075C			
Licensed To: Township of Lake, County of		MH 12/29/2016	INSPECTED	2022	21,300	5,300	26,600	23,881C			
Roscommon, Michigan		DMG 08/13/2009	INSPECTED	2021	18,800	4,500	23,300	23,119C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 598 % Good: 20 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: D Effec. Age: 60 Floor Area: 230 Total Base New : 49,694 Total Depr Cost: 13,819 Estimated T.C.V: 14,842			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls D		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord	Min	Size of Closets			X Ex. Ord. Min			Ground Area = 230 SF Floor Area = 230 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45					
Condition: Poor		Lg	X Ord	Small	Doors: Solid X H.C.			No. of Elec. Outlets			Building Areas					
Room List		(5) Floors		(12) Electric			Plumbing			Stories Exterior Foundation			Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			(13) Plumbing			1 Story Siding Slab			230 22,780		5,695	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Average Fixture(s)			Other Additions/Adjustments			Base Cost			598 17,820 3,564		*2	
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 230 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			Water/Sewer			Common Wall: 1 Wall			1 -1,870 -374			
(2) Windows		(8) Basement		1 No Plumbing			Public Sewer			Water/Sewer			Public Sewer			
X	Many Avg. Few X Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer			Water Well, 100 Feet			1 1,192 536			
(3) Roof		(9) Basement Finish		Separate Shower			Fireplaces			Interior 1 Story			1 4,188 1,885			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Ceramic Tub Alcove Vent Fan			Notes:			Totals: 49,694 13,819			E.C.F. (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 14,842			
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:						
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BUMP GERALD B TRUST 9/11/9	BUMP, KENNETH	20,000	07/25/2012	WD	21-NOT USED/OTHER	1117/1077	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
107 GRAHAM		School: HOUGHTON LAKE COMM SCHOOLS		MISC		11/18/2016	2016-0055	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:		2024 Est TCV Tentative						
BUMP KENNETH TRUST 112 RICHARD AVE LANSING MI 48917		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Tax Description		Public Improvements		* Factors *								
L-969 P-1953 (L-743 P-249) 234 LOT 28 BEBEE'S ISLAND.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		Gravel Road		CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100	42,500	
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500								
		Storm Sewer		Work Description for Permit 2016-0055, Issued 11/18/2016: PLEASE MEASURE AND INVENTORY EVERYTHING ON BOTH LOTS 027-0000 & 028-0000								
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		QT	03/28/2023	INSPECTED	2023	21,300	12,600	33,900		29,474C		
		MH	12/29/2016	INSPECTED	2022	21,300	9,900	31,200		28,071C		
		DMG	08/13/2009	INSPECTED	2021	18,800	8,800	27,600		27,175C		

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:				
	Mobile Home			Wood	Coal	Steam		Cook Top					Interior 2 Story	48	WCP (1 Story)	Car Capacity:
	Town Home	0	X	Forced Warm Air			Dishwasher	Garbage Disposal	Two Sided	48	16	Treated Wood	Class:			
	Duplex	0		Wall Furnace									Bath Heater	Vent Fan	Exterior 1 Story	Exterior:
	A-Frame		Warm & Cool Air			Hot Tub	Unvented Hood	Exterior 2 Story	Prefab 1 Story		Brick Ven.:					
X	Wood Frame	(4) Interior		Heat Pump					Vented Hood	Heat Circulator	Prefab 2 Story		Stone Ven.:			
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Intercom			Raised Hearth	Heat Circulator		Common Wall:		
Yr Built		Trim & Decoration		(12) Electric			Jacuzzi Tub		Wood Stove	E.C.F.		Foundation:				
1975	Remodeled	Ex	X	Ord	Min	0 Amps Service				Total Base New : 72,301	X 1.074	Finished ?:				
Condition: Fair		Size of Closets		No./Qual. of Fixtures			Jacuzzi repl.Tub	Oven	Total Depr Cost: 25,305			Auto. Doors:				
Room List		Lg	X	Ord	Small	Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME			Estimated T.C.V: 27,178		Mech. Doors:					
	Basement	(5) Floors		(13) Plumbing			Sauna	Trash Compactor	Floor Area:		Area:					
	1st Floor	Kitchen:		Average Fixture(s)					Self Clean Range	Security System	Total Base New : 72,301		% Good:			
	2nd Floor	Other:		1 3 Fixture Bath			Sauna	Trash Compactor			Total Depr Cost: 25,305		Storage Area:			
	Bedrooms	Other:		2 Fixture Bath					Sauna	Trash Compactor	Estimated T.C.V: 27,178		No Conc. Floor:			
(1)	Exterior	(6) Ceilings		Softener, Auto			Sauna	Trash Compactor			E.C.F.		Bsmnt Garage:			
X	Wood/Shingle	No. of Elec. Outlets		Softener, Manual					Sauna	Trash Compactor	X 1.074		Carport Area:			
	Aluminum/Vinyl	Many		X	Ave.	Few	Sauna	Trash Compactor			E.C.F.		Roof:			
	Brick	(13) Plumbing		Solar Water Heat					Sauna	Trash Compactor	E.C.F.					
	Insulation	Average Fixture(s)		No Plumbing			Sauna	Trash Compactor			E.C.F.					
(2)	Windows	1 3 Fixture Bath		Extra Toilet					Sauna	Trash Compactor	E.C.F.					
X	Many	2 Fixture Bath		Extra Sink			Sauna	Trash Compactor			E.C.F.					
	Avg.	Softener, Auto		Separate Shower					Sauna	Trash Compactor	E.C.F.					
	Few	Softener, Manual		Ceramic Tile Floor			Sauna	Trash Compactor			E.C.F.					
	Large	Solar Water Heat		Ceramic Tile Wains					Sauna	Trash Compactor	E.C.F.					
	X Avg.	No Plumbing		Ceramic Tub Alcove			Sauna	Trash Compactor			E.C.F.					
	Small	Extra Toilet		Vent Fan					Sauna	Trash Compactor	E.C.F.					
	Wood Sash	Extra Sink					Sauna	Trash Compactor			E.C.F.					
	Metal Sash	Separate Shower							Sauna	Trash Compactor	E.C.F.					
	Vinyl Sash	Ceramic Tile Floor					Sauna	Trash Compactor			E.C.F.					
	Double Hung	Ceramic Tile Wains							Sauna	Trash Compactor	E.C.F.					
	Horiz. Slide	Ceramic Tub Alcove					Sauna	Trash Compactor			E.C.F.					
	Caseament	Vent Fan							Sauna	Trash Compactor	E.C.F.					
	Double Glass						Sauna	Trash Compactor			E.C.F.					
	Patio Doors								Sauna	Trash Compactor	E.C.F.					
	Storms & Screens						Sauna	Trash Compactor			E.C.F.					
(3)	Roof	(8) Basement		(14) Water/Sewer					Sauna	Trash Compactor	E.C.F.					
X	Gable	Conc. Block		Public Water			Sauna	Trash Compactor			E.C.F.					
	Hip	Poured Conc.		Public Sewer					Sauna	Trash Compactor	E.C.F.					
	Flat	Stone		Water Well			Sauna	Trash Compactor			E.C.F.					
	Gambrel	Treated Wood		1000 Gal Septic					Sauna	Trash Compactor	E.C.F.					
	Mansard	Concrete Floor		2000 Gal Septic			Sauna	Trash Compactor			E.C.F.					
	Shed	(9) Basement Finish		Lump Sum Items:					Sauna	Trash Compactor	E.C.F.					
X	Asphalt Shingle	Joists:					Sauna	Trash Compactor			E.C.F.					
	Chimney: Vinyl	Unsupported Len:							Sauna	Trash Compactor	E.C.F.					
		Cntr.Sup:					Sauna	Trash Compactor			E.C.F.					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAHAM MARGARET L ESTATE	DILLINGHAM MICHELLE J	135,000	04/30/2021	WD	03-ARM'S LENGTH	1176:1700	PROPERTY TRANSFER	100.0
GRAHAM MARGARET L		0	01/20/2020	OTH	07-DEATH CERTIFICATE	1176:1698	OTHER	0.0
GRAHAM ROBERT T		0	10/07/1993	OTH	07-DEATH CERTIFICATE	1176:1697	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
111 GRAHAM	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
DILLINGHAM MICHELLE J 701 JULIA ST LANSING MI 48910	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		CANAL/RIVER	50.00	150.00	1.0000 1.0000	850 100		42,500
			50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		42,500
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
	X		D/W/P: 3.5 Concrete	6.25	520	72	2,340		
	X		D/W/P: 3.5 Concrete	6.25	146	47	429		
	X		D/W/P: 3.5 Concrete	6.25	32	47	94		
			Wood Frame	26.62	96	47	1,201		
			Total Estimated Land Improvements True Cash Value =				4,064		
			Topography of Site						
	X		Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
	X		Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	03/28/2023	INSPECTED	2023	21,300	41,400	62,700		58,590C
	QT	04/11/2018	INSPECTED	2022	21,300	34,500	55,800		55,800S
	DMG	08/13/2009	INSPECTED	2021	18,800	30,300	49,100		36,398C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace																																		
Yr Built 0	Remodeled 0	Ex	X	Ord		Min																																
Condition: Average		Size of Closets																																				
Room List		Doors:		Solid	X	H.C.																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors																																				
(1) Exterior		Kitchen: Other: Other:																																				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																																				
X	Insulation																																					
(2) Windows		(7) Excavation																																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 144 S.F. Slab: 848 S.F. Height to Joists: 0.0																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
(3) Roof		(9) Basement Finish																																				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																			
X	Asphalt Shingle	(10) Floor Support																																				
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																				
(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex.      Ord.      Min No. of Elec. Outlets Many   X   Ave.      Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																						
Cost Est. for Res. Bldg: 1 Single Family 1 STORY      Cls CD      Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 992 SF      Floor Area = 992 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>848</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>144</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>115,619</td> <td>67,060</td> </tr> </tbody> </table> Other Additions/Adjustments Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost      288      11,051      6,410 Common Wall: 1 Wall      1      -1,870      -1,085 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Common Wall: 2 Wall      1      -3,740      -2,169 Base Cost      192      7,636      4,429 No Concrete Floor      192      -1,085      -629 Water/Sewer Public Sewer      1      1,345      780 Water Well, 100 Feet      1      5,720      3,318 Built-Ins Appliance Allow.      1      1,961      1,137 Totals:      136,637      79,251															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	848			1 Story	Siding	Crawl Space	144			Total:				115,619	67,060
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Slab	848																																			
1 Story	Siding	Crawl Space	144																																			
Total:				115,619	67,060																																	
Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv:      85,115																																						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GILLEN ROBYN L & ROBINSON	COX KAI J & ANGIE	248,800	10/27/2020	WD	03-ARM'S LENGTH	1174:1164	PROPERTY TRANSFER	100.0					
CSAPOS FAMILY TRUST 1/17/0	GILLEN ROBYN L & ROBINSON	167,000	11/16/2018	WD	03-ARM'S LENGTH	1167:2281	PROPERTY TRANSFER	100.0					
CSAPOS CHAROLETTE C		0	05/05/2018	OTH	07-DEATH CERTIFICATE	1167:2279	OTHER	0.0					
CSAPOS VINCENT P		0	04/07/2015	OTH	07-DEATH CERTIFICATE	1167:2278	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
113 GRAHAM		School: HOUGHTON LAKE COMM SCHOOLS			SHED		12/11/2021	LU21-4464	COMPLETE				
Owner's Name/Address		P.R.E. 0%			Res. Add/Alter/Repair		06/03/2019	PB19-0135	COMPLETE				
COX KAI J & ANGIE 28648 SUBURBAN WARREN MI 48088		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-322 P-231 234 LOTS 30, 31 & 32 BEBEE'S ISLAND.		Public Improvements		* Factors *									
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	50.00	160.00	1.0000	1.0130	2800	100		141,819
		X	Paved Road		50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 141,819								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate		Size		% Good	Cash Value		
		X	Water		D/W/P: 3.5 Concrete	6.25		220		47	646		
		X	Sewer		D/W/P: 3.5 Concrete	6.25		360		47	1,057		
		X	Electric		Wood Frame	23.74		160		94	3,570		
		X	Gas		Total Estimated Land Improvements True Cash Value = 5,273								
		X	Curb		Work Description for Permit LU21-4464, Issued 12/11/2021: 10X16 SHED								
		X	Street Lights		Work Description for Permit PB19-0135, Issued 06/03/2019: ONE STORY RESIDENTIAL								
		X	Standard Utilities		OPEN TREATED DECK 12 X 31 1/2 = 378 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT								
		X	Underground Utils.		#4237 SOIL EROSION 225 SQ FT WAIVER DATED 5/28/19								
		X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level		2024	Tentative	Tentative	Tentative			Tentative		
		X	Rolling		2023	70,900	58,900	129,800			107,650C		
		X	Low		2022	60,800	44,900	105,700			102,524C		
		X	High		2021	55,700	42,000	97,700			97,700S		
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/10/2022	INSPECTED	2023	70,900	58,900	129,800			107,650C		
		KH	10/30/2019	INSPECTED	2022	60,800	44,900	105,700			102,524C		
		QT	04/11/2018	INSPECTED	2021	55,700	42,000	97,700			97,700S		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							21 360 24	Roof Cover Onl Treated Wood Treated Wood		
Building Style: 1 STORY		(4) Interior													
Yr Built 0		Remodeled 0		Trim & Decoration			Size of Closets		Condition: Good						
Room List		Doors: Solid H.C.		Central Air Wood Furnace			(12) Electric								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			0 Amps Service								
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few								
Insulation				(13) Plumbing			Average Fixture(s)								
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:										
X	Asphalt Shingle														
Chimney:															

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 240	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: CD Effec. Age: 36 Floor Area: 480 Total Base New : 67,215 Total Depr Cost: 43,017 Estimated T.C.V: 46,114			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Space Heater Ground Area = 480 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas					Cls CD Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Size of Closets			No. of Elec. Outlets			Average Fixture(s)			1 Story Siding Slab 480						
Room List		Doors:	Solid	H.C.	(12) Electric			1 3 Fixture Bath			Other Additions/Adjustments						
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			0 Amps Service			2 Fixture Bath			Garages						
(1) Exterior		Kitchen: Other: Other:			Ex. Ord. Min			Softener, Auto			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many Ave. Few			Softener, Manual			Base Cost 240 11,311 7,239						
Insulation		(7) Excavation			(13) Plumbing			Solar Water Heat			Common Wall: 1 Wall 1 -2,074 -1,327						
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 S.F. Height to Joists: 0.0			Average Fixture(s)			No Plumbing			No Concrete Floor 240 -1,486 -951						
Many Avg. Few	Large Avg. Small	(8) Basement			Extra Toilet			Extra Sink			Totals: 67,215 43,017 43,017						
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone			Extra Toilet			Separate Shower			Notes:						
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor			Extra Sink			Ceramic Tile Floor			ECF (4004 LAKEVIEW) 1.072 => TCv: 46,114						
X	Double Glass Patio Doors	(9) Basement Finish			Ceramic Tile Wains			Ceramic Tub Alcove									
X	Storms & Screens	(10) Floor Support			Ceramic Tub Alcove			Vent Fan									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water									
X	Gable Hip Flat	Gambrel Mansard Shed	Public Sewer			Water Well											
X	Asphalt Shingle	Walkout Doors (A)			1000 Gal Septic												
Chimney:		Joists: Unsupported Len: Cntr.Sup:			2000 Gal Septic			Lump Sum Items:									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POTTER WILLIAM D [LE]	STURGEON PATRICIA & HINES	0	11/30/2020	OTH	07-DEATH CERTIFICATE	1177:1403	DEED	100.0
POTTER WILLIAM D	POTTER WILLIAM D [LE]	0	09/29/2020	WD	18-LIFE ESTATE	1177:1402	DEED	0.0
POTTER MARION E		0	08/25/1999	OTH	07-DEATH CERTIFICATE	1177:1401	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
112 GRAHAM	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
STURGEON PATRICIA & HINES TERESA 4121 EAGLES NEST DR WATERFORD MI 48329	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	80.00	108.00	1.0000	0.9364	2800 100	209,756
			80 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =	209,756	
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			Fencing: Wd, Split, 2 Rail	16.72	160	22	588		
	X		D/W/P: 3.5 Concrete	6.68	1345	72	6,469		
			D/W/P: 3.5 Concrete	6.68	309	72	1,486		
			D/W/P: 3.5 Concrete	6.68	126	47	396		
			Wood Frame	24.16	280	47	3,180		
			Wood Frame/Conc.	43.66	56	22	538		
	X		Total Estimated Land Improvements True Cash Value =				12,657		
			Topography of Site						
	X		Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
	X		Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	03/28/2023	INSPECTED	2023	104,900	78,900	183,800		152,935C
	QT	04/11/2018	INSPECTED	2022	89,900	61,200	151,100		145,653C
	DMG	08/13/2009	INSPECTED	2021	82,400	58,600	141,000	141,000C	141,000C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 56	Type CCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Sid/Br Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 33 Floor Area: 1,320 Total Base New : 218,644 Total Depr Cost: 146,489 Estimated T.C.V: 157,036			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1320 SF Floor Area = 1320 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67			Cls C		Blt 0					
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas			Size		Cost New	Depr. Cost				
Condition: Good		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Stories			Foundation					
Room List		Doors:		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments			Plumbing			Cost New		Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Plumbing			3 Fixture Bath			1		4,711	3,156	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Porches			CCP (1 Story)			56		1,691	1,133	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1320 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: C Exterior: Sid/Br Foundation: 18 Inch (Unfinished)			Base Cost		576	22,596	15,139
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Common Wall: 1.5 Wall			1		-3,373	-2,260	
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Fireplaces			Appliance Allow.			1		2,806	1,880	
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Notes:			Interior 1 Story			Totals:			218,644		146,489		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			ECF (4004 LAKEVIEW) 1.072 => TCV:										157,036			

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
110 GRAHAM		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
GESSNER KENNETH J & VONDA M TRUSTS 9/15/99 3570 NIXON HWY POTTERVILLE MI 48876		SA:											
Tax Description		2024 Est TCV Tentative											
L-853 P-300 (L-490 P-26) 234 S 10 FT OF LOT 34 - LOT 35 BEBEE'S ISLAND		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100		51,000
		Paved Road			60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 51,000								
		X Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description	Rate		Size		% Good	Cash Value		
		Water			D/W/P: 3.5 Concrete	6.68		806		87	4,684		
		X Sewer			Wood Frame	39.80		40		47	748		
		Electric			Total Estimated Land Improvements True Cash Value = 5,432								
		Gas											
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT 03/28/2023	INSPECTED	2023	25,500	82,300	107,800	52,889C					
Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/11/2018	INSPECTED	2022	25,500	69,000	94,500	50,371C					
		DMG 06/16/2011	INSPECTED	2021	22,500	60,500	83,000	48,762C					

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough	X Insulation	0 Front Overhang	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 216 66 135 72	Type WGEP (1 Story) WCP (1 Story) CSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 729 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
	X Wood Frame		(4) Interior							Drywall Paneled	Plaster Wood T&G	Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 33 Floor Area: 1,420 Total Base New : 238,458 Total Depr Cost: 159,767 Estimated T.C.V: 171,590	E.C.F. X 1.074	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C Blt 0			
Yr Built 0	Remodeled 0	Ex	X Ord	Min	(12) Electric			X Ex. Ord. Min			Ground Area = 692 SF Floor Area = 1420 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67						
Condition: Good		Size of Closets			0 Amps Service			No. of Elec. Outlets			Building Areas						
Room List		Doors:	Solid X	H.C.	Kitchen: Other: Other:			Many X Ave. Few			Stories Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Overhang			Total: 161,288 108,063			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Porches WGEP (1 Story) WCP (1 Story) CSEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost No Concrete Floor Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			Cost New Depr. Cost 692 728 1 4,711 3,156 216 16,200 10,854 66 3,815 2,556 135 6,259 4,194 72 2,170 1,454 729 26,762 17,931 1 -2,251 -1,508 280 10,875 7,286 280 -1,582 -1,060 1 1,515 1,015 1 5,890 3,946 1 2,806 1,880			
(1) Exterior		(6) Ceilings			(14) Water/Sewer			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items: Appliance Allow.						
Wood/Shingle X Aluminum/Vinyl Brick		(7) Excavation			(10) Floor Support			Lump Sum Items: Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X Insulation		(8) Basement			Joists: Unsupported Len: Cntr.Sup:												
(2) Windows		Basement: 0 S.F. Crawl: 692 S.F. Slab: 0 S.F. Height to Joists: 0.0															
Many X Avg. Few		Large X Avg. Small															
X Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(9) Basement Finish															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X Gable Hip Flat		Gambrel Mansard Shed															
X Asphalt Shingle																	
Chimney: Block																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SEEGRAVES PATRICK M &	SEEGRAVES PATRICK M [LE]	0	11/28/2022	QC	15-LADY BIRD	1184:4448	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
108 GRAHAM		School: HOUGHTON LAKE COMM SCHOOLS		MISC		04/17/2021	LU21-4397	COMPLETE					
Owner's Name/Address		P.R.E. 100% 12/23/2020		SA:									
SEEGRAVES PATRICK M [LE] & SEEGRAVES CATHERINE E [LE] 108 GRAHAM HOUGHTON LAKE MI 48629		2024 Est TCV Tentative		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT									
Tax Description		X	Improved	Vacant	* Factors *								
PART OF LOT 36 BEEBES ISLAND SUB, SEC 34 T23N R4W, BEG AT NW COR LOT 36, TH S89D48'33"E 106.96', TH S05D26'27"E 47.22', TH N89D57'34"W 111.01', TH N00D31'30"W 47.29' TO POB. SPLIT/COMBINED ON 12/23/2020 FROM 006-130-036-0000;		X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Dirt Road		CANAL/RIVER	47.22	150.00	1.0000	1.0000	850	100		40,137
Split/Comb. on 12/23/2020 completed 12/23/2020 MIKE OWNER REQUEST ; Parent Parcel(s): 006-130-036-0000; Child Parcel(s): 006-130-036-1000, 006-130-037-1000;		X	Gravel Road		47 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =		40,137		
-----		X	Paved Road		Land Improvement Cost Estimates								
		X	Storm Sewer		Description	Rate	Size	% Good	Cash Value				
		X	Sidewalk		D/W/P: 3.5 Concrete	6.68	1012	72	4,867				
		X	Water		D/W/P: 3.5 Concrete	6.68	20	72	96				
		X	Sewer		Wood Frame	29.95	96	94	2,702				
		X	Electric		Total Estimated Land Improvements True Cash Value =				7,665				
		X	Gas		Work Description for Permit LU21-4397, Issued 04/17/2021: LAND USE PERMIT NOTES: "8X12, 5' OFF LINE, 20' BACK ROW"								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	20,100	86,000	106,100			52,872C		
		X	High		2022	20,100	71,800	91,900			50,355C		
		X	Landscaped		2021	17,700	60,300	78,000			46,133C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
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		CW	07/29/2019	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 225 25	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C Effec. Age: 23 Floor Area: 1,350 Total Base New : 214,327 Total Depr Cost: 165,033 Estimated T.C.V: 177,245			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Size of Closets			Central Air Wood Furnace							
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	X			Class: C Effec. Age: 23 Floor Area: 1,350 Total Base New : 214,327 Total Depr Cost: 165,033 Estimated T.C.V: 177,245			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Condition: Good		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY			Cls C		Blt 2004		
Room List		Doors:		Solid	X	H.C.	(12) Electric			Ground Area = 1080 SF Floor Area = 1350 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s)			Building Areas			Size		Cost New		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1.25 Story Siding Crawl Space			1,080		173,315 133,453		
X	Insulation	(7) Excavation		(14) Water/Sewer			Other Additions/Adjustments			Plumbing			3 Fixture Bath		1 4,711 3,627		
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood		225 4,545 3,500		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Garages			Treated Wood			25 1,200 924				
(3) Roof	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			576 22,596 17,399				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Common Wall: 1 Wall			1 -2,251 -1,733			
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer			1 1,515 1,167				
Chimney:	Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet			Water Well, 100 Feet			1 5,890 4,535			
							Built-Ins			Appliance Allow.			1 2,806 2,161				
										Notes:			Totals: 214,327 165,033		ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 177,245		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SEEGRAVES PATRICK M &	WERNER KEVIN & LORI	129,500	12/04/2020	WD	31-SPLIT IMPROVED	1174:2213	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
106 GRAHAM		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	06/08/2020	PB20-0111	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
WERNER KEVIN & LORI 6977 KENNESAW RD CANTON MI 48187		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
PART OF LOT 36 & ALL OF LOT 37 BEEBES ISLAND SUB, SEC 34 T23N R4W, COMM AT NW COR SAID LOT 36, TH S00D31'30"W 47.29' TO POB; TH S89D57'34"E111.01', TH S05D26'27"E 2.96', TH S05D50'29"W 50.06' TH N 89D53'16"W 106.28', TH N00D07'29"E 50.02', TH N00D31'30"W 2.60' TO POB. SPLIT/COMBINED ON 12/23/2020 FROM 006-130-036-0000;		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	52.60	150.00	1.0000	1.0000	850	100		44,710
		Paved Road		53 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		44,710		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
		Sewer		D/W/P: 3.5 Concrete				6.25	890		48	2,670
		Electric						6.25	6		23	9
		Gas		Total Estimated Land Improvements True Cash Value =								2,679
		Curb		Work Description for Permit PB20-0111, Issued 06/08/2020: REROOF @ 106 GRAHAM								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Split/Comb. on 12/23/2020 completed 12/23/2020 MIKE OWNER REQUEST ; Parent Parcel(s): 006-130-036-0000; Child Parcel(s): 006-130-036-1000, 006-130-037-1000;		Topography of Site										
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	22,400	40,600	63,000			53,581C		
		High		2022	22,400	33,700	56,100			51,030C		
		Landscaped		2021	19,700	29,700	49,400			49,400S		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What								
		QT	03/28/2023	INSPECTED								
		CW	07/29/2019	INSPECTED								
		QT	04/11/2018	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 200	Type WGEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 41 Floor Area: 720 Total Base New : 133,757 Total Depr Cost: 78,917 Estimated T.C.V: 84,757		E.C.F. X 1.074		Bsmnt Garage:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59			Cls CD		Blt 1978	
Yr Built 1978	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Building Areas			Size		Cost New	Depr. Cost		
Condition: Average		Size of Closets		(12) Electric			Stories			Foundation						
Room List		Doors:	Solid	H.C.	0 Amps Service			Exterior			Crawl Space					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Siding			720						
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s)			Other Additions/Adjustments			Total:		89,812		52,989		
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1 3 Fixture Bath			Porches			200		13,954		8,233		
	Insulation			2 2 Fixture Bath			WGEP (1 Story)									
(2) Windows		(7) Excavation		Softener, Auto			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Manual			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		308		7,796		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Solar Water Heat			Water/Sewer			Common Wall: 1 Wall		1		-2,074		
		Conc. Block Poured Conc. Stone		No Plumbing			Public Sewer			Base Cost		216		9,826		
		Treated Wood Concrete Floor		Extra Toilet			Water Well, 100 Feet			Water/Sewer		1		1,345		
(3) Roof		(9) Basement Finish		Extra Sink			Built-Ins			Appliance Allow.		1		1,961		
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Separate Shower			Notes:			Totals:		133,757		78,917		
	Asphalt Shingle	(10) Floor Support		Ceramic Tile Floor			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:							84,757		
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Wains												
				Ceramic Tub Alcove Vent Fan												
				(14) Water/Sewer												
				Public Water												
				Public Sewer												
				1 Water Well												
				1000 Gal Septic												
				2000 Gal Septic												
				Lump Sum Items:												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
HANEY WILLIAM B & ETAL	HANEY WILLAM D & MARY	0	11/20/2018	QC	09-FAMILY	1168:1227	DEED	0.0							
HANEY WILLIAM B	HANEY WILLIAM B &	0	08/09/2017	QC	09-FAMILY	1163:1424	DEED	0.0							
HANEY JOAN R		0	12/11/2015	OTH	07-DEATH CERTIFICATE	1165:2062	PROPERTY TRANSFER	0.0							
		76,500	04/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status						
104 GRAHAM & CENTER		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
HANEY WILLAM D & MARY 10630 BENTON RD GRAND LEDGE MI 48837		SA:													
Tax Description		2024 Est TCV Tentative													
L-722 P-147 234 104 GRAHAM DR LOTS 38 & 39 BEBEE'S ISLAND.		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT									
Comments/Influences		Public Improvements				* Factors *									
		Dirt Road				Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				CANAL/RIVER		100.00	100.00	1.0000	0.8165	850	100		69,402
		Paved Road				100 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =		69,402	
		Storm Sewer				Land Improvement Cost Estimates									
		Sidewalk				Description		Rate		Size		% Good		Cash Value	
		Water				D/W/P: 3.5 Concrete		6.25		612		72		2,754	
		Sewer				D/W/P: 3.5 Concrete		6.25		60		72		270	
		Electric				D/W/P: 3.5 Concrete		6.25		40		72		180	
		Gas				D/W/P: 3.5 Concrete		6.25		280		72		1,260	
		Curb				Wood Frame/Conc.		32.25		100		47		1,516	
		Street Lights				Total Estimated Land Improvements								5,980	
		Standard Utilities				True Cash Value =									
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative	
		QT		03/28/2023		INSPECTED		2023		34,700		45,000		79,700	
		QT		04/11/2018		INSPECTED		2022		34,700		37,400		72,100	
		DMG		08/13/2009		INSPECTED		2021		30,600		33,000		63,600	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built	Remodeled	Ex	X	Ord		Min												
Condition: Average		Size of Closets			Lg	X	Ord		Small									
Room List		Doors:		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric														
		Kitchen: Other: Other:		0 Amps Service														
(1) Exterior		No./Qual. of Fixtures			X	Ex.		Ord.		Min								
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets														
	X Insulation	(13) Plumbing																
(2) Windows		(7) Excavation		Average Fixture(s)														
	Many X Avg. Few		Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 768 S.F. Height to Joists: 0.0			2	3	Fixture Bath									
		(8) Basement		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer													
	X Gable Hip Flat		Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
	X Asphalt Shingle	(10) Floor Support			Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:																
Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY										Cls CD		Blt 0						
(11) Heating System: Forced Air w/ Ducts																		
Ground Area = 768 SF Floor Area = 960 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62																		
Building Areas																		
Stories Exterior Foundation										Size		Cost New		Depr. Cost				
1.25 Story Siding Slab										768								
Other Additions/Adjustments										Total:		107,064		66,379				
Plumbing																		
3 Fixture Bath										1		3,915		2,427				
Garages																		
Class: D Exterior: Pole (Unfinished)																		
Base Cost										768		16,259		10,081				
Water/Sewer																		
Public Sewer										1		1,345		834				
Water Well, 100 Feet										1		5,720		3,546				
Built-Ins																		
Appliance Allow.										1		1,961		1,216				
Totals:										136,264		84,483						
Notes:																		
										ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>		TCV:		90,735				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
PORTER FRANK J & SUSAN I T	PORTER FRANK J & PENMAN AN	0	12/16/2020	QC	21-NOT USED/OTHER	1174:2640	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status	
13229 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 100% 05/03/1994							
PORTER FRANK J & PENMAN ANN 13229 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:							
Tax Description		2024 Est TCV Tentative							
1174/2640 1155/2476 L-889 P-135 (L-769 P-566) 234 LOTS 1 & 2 BIRCH RUN ESTATES. COMBINED ON 1/1/2023 FROM 006-140-001-0000, 006-140-002-0000;		X Improved		Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1				
Comments/Influences		Public Improvements		* Factors *					
Split/Comb. on 12/14/2022 completed 12/14/2022 MIKE OWNER REQUEST ; Parent Parcel(s): 006-140-001-0000, 006-140-002-0000; Child Parcel(s): 006-140-001-1000; -----		X		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		Dirt Road		OFF LAKE GROUP1 81.00 150.00 1.0000 1.0000 400 100 32,400					
		Gravel Road		OFF LAKE GROUP1 70.00 150.00 1.0000 1.0000 400 100 28,000					
		Paved Road		151 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 60,400					
		Storm Sewer							
		Sidewalk							
		Water		Land Improvement Cost Estimates					
		Sewer		Description Rate Size % Good Cash Value					
		Electric		D/W/P: 3.5 Concrete 7.69 677 75 3,904					
		Gas		D/W/P: Asphalt Paving 3.66 1704 75 4,678					
		Curb		Total Estimated Land Improvements True Cash Value = 8,582					
		X Street Lights							
		X Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative	
		QT	06/10/2022	INSPECTED	2023	30,200	72,900	103,100	64,987C
					2022	0	0	0	
					2021	0	0	0	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough	X	Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:		
	Mobile Home																0
	Town Home	0		0													Exterior: Siding
	Duplex	0		0													Brick Ven.: 0
	A-Frame																Stone Ven.: 0
X	Wood Frame	(4) Interior			X	Forced Warm Air Wall Furnace											Common Wall: 1/2 Wal
		Drywall		Plaster		Warm & Cool Air											Foundation: 18 Inch
		Paneled		Wood T&G		Heat Pump											Finished ?:
Building Style: MANUFACTURED		Trim & Decoration															Auto. Doors: 0
Yr Built	Remodeled	Ex	Ord	Min													Mech. Doors: 0
0	0																Area: 2064
Condition: Good		Size of Closets															% Good: 75
		Lg	Ord	Small													Storage Area: 0
																	No Conc. Floor: 0
Room List		Doors:	Solid	H.C.		Central Air Wood Furnace											Bsmnt Garage:
	Basement	(5) Floors				(12) Electric											Carport Area:
	1st Floor	Kitchen:				0 Amps Service											Roof:
	2nd Floor	Other:				No./Qual. of Fixtures											
	Bedrooms	Other:				Ex.	X	Ord.	Min								
(1)	Exterior	No. of Elec. Outlets				Many	X	Ave.	Few								
	Wood/Shingle	(6) Ceilings				(13) Plumbing											
X	Aluminum/Vinyl					Average Fixture(s)											
	Brick					2 3 Fixture Bath											
						2 Fixture Bath											
X	Insulation					Softener, Auto											
						Softener, Manual											
						Solar Water Heat											
(2)	Windows	(7) Excavation				No Plumbing											
		Basement: 0 S.F.				Extra Toilet											
X	Many	X	Large		Crawl: 0 S.F.												
	Avg.		Avg.		Slab: 294 S.F.												
	Few		Small		Height to Joists: 0.0												
		(8) Basement				Separate Shower											
X	Wood Sash	Conc. Block				Ceramic Tile Floor											
	Metal Sash	Poured Conc.				Ceramic Tile Wains											
X	Vinyl Sash	Stone				Ceramic Tub Alcove											
X	Double Hung	Treated Wood				Vent Fan											
X	Horiz. Slide	Concrete Floor				(14) Water/Sewer											
X	Casement					Public Water											
X	Double Glass					Public Sewer											
X	Patio Doors					Water Well											
X	Storms & Screens					1000 Gal Septic											
						2000 Gal Septic											
(3)	Roof	(9) Basement Finish				Lump Sum Items:											
		Recreation SF															
X	Gable	Living SF															
	Hip	Walkout Doors (B)															
	Flat	No Floor SF															
		Walkout Doors (A)															
X	Asphalt Shingle	(10) Floor Support															
X	Metal																
		Joists:															
	Chimney: Metal	Unsupported Len:															
		Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		94,000	05/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
13205 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/05/1998										
COOLEY MARY L 13205 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
(L-883P-692&L-884P-506-507&L-771 P-133) 234 L-1016 P-1269 (L-1014P-19) LOT 3 BIRCH RUN ESTATES. 13229 W SHORE DR		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	65.00	150.00	1.0000	1.0000	400	100		26,000
		Paved Road		65 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		26,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: Asphalt Paving				Rate	Size	% Good	Cash Value	
		Electric						3.15	860	50	1,354	
		Gas		Total Estimated Land Improvements				True Cash Value =		1,354		
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 06/10/2022 INSPECTED				2023	13,000	47,600	60,600	42,523C				
DMG 05/25/2010 INSPECTED				2022	11,400	48,400	59,800	40,499C				
				2021	10,600	44,300	54,900	39,206C				

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 160 64	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior			X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																
Building Style: MANUFACTURED		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace															
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Class: Good Effec. Age: 10 Floor Area: Total Base New : 176,972 Total Depr Cost: 134,500 Estimated T.C.V: 101,010											
Condition: Good		Lg	Ord	Small	Lump Sum Items:			Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED			Cls Good			Blt 0								
Room List		Doors:	Solid	H.C.	(12) Electric			Ground Area = 1404 SF Floor Area = 1404 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76			Building Areas											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service			Type			Size			Cost New		Depr. Cost						
(1) Exterior		Kitchen: Other: Other:			Ex. X Ord. Min			Ext. Walls			Roof/Fnd.											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Siding			Comp.Shingle			1404		124,517		94,634				
X	Insulation				Many X Ave. Few			Other Additions/Adjustments			42" frost-free footings, foundation			158		10,333		7,853				
(2) Windows		(7) Excavation			(13) Plumbing			Deck			Treated Wood			160		3,843		2,921				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			3 Fixture Bath			1		3,977		3,023		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		384		17,096		12,993		
X	Double Hung Horiz. Slide Casement							Water/Sewer			Common Wall: 1/2 Wall			1		-1,122		-853				
X	Double Glass	(9) Basement Finish						Public Water			Water Well			1		1,941		1,475				
X	Patio Doors							1000 Gal Septic			Water Well, 100 Feet			1		6,333		4,813				
X	Storms & Screens							2000 Gal Septic			Built-Ins			Appliance Allow.			1		4,031		3,064	
(3) Roof								Breezeways			Frame Wall			64		6,023		4,577				
X	Gable Hip Flat	Gambrel Mansard Shed							Notes:			Totals:			176,972		134,500					
X	Asphalt Shingle	(10) Floor Support						ECF (4006 OFF LAKE 1) 0.751 => TC										101,010				
Chimney:		Joists: Unsupported Len: Cntr.Sup:																				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WANTY CLIFFORD R	WANTY CLIFFORD R [LE]	0	10/17/2005	QC	15-LADY BIRD	1034:1193	DEED	0.0				
WALZ NORMAN O & OLGA	WANTY CLIFFORD R	0	12/28/1994	WD	21-NOT USED/OTHER	0687:174	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
13216 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/03/2001										
WANTY CLIFFORD R [LE] 13216 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1034 P-1193 (L-687 P-174) 234 LOT 4 BIRCH RUN ESTATES.		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	65.00	150.00	1.0000	1.0000	400	100		26,000
		Paved Road		65 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		26,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size		% Good	Cash Value
		Water		Fencing: Wd, Split, 2 Rail				15.75	100	25	394	
		Sewer		D/W/P: 3.5 Concrete				6.25	460	75	2,156	
		Electric		Total Estimated Land Improvements				True Cash Value =		2,550		
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	13,000	7,300	20,300			13,532C		
		High		2022	11,400	5,900	17,300			12,888C		
		Landscaped		2021	10,600	5,600	16,200			12,477C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/10/2022	INSPECTED								
		DMG	05/25/2010	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1995 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 23,232 Total Depr Cost: 17,424 Estimated T.C.V: 13,085			E.C.F. X 0.751		Bsmnt Garage:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 23,232 Total Depr Cost: 17,424 Estimated T.C.V: 13,085			E.C.F. X 0.751		Bsmnt Garage:	
Yr Built 1995	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls CD Blt 1995		
Condition: Good		Lg	Ord	Small	X			Ex. X Ord. Min			Building Areas			Size Cost New Depr. Cost		
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Stories Exterior Foundation			Totals:		
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(12) Electric			Plumbing			Garages			1200 23,232 17,424			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	Kitchen: Other: Other:			100 Amps Service			(13) Plumbing			Class: D Exterior: Pole (Unfinished) Base Cost			23,232 17,424		
(2) Windows	Many Avg. X Few X Small	(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 13,085					
X	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
(3) Roof	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney:		(9) Basement Finish			Lump Sum Items:											
		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FREED CHARLES E JR & ERIC	FREED FAMILY TRUST	0	08/23/2021	QC	14-INTO/OUT OF TRUST	1178:0379	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
Freed Family Trust PO BOX 5561 TRAVERSE CITY MI 49696-5561		SA:		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
234 L-1019 P-68 (L-540 P-186) LOT 5 BIRCH RUN ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	66.00	150.00	1.0000	1.0000	400	100		26,400
		Paved Road		66 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 26,400								
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		QT	06/10/2022	INSPECTED	2023	13,200	0	13,200		9,456C		
		DMG	05/25/2010	INSPECTED	2022	11,600	0	11,600		9,006C		
					2021	10,700	0	10,700		8,719C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KAVO TONY & PHYLLIS	KAVO ANTHONY JR & PHYLLIS	0	11/26/2014	WD	21-NOT USED/OTHER	1145-2551	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 06/04/1996										
KAVO ANTHONY JR & PHYLLIS A TRUST 13150 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
234 L-668 P-261 LOT 6 BIRCH RUN ESTATES. Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	58.00	150.00	1.0000	1.0000	400	100		23,200
		Paved Road		58 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		23,200		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		Fencing: Wd, Split, 2 Rail				15.75	160	25	630	
		X Sewer		Total Estimated Land Improvements				True Cash Value =		630		
		Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	11,600	300	11,900			6,611C		
		High		2022	10,200	0	10,200			6,297C		
		Landscaped		2021	9,400	0	9,400			6,096C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	06/10/2022	INSPECTED								
		DMG	05/25/2010	INSPECTED								
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KAVO TONY & PHYLLIS	KAVO ANTHONY JR & PHYLLIS	0	11/26/2014	PTA	21-NOT USED/OTHER	1145-2551	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 01/23/2003										
KAVO ANTHONY JR & PHYLLIS A TRUST 13150 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-489 P-28 234 LOTS 7 & 8 BIRCH RUN ESTATS PP: 006-140-007-0000 & 140-008-1000		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements				* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	67.00	150.00	1.0000	1.0000	400	100		26,800
		Paved Road		67 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =						26,800
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size		% Good		Cash Value
		Water		Fencing: Wd, Split, 2 Rail		15.75		100		25		394
		X Sewer		Fencing: Gates, Mesh, 10'		864.81		2		50		865
		Electric		D/W/P: 3.5 Concrete		6.25		955		75		4,477
		Gas		D/W/P: Asphalt Paving		2.93		3056		50		4,477
		Curb		Wood Frame		28.97		81		75		1,760
		X Street Lights		Metal Prefab		16.72		90		75		1,129
		X Standard Utilities		Total Estimated Land Improvements True Cash Value =								13,102
		Underground Utils.										
		Topography of Site										
		X	Level	Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative				Tentative	
		Low		2023	13,400	31,600	45,000				26,620C	
		High		2022	11,700	21,700	33,400				25,353C	
		Landscaped		2021	10,900	20,600	31,500				24,544C	
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/10/2022	INSPECTED	2023	13,400	31,600	45,000			26,620C	
		DMG	05/25/2010	INSPECTED	2022	11,700	21,700	33,400			25,353C	
					2021	10,900	20,600	31,500			24,544C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 20 15	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 3160 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 0 Total Base New : 114,742 Total Depr Cost: 72,780 Estimated T.C.V: 54,658			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:						
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls CD		Blt 0						
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Building Areas			Size		Cost New	Depr. Cost				
Condition: Good		Lg	Ord	Small	X			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories			Exterior		Foundation					
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Garages			Class: D Exterior: Pole (Unfinished)		Base Cost		432	10,597	8,796	*8
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			100 Amps Service			Other Additions/Adjustments			Class: C Exterior: Pole (Unfinished)		Base Cost		432	-2,441	-2,026	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Metal X Insulation	(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Water/Sewer			Fireplaces		Wood Stove		1	2,179	1,525	
(2) Windows	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Deck			Treated Wood		20	907	635		
(3) Roof	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(7) Excavation			(8) Basement			(9) Basement Finish			Notes:			w/Roof (Roof portion)		15	315	79			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Solar Room			Totals:		208	18,795	4,699		
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			ECF (4006 OFF LAKE 1) 0.751 => TCV:			54,658										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BOYER JOHN E & RAAB MARY J	HIBBARD JOHN	190,000	12/10/2020	WD	03-ARM'S LENGTH	1174:2580	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
13145 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			SHED		05/01/2023	LU23-4569	INSPECT			
Owner's Name/Address		P.R.E. 100% 12/10/2021			Res. Add/Alter/Repair		01/30/2023	PB21-0086A	COMPLETE			
HIBBARD JOHN 13145 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:			Res. Add/Alter/Repair		04/12/2021	PB21-0086	COMPLETE			
Tax Description		2024 Est TCV Tentative		MISC			03/22/2021	LU21-4382	COMPLETE			
L-866 P-130 L-592 P-228 234 SE 1/2 OF LOT 8 - LOT 9 & NWLY 1/2 OF LOT 10 BIRCH RUN ESTATES PP: 006-140-008-0000 & 140-009-0000 & 140-010-0000		X Improved		Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	135.00	150.00	1.0000	1.0000	400	100		54,000
		Paved Road		135 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 54,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size		% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete	6.68			770		74	3,807	
		X Sewer		Wood Frame	29.95			96		74	2,127	
		Electric		Total Estimated Land Improvements True Cash Value = 5,934								
		Gas		Work Description for Permit LU23-4569, Issued 05/01/2023: 12X24 SHED								
		Curb		Work Description for Permit PB21-0086A, Issued 01/30/2023: FINAL INSPECTION								
		X Street Lights		DISAPPROVED. PERMIT RENEWAL FEE REQUIRED TO PASS INSPECTION. PLEASE CONTACT LAKE TOWNSHIP TO RENEW LAND USE PERMIT. PAYMENT DUE UPON RECEIPT AND LAND USE RENEWAL PERMIT.								
		X Standard Utilities		Work Description for Permit PB21-0086, Issued 04/12/2021: RESIDENTIAL EXTERIOR TREATED STAIRS OFF OF EXISTING TREATED DECK. 5 X 22 X 11 = 110 SQUARE FEET. LAKE TOWNSHIP LAND USE PERMIT DATED 3/22/21 #004382.								
		Underground Utils.		Work Description for Permit LU21-4382, Issued 03/22/2021: STAIRS FROM 2ND STORY FOR FIRE ESCAPE								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2024	Tentative	Tentative	Tentative			Tentative		
		Rolling		2023	27,000	89,800	116,800			69,666C		
		Low		2022	23,600	74,800	98,400			66,349C		
		High		2021	21,900	40,200	62,100		62,100A	62,100S		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
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		DMG 05/25/2010 INSPECTED										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 36 Floor Area: 2,875 Total Base New : 385,549 Total Depr Cost: 249,184 Estimated T.C.V: 187,137			72	WSEP (2 Story)				
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1150 SF Floor Area = 2875 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64			E.C.F. X 0.751					Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Total Depr Cost: 249,184						
Condition: Good		Size of Closets		No. of Elec. Outlets			Building Areas			Estimated T.C.V: 187,137						
Room List		Doors:		Solid	X	H.C.	(12) Electric			Total Base New : 385,549						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Stories Exterior Foundation			Total: 306,909						
(1) Exterior		Kitchen: Other: Other:		Average Fixture(s)			2.5 Story Siding Slab			Total: 306,909						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 306,909						
(2) Windows		(7) Excavation		Lump Sum Items:			Plumbing			Total: 306,909						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1150 S.F. Height to Joists: 0.0			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 306,909						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			Total: 306,909						
(3) Roof		(9) Basement Finish		Water/Sewer			WSEP (2 Story)			Total: 306,909						
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Total: 306,909						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Treated Wood			Total: 306,909						
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Treated Wood			Total: 306,909						
<p>Notes:</p> <p>ECF (4006 OFF LAKE 1) 0.751 =&gt; TCv: 187,137</p>																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHROEDER DALE B TRUST 1/2	BRADAC JOHN J & SUSAN ANN	55,000	09/04/2015	WD	03-ARM'S LENGTH	1153-1225	PROPERTY TRANSFER	100.0				
OLENIUK THOMAS & ILENE A	SCHROEDER DALE B TRUST 1/2	0	10/06/2014	QC	21-NOT USED/OTHER	1144-371	PROPERTY TRANSFER	0.0				
LOOK JERRY A & PATRICIA A	SCHROEDER DALE B TRUST 1/2	375,000	06/09/2014	WD	20-MULTI PARCEL SALE REF	1144-370	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
13121 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		SA: NEW FOR 2014										
BRADAC JOHN J & SUSAN ANN TRUST 1106 COUNTRY WAY MOUNT PLEASANT MI 48858		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L583/P473 L746/P512-3 234 PARCEL A BEING A PART OF LOTS 10 AND 11 OF THE PLAT OF BIRCH RUN ESTATES AS RECORDED IN LIBER 7 OF PLATS PG 28 DESC AS BEGINNING AT THE NE COR OF SD LOT 10 TH S16D11'00"E ALG WEST SHORE DR 60 FT TH S75°38'53"W 216.66 FT TO THE W LINE OF LOT 11 TH N13D22'30"W 44.00 FT TO THE NW COR OF SD LOT 11 TH N71D22'44''E 214.58 FT TO THE POB SD PARCEL CONTAINS 12,000 SQUARE FEET MORE OR LESS SPLIT/COMBINED ON 01/22/2014 FROM 006-140-010-2000, 006-140-011-0000;		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	67.00	150.00	1.0000	1.0000	400	100		26,800
		Paved Road		67 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 26,800								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		16		75	80		
		Electric		Total Estimated Land Improvements True Cash Value = 80								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	13,400	8,400	21,800			16,753C		
		High		2022	11,700	7,800	19,500			15,956C		
		Landscaped		2021	10,900	7,700	18,600			15,447C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What								
		QT	06/03/2022	INSPECTED								
		DMG	05/25/2010	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2004 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets												
0	0				Lg	Ord	Small										
Condition: Good		Doors:		Solid	H.C.			Central Air Wood Furnace									
Room List		(5) Floors		(12) Electric													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100 Amps Service													
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets													
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			X	Ave.	Few								
X	Metal			(13) Plumbing													
X	Insulation	(7) Excavation		Average Fixture(s)													
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
Many Avg.	X Large Avg.	Basement		(14) Water/Sewer													
X	Few	Small		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement		Lump Sum Items:													
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish													
Asphalt Shingle X Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
Chimney: Metal																	
Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0 (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Fireplaces Wood Stove 1 2,588 2,148 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1200 26,292 21,822 Totals: 28,880 23,970 Notes: ECF (4006 OFF LAKE 1) 0.751 => TCv: 18,001																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHROEDER DALE B & CHERYL	OLENIUK THOMAS & ILENE A	0	10/02/2014	QC	21-NOT USED/OTHER	1144-372	PROPERTY TRANSFER	0.0
LOOK JERRY &	OLENIUK THOMAS & ILENE A	30,000	04/11/2014	WD	03-ARM'S LENGTH	1138/1633	OTHER	100.0
		23,000	02/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status		
WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		SHED	11/12/2014	3935	COMPLETE		
	P.R.E. 0%							
Owner's Name/Address	SA: NEW FOR 2014							
OLENIUK THOMAS & ILENE A 2820 TOWNLINE RD HOUGHTON LAKE MI 48629	2024 Est TCV Tentative							
	Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1				
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		OFF LAKE GROUP1	72.26	220.11	1.0000 1.2114	400 100 35,013		
		89 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 35,013						
		Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
		Wood Frame	23.74	160	94	3,570		
		Ad-Hoc Unit-In-Place Items						
		Description	Rate	Size	% Good	Cash Value		
		WOOD RAMP	43.06	16	90	620		
		Total Estimated Land Improvements True Cash Value = 4,190						
		Work Description for Permit 3935, Issued 11/12/2014: 10*16*12 SHED						
	Topography of Site							
	X Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	Tentative	Tentative	Tentative			Tentative
	QT 06/03/2022 INSPECTED	2023	17,500	2,000	19,500			8,037C
	DMG 05/25/2010 INSPECTED	2022	15,300	1,500	16,800			7,655C
		2021	9,200	1,500	10,700			7,411C

  

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
QT	06/03/2022	INSPECTED	2023	17,500	2,000	19,500			8,037C
DMG	05/25/2010	INSPECTED	2022	15,300	1,500	16,800			7,655C
			2021	9,200	1,500	10,700			7,411C

  

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		62,000	02/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
13097 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			MISC	10/09/2019	LU19-4264	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
BEARDSLEY JESSIE J & JUDY R 13097 W SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-826 P-460 (L-704 P-199) 234 LOT 12 BIRCH RUN ESTATES		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		OFF LAKE GROUP1	81.00	150.00	1.0000	1.0000	400	100		32,400
			Paved Road		81 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 32,400								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		D/W/P: 3.5 Concrete	6.68	2185	73	10,655				
		X	Sewer		D/W/P: Asphalt Paving	3.15	978	48	1,479				
			Electric		Wood Frame	39.80	32	48	612				
			Gas		Wood Frame	27.38	144	48	1,893				
			Curb		Total Estimated Land Improvements True Cash Value = 14,639								
			Street Lights		Work Description for Permit LU19-4264, Issued 10/09/2019: TEMPORARY BUILDING OCT 2019 - MAY 2020								
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	16,200	22,000	38,200			27,182C		
			High		2022	14,200	18,300	32,500			25,888C		
			Landscaped		2021	13,200	17,000	30,200			25,061C		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
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		DMG	05/25/2010	INSPECTED									

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



Building Type		(3) Roof (cont.)				(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																			
X	Single Family	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 582 24 100	Type CGEP (1 Story) CCP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carpport Area: Roof:																						
	Town Home Duplex A-Frame														0 Front Overhang 0 Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																			
X	Wood Frame	(4) Interior																																		
Building Style: MOBILE HOME		Drywall X Paneled	Plaster Wood T&G																																	
Yr Built	Remodeled	Trim & Decoration																																		
0	0	Ex	X	Ord	Min																															
Condition: Good		Size of Closets																																		
		Lg	X	Ord	Small																															
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace																														
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors				(12) Electric																														
		Kitchen: Other: Other:				100 Amps Service																														
(1) Exterior		No./Qual. of Fixtures																																		
		Ex.	X	Ord.	Min																															
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings				No. of Elec. Outlets																														
						Many X Ave. Few																														
(2) Windows		(7) Excavation				(13) Plumbing																														
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																														
X Many Avg. Few X Large Avg. Small		(8) Basement																																		
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																		
(3) Roof		(9) Basement Finish				(14) Water/Sewer																														
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																														
X Gable X Hip X Flat		X Gambrel X Mansard X Shed																																		
X Asphalt Shingle X Metal		(10) Floor Support				Lump Sum Items:																														
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																		
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME (11) Heating System: Forced Warm Air Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>924</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>57,099</td> <td>19,983</td> </tr> </tbody> </table>											Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	924			Total:				57,099	19,983								
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																															
Main Home	Ribbed	Metal	924																																	
Total:				57,099	19,983																															
Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical Plumbing 3 Fixture Bath Porches CGEP (1 Story) WCP (1 Story) CCP (1 Story) Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Garages Class: D Exterior: Pole (Unfinished) Base Cost 1200 23,232 8,131 Totals: 124,614 43,612 Notes:																																				
											ECF (4006 OFF LAKE 1) 0.751 => TCV:		32,753																							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUNT WILLIAM J	HUNT WILLIAM J & KELLY A	0	04/24/2023	QC	09-FAMILY	1184:310	DEED	0.0
HUNT WILLIAM D		0	07/13/2017	OTH	07-DEATH CERTIFICATE	1164:2220	PROPERTY TRANSFER	0.0
		25,000	06/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status			
13100 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
HUNT WILLIAM J & KELLY A 3238 BEACH LAKE DR EAST MILFORD MI 48380		2024 Est TCV Tentative							
	X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			OFF LAKE GROUP1	65.00	150.00	1.0000	1.0000	400 100	26,000
			65 Actual Front Feet, 0.22 Total Acres		Total Est. Land Value =		26,000		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.25	600	75	2,812		
			D/W/P: Asphalt Paving	2.93	1884	50	2,760		
			Total Estimated Land Improvements		True Cash Value =		5,572		
			Topography of Site						
	X Level		Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
			Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	06/03/2022	INSPECTED	2023	13,000	9,900	22,900		16,538C
	DMG	05/25/2010	INSPECTED	2022	11,400	9,300	20,700		15,751C
				2021	10,600	9,100	19,700		15,248C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			Area	Type	Year Built: 1990 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 26,292 Total Depr Cost: 21,034 Estimated T.C.V: 15,797					Bsmnt Garage: Carport Area: Roof:					
Building Style: GARAGE		Drywall Paneled		Plaster Wood T&G		X No Heating/Cooling			Central Air Wood Furnace											
Yr Built		Remodeled		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE					Cls CD		Blt 0				
0	0	Ex		Ord		Min		100 Amps Service			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
Condition: Good		Size of Closets		No. of Elec. Outlets		(13) Plumbing			Building Areas											
Room List		Doors:		Solid		H.C.		Average Fixture(s)			Stories			Exterior		Foundation				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric		No. of Elec. Outlets			Garages			Size			Cost New		Depr. Cost			
(1) Exterior		Kitchen:		Other:		Other:			Class: CD Exterior: Pole (Unfinished)			1200			26,292		21,034			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		100		Amps Service			Notes:			Totals:			26,292		21,034			
X	Metal Insulation	(7) Excavation		Many		X		Ave.		ECF (4006 OFF LAKE 1) 0.751 => TCV:							15,797			
(2) Windows		(8) Basement		Few		X		Few		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support			Lump Sum Items:											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																		
X	Gable Hip Flat	Gambrel Mansard Shed																		
Asphalt Shingle X Metal		(10) Floor Support																		
Chimney:		Joists: Unsupported Len: Cntr.Sup:																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DIBARTOLOMEO ROSEMARY	DOREY KEVIN	59,500	07/06/2020	WD	03-ARM'S LENGTH	1173:0052	PROPERTY TRANSFER	100.0				
		51,500	11/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
13073 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
DOREY KEVIN 1450 SAUK LANE SAGINAW MI 48638		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-773 P-85 234 LOT 14 BIRCH RUN ESTATES		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	65.00	150.00	1.0000	1.0000	400	100		26,000
		Paved Road		65 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		26,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value	
		Electric						6.68	1140	75	5,711	
		Gas		Total Estimated Land Improvements True Cash Value =								
		Curb		5,711								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	06/03/2022	INSPECTED	2023	13,000	15,000	28,000			22,452C	
		DMG	05/25/2010	INSPECTED	2022	11,400	10,400	21,800			21,383C	
					2021	10,600	10,100	20,700			20,700S	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 46,973 Total Depr Cost: 35,230 Estimated T.C.V: 26,458			E.C.F. X 0.751		Bsmnt Garage:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 46,973 Total Depr Cost: 35,230 Estimated T.C.V: 26,458			E.C.F. X 0.751		Bsmnt Garage:		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C Blt 0			
Condition: Good		Lg	Ord	Small	X			100 Amps Service			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Carport Area: Roof:			
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1440 46,973 35,230 Totals: 46,973 35,230			
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Notes:  ECF (4006 OFF LAKE 1) 0.751 => TCV: 26,458			
					Many X Ave. Few												
(2) Windows	Many X Avg. Few	Large Avg. X Small	(7) Excavation			(14) Water/Sewer											
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement			Lump Sum Items:												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
JIDAS HUNTER & JIDAS FORES	BACKUS LORENA M	189,000	06/12/2023	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0				
JIDAS HUNTER	JIDAS HUNTER & JIDAS FORES	0	06/23/2021	QC	09-FAMILY	1179:968	DEED	0.0				
ANDRZEJCZAK KEVIN & DEBORA	JIDAS HUNTER	117,500	03/26/2021	WD	03-ARM'S LENGTH	1176:1881	PROPERTY TRANSFER	100.0				
ANDRZEJCZAK KEVIN	ANDRZEJCZAK KEVIN & DEBORA	0	09/15/2017	QC	09-FAMILY	1164:0174	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
13061 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
		P.R.E. 100% 06/12/2023										
Owner's Name/Address		SA:										
BACKUS LORENA M 13061 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Tax Description		Public Improvements		* Factors *								
L-773 P-85 234 LOT 15 BIRCH RUN ESTATES		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		OFF LAKE GROUP1	65.00	150.00	1.0000	1.0000	400	100		26,000
		Paved Road		65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 26,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		1659		75	8,311		
		X Sewer		Total Estimated Land Improvements True Cash Value = 8,311								
		Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	06/03/2022	INSPECTED	2023	13,000	57,100	70,100			61,425C	
		DMG	05/25/2010	INSPECTED	2022	11,400	47,100	58,500			58,500S	
					2021	10,600	50,100	60,700		60,700C	49,535C	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 79 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Insulation	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump								260	WCP (1 Story)					
Building Style: MANUFACTURED		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: Good Effec. Age: 8 Floor Area: Total Base New : 191,588 Total Depr Cost: 152,495 Estimated T.C.V: 114,524			E.C.F. X 0.751			Bsmnt Garage: Carport Area: Roof:		
Yr Built 2001	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED (11) Heating System: Warm & Cool Air Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas			Cls Good Blt 2001					
Condition: Good		Size of Closets			0 Amps Service			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas								
Room List		Doors:	Solid	H.C.	Lg Ord Small			Many X Ave. Few			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Average Fixture(s)			(13) Plumbing			Main Home Siding Comp.Shingle 1456			Total: 129,048 103,239					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			42" frost-free footings, foundation 164 10,726 8,581 3 Fixture Bath 1 3,977 3,182 Porches WCP (1 Story) 260 11,469 8,602 *7 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,596 17,851 *7 Common Wall: 1 Wall 1 -2,251 -1,778 Water/Sewer Public Sewer 1 1,941 1,553 Water Well, 100 Feet 1 6,333 5,066 Built-Ins Appliance Allow. 1 4,031 3,225 Fireplaces Prefab 1 Story 1 3,718 2,974 Totals: 191,588 152,495								
(2) Windows	Many Avg. Few X Avg. X Avg. Large Small	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 114,524								
(3) Roof	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
(4) Chimney	Chimney: Metal	(9) Basement Finish			Lump Sum Items:														
(5) Joists	Joists: Unsupported Len: Cntr.Sup:	(10) Floor Support																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POPE JOHN H & NORMA S	POPE JOHN H & NORMA [LE]	0	08/15/2019	WD	18-LIFE ESTATE	1170:0708	PROPERTY TRANSFER	0.0
DERBABIAN DAVID &	POPE, JOHN H. & NORMA	21,200	09/19/2009	WD	03-ARM'S LENGTH	1087/560	OTHER	100.0
		160,000	07/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status			
WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
POPE JOHN H & NORMA [LE] 30655 WOODSIDE DR FRANKLIN MI 48025	2024 Est TCV Tentative								
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
		OFF LAKE GROUP1	65.00	150.00	1.0000 1.0000	400 100 26,000			
		65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 26,000							
		Land Improvement Cost Estimates							
		Description		Rate	Size % Good	Cash Value			
		Fencing: Vnyl, 2 Rail		15.49	128 75	1,487			
		Total Estimated Land Improvements True Cash Value = 1,487							
Tax Description									
L-966 P-2515 (L-687 P-638) 234 LOT 16 BIRCH RUN ESTATES.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water							
Comments/Influences	X	Sewer Electric Gas Curb							
	X	Street Lights Standard Utilities Underground Utils.							
		Topography of Site							
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What	2024	Tentative	Tentative	Tentative			Tentative
		QT 06/03/2022 INSPECTED	2023	13,000	700	13,700			9,645C
		DMG 05/25/2010 INSPECTED	2022	11,400	0	11,400			9,186C
			2021	10,600	0	10,600			8,893C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
YOUNG JEFFREY A & REINKE-Y	YOUNG JEFFREY A & MICHELLE	0	11/03/2014	QC	21-NOT USED/OTHER	1144-2320	PROPERTY TRANSFER	0.0				
WILCOXEN JORDAN T	YOUNG JEFFREY A & REINKE-Y	155,000	09/27/2013	WD	21-NOT USED/OTHER	1133/1545	OTHER	100.0				
DERBABIAN DAVID &	WILCOXEN, JORDAN T.	155,000	04/25/2008	WD	03-ARM'S LENGTH	1071/679	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
13037 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
YOUNG JEFFREY A & MICHELLE J 48788 DELMONT DR NOVI MI 48374		SA:										
Tax Description		2024 Est TCV Tentative										
L-966 P-2515 (L-687 P-638) 234 LOT 17 BIRCH RUN ESTATES.		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROU	1	66.00	150.00	1.0000	1.0000	400	100	26,400
		Paved Road		66 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =		26,400		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		Fencing: Vnyl, 2 Rail				16.52	104	75	1,288	
		Electric		D/W/P: 3.5 Concrete				6.68	2094	80	11,190	
		Gas		Total Estimated Land Improvements				True Cash Value =		12,478		
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	13,200	96,100	109,300			50,875C		
		High		2022	11,600	58,900	70,500			48,072C		
		Landscaped		2021	10,700	54,100	64,800			46,537C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	11/03/2022	INSPECTED	2023	13,200	96,100	109,300			50,875C	
		QT	06/03/2022	INSPECTED	2022	11,600	58,900	70,500			48,072C	
		DMG	08/02/2011	INSPECTED	2021	10,700	54,100	64,800			46,537C	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 59 466	Type CCP (1 Story) Composite	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 410 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 16 Floor Area: 1,454 Total Base New : 306,648 Total Depr Cost: 258,457 Estimated T.C.V: 194,101			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1+ STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+ STORY					Cls BC Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1440 SF Floor Area = 1454 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84									
Condition: Good		Size of Closets			Lg			X Ave.			Building Areas						
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation						
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			0 Amps Service			1+ Story Siding Crawl Space			Size		Cost New		Depr. Cost		
(1) Exterior		(6) Ceilings			Average Fixture(s)			1 Story Siding Overhang			Total:		252,695		212,265		
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
X	Insulation	(7) Excavation			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			3 Fixture Bath		1		6,929 5,820		
(2) Windows		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			CCP (1 Story)		59		2,256 1,895		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0			Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Lump Sum Items:			Built-Ins			Appliance Allow.		1		4,031 3,386		
(3) Roof		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Fireplaces			Prefab 1 Story		1		3,718 3,123		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Deck			Composite		466		7,936		7,539 *9		
X	Asphalt Shingle	Chimney:			Notes:			Totals:			306,648		258,457				
		ECF (4006 OFF LAKE 1) 0.751 => TC			194,101												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BABBITT MARTIN L	BABBITT KELLEY J	0	06/09/2015	OTH	07-DEATH CERTIFICATE		PROPERTY TRANSFER	0.0				
		30,000	10/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			SHED	05/20/2021	LU21-4414	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
BABBITT MARTIN L & KELLEY J 13013 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
Taxpayer's Name/Address		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
BABBITT KELLEY 258 FAIRWAY RD ROTONDA WEST FL 33947		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L-945 P-2288 (L-930P-374&L-540P-186) 234 LOT 18 BIRCH RUN ESTATES		Gravel Road		OFF LAKE GROUP1	67.00	150.00	1.0000	1.0000	400	100		26,800
Comments/Influences		X Paved Road		67 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =		26,800		
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description				Rate	Size	% Good	Cash Value	
		X Water		Fencing: Vnyl, Solid, 6'				41.05	6	94	231	
		X Sewer		Wood Frame				24.08	288	94	6,519	
		X Electric		Total Estimated Land Improvements True Cash Value =				6,750				
		X Gas		Work Description for Permit LU21-4414, Issued 05/20/2021: 12X24 SHED								
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
The Equalizer. Copyright (c) 1999 - 2009.		QT 08/20/2021	INSPECTED	2023	13,400	3,100	16,500	12,501C				
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 05/25/2010	INSPECTED	2022	11,700	2,900	14,600	11,906C				
				2021	10,900	0	10,900	8,719C				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BABBITT MARTIN L	BABBITT KELLEY J	0	06/09/2015	OTH	07-DEATH CERTIFICATE		PROPERTY TRANSFER	0.0				
		30,000	04/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
13013 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	01/05/2022	PB21-0414	COMPLETE				
Owner's Name/Address		P.R.E. 0%			Res. Add/Alter/Repair	06/07/2021	PB21-0185	COMPLETE				
BABBITT MARTIN L & KELLEY J 13013 WEST SHORE DR HOUGHTON LAKE MI 48629		SA: WINTER ADDRESS										
Taxpayer's Name/Address		2024 Est TCV Tentative										
BABBITT KELLEY 258 FAIRWAY RD ROTONDA WEST FL 33947		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Tax Description		Public Improvements		* Factors *								
(L-948 P-2428&L-929P-602&L-540P-186) 234 L-949 P-2495 LOT 19 BIRCH RUN ESTATES		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		OFF LAKE GROUP1	67.00	150.00	1.0000	1.0000	400	100		26,800
		Paved Road		67 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 26,800								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		2594		79	13,689		
		Sewer		Wood Frame	39.80		30		25	298		
		Electric		Wood Frame	39.80		24		75	716		
		Gas		Total Estimated Land Improvements True Cash Value = 14,703								
		Curb		Work Description for Permit PB21-0414, Issued 01/05/2022: REMODEL PORTION OF EXISTING STORAGE BUILDING TO DWELLING. 840 SQUARE FEET ON FIRST FLOOR. 940 SQUARE FEET SECOND FLOOR. TOTAL SQUARE FEET 1780. (CHANGE OF USE) LAKE TOWNSHIP LAND USE DATED 10/21/21 #004457.								
		Street Lights		Work Description for Permit PB21-0185, Issued 06/07/2021: PRE-BUILT SHED 12 X 24 = 288 SQUARE FEET. LAKE TOWNSHIP LAND USE DATED 5/20/21 #004414.								
		Standard Utilities		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Underground Utils.		2024	Tentative	Tentative	Tentative			Tentative		
		Topography of Site		2023	13,400	74,900	88,300			51,893C		
		X Level		2022	11,700	42,200	53,900			16,323C		
		Rolling		2021	10,900	38,900	49,800			15,802C		
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	11/03/2022	INSPECTED								
		QT	11/09/2021	INSPECTED								
		QT	10/27/2020	INSPECTED								

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 750 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 21 Floor Area: 1,875 Total Base New : 246,668 Total Depr Cost: 194,868 Estimated T.C.V: 146,346			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets												
0	GARAGE 2022				Lg	Ord	Small										
Condition: Good		Doors: Solid H.C.			(5) Floors			(12) Electric									
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			200 Amps Service									
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 0			
X	Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts									
X	Insulation	No. of Elec. Outlets			Many X Ave. Few			Ground Area = 750 SF Floor Area = 1875 SF.									
(2) Windows		(7) Excavation			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 750 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			2 3 Fixture Bath			1.75 Story Siding Slab 750			0.75 Story Siding Overhang 750			Total: 204,453 161,518			
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone			3 Fixture Bath			Other Additions/Adjustments									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Solar Water Heat			Plumbing									
(3) Roof		(10) Floor Support			No Plumbing			Garages									
X	Gable Hip Flat	X	Gambrel Mansard Shed	Extra Toilet Extra Sink Separate Shower Public Sewer Water Well, 100 Feet			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)										
X	Asphalt Shingle	Treated Wood Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost 750 27,293									
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Water/Sewer			Water/Sewer									
					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer 1 1,515 1,197									
					Lump Sum Items:			Water Well, 100 Feet 1 5,890 4,653									
								Built-Ins									
								Appliance Allow.									
								Totals:			1 2,806 2,217						
								Notes:			246,668 194,868						
								ECF (4006 OFF LAKE 1) 0.751 => TCV:			146,346						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-COMMON		Zoning: R-1	Building Permit(s)	Date	Number	Status	
W SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
BIRCH SHORES CONDOMINIUM 13080 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:							
		2024 Est TCV Tentative							
		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW				
		Public Improvements		* Factors *				Value	
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				0.00 Total Acres				Total Est. Land Value =	0
Tax Description		Dirt Road							
L-468 P-525-61 234 LOTS 1,2,3 & PART OF LOT 4 BEG AT NE COR OF LOT 4 TH S15DEG07'15"E 31.68 FT TH N 86DEG16'21"W 190.82 FT TO W LINE OF LOT 4 TH N TO NW COR OF LOT 4 TH W TO POB NOW KNOWN AS BIRCH SHORES CONDOMINIUMS 006-146-001-0000 THRU 006-146-008-0000		Gravel Road							
Comments/Influences		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDRZEJCZAK KEVIN	KRYTA JAMES	135,900	06/19/2018	WD	03-ARM'S LENGTH	1166:762	PROPERTY TRANSFER	100.0
DIBARTOLOMEO RENATO & ROSE	ANDRZEJCZAK KEVIN	165,000	04/30/2013	WD	16-LC PAYOFF	1163:2558	PROPERTY TRANSFER	0.0
DIBARTOLOMEO RENATO & ROSE	ANDRZEJCZAK, KEVIN	165,000	04/29/2013	LC	03-ARM'S LENGTH	1127//858	OTHER	100.0
		65,000	06/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status
WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
KRYTA JAMES 72399 SORREL DR BRUCE TWP MI 48065	2024 Est TCV Tentative					

Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	61.00	150.00	1.0000	1.0000	2800	100	170,800
			61 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 170,800							

Tax Description	X	Topography of Site
L728/P75 234 PART OF LOTS 4 & 5 RECORDED PLAT OF BIRCH SHORES - COM AT SW COR LOT 8 TH 248 FT ALG ELY R/W LINE OF WEST SH DR AND THE ARC OF A 1095.7 FT RAD CUR TO THE LEFT THE CENTRAL ANGLE OF WHICH IS 12DEG 58'05" THE LONG CHORD WHICH BEARS N8DEG05'58"E 247.47 FT FOR POB TH CONT ALG R/W AND ARC 65.69 FT THE CENTRAL ANGLE OF WHICH IS 3DEG26'06" THE LONG CHORD OF WHICH BEARS N0DEG05'39"E 65.68 FT TH S86DEG16'21"E 173.22 FT TO SH OF LK TH S29DEG05'54"E ALG SH 60.91 FT TH S89DEG44'54"W 202.37 FT TO POB PARCEL F	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Comments/Influences	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling Low High Landscaped Swamp Wooded Pond	2024	Tentative	Tentative	Tentative			Tentative
	X	Waterfront Ravine Wetland Flood Plain	2023	85,400	0	85,400			68,363C
			2022	73,200	0	73,200			65,108C
			2021	67,100	0	67,100			63,029C

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Roscommon, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
YANCHO THOMAS J & WANDA M	ROMBALSKI BRIAN J & CHERYL	263,700	06/10/2016	WD	03-ARM'S LENGTH	1159-0702	PROPERTY TRANSFER	100.0			
		74,000	11/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
13060 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		03/10/2023	PB23-0040	INSPECT			
Owner's Name/Address		P.R.E. 100% 06/16/2017		Res. Add/Alter/Repair		03/10/2023	PB23-0041	COMPLETE			
ROMBALSKI BRIAN J & CHERYL A 13060 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-960 P-390 (L-711 P-424) 234 PART OF LOTS 5 & 6 RECORDED PLAT OF BIRCH SHORES - COM AT SW COR OF LOT 8 TH 186FT ALG ELY R/W LINE OF W SH DR & ARC 1095.7FT RAD CUR 62FT TH N89DEG44'54"E 202.37FT TO SH OF LK TH S29DEG05'54"E ALG SH 65FT TH S88DEG33'22"W 237.55FT TO POB PAR E		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	65.00	150.00	1.0000	1.0000	2800	100	182,000
		Paved Road		65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 182,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		Fencing: Vnyl, Solid, 6'	41.05	12	46	227			
		Sewer		D/W/P: 3.5 Concrete	6.68	960	71	4,553			
		Electric		D/W/P: 3.5 Concrete	6.68	864	71	4,098			
		Gas		D/W/P: 3.5 Concrete	6.68	330	71	1,565			
		Curb		D/W/P: 3.5 Concrete	6.68	712	86	4,090			
		Street Lights		Total Estimated Land Improvements True Cash Value = 14,533							
		Standard Utilities		Work Description for Permit PB23-0040, Issued 03/10/2023: REROOF HOUSE *MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED - FAX 989-422-7241 OR hlbuildingagency@gmail.com							
		Underground Utils.		Work Description for Permit PB23-0041, Issued 03/10/2023: REROOF DETACHED GARAGE *MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED* FAX 989-422-7241 OR hlbuildingagency@gmail.com							
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Level		2024	Tentative	Tentative	Tentative			Tentative			
Rolling		2023	91,000	118,300	209,300			148,220C			
Low		2022	78,000	91,900	169,900			141,162C			
High		2021	71,500	87,900	159,400			136,653C			
Landscaped											
Swamp											
Wooded											
Pond											
Waterfront											
Ravine											
Wetland											
Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What							
		QT	05/11/2023	INSPECTED							
		MH	11/13/2017	INSPECTED							
		DMG	08/02/2011	INSPECTED							

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 444	Type CCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 494 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X		Central Air Wood Furnace		Class: C Effec. Age: 24 Floor Area: 1,632 Total Base New : 294,044 Total Depr Cost: 223,471 Estimated T.C.V: 239,561		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: RANCH		X	Drywall Paneled						Plaster Wood T&G	Trim & Decoration		Size of Closets					
Yr Built 0	Remodeled 0	Ex	X	Ord			Min	X		No Heating/Cooling		Lg		X	Ord		Small
Condition: Good		Doors:			Solid	X	H.C.	(5) Floors		(12) Electric		150		Amps Service		No./Qual. of Fixtures	
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.		Few	(13) Plumbing		Average Fixture(s)	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 1618 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	
X		Wood/Shingle Aluminum/Vinyl Brick		Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 1618 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	
(2) Windows		Many Avg. Few		X		Large Avg. Small		Basement: 0 S.F. Crawl: 1618 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Basement: 0 S.F. Crawl: 1618 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer	
(3) Roof		X		Gable Hip Flat		Gambrel Mansard Shed		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4004 LAKEVIEW) 1.072 => TCv: 239,561	
X		Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4004 LAKEVIEW) 1.072 => TCv: 239,561	
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4004 LAKEVIEW) 1.072 => TCv: 239,561		ECF (4004 LAKEVIEW) 1.072 => TCv: 239,561	
Cost Est. for Res. Bldg: 1 Single Family RANCH		Class: C		Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		494		20,323		15,445			
(11) Heating System: Forced Heat & Cool		Ground Area = 1618 SF		Floor Area = 1632 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76		Building Areas		Stories		Exterior		Foundation		Size	
Building Areas		1 Story		Siding		Crawl Space		1,618		Cost New		Depr. Cost		Total:		214,451 162,982	
Other Additions/Adjustments		3 Fixture Bath		1		4,711		3,580		Porches		CCP (1 Story)		444		11,016 8,372	
Garages		Class: C		Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		494		20,323		15,445			
Class: C		Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		912		31,583		24,003		Water/Sewer		Public Sewer	
Public Sewer		1		1,515		1,151		Water Well, 100 Feet		1		5,890		4,476		Built-Ins	
Appliance Allow.		1		2,806		2,133		Local Cost Items		1		4,000		3,040		STAND BY GENERATOR	
Totals:		294,044		223,471		223,471		Notes:		ECF (4004 LAKEVIEW) 1.072 => TCv: 239,561		239,561					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
POPE JOHN H & NORMA	POPE JOHN H & NORMA [LE]	0	08/15/2019	WD	18-LIFE ESTATE	1170:0709	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
13054 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
POPE JOHN H & NORMA [LE] 30655 WOODSIDE FRANKLIN MI 48025		SA:									
		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	59.00	150.00	1.0000	1.0000	2800	100	165,200
		Paved Road		59 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		165,200	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size	% Good	Cash Value
		Water		D/W/P: 3.5 Concrete				6.68	2460	71	11,667
		Sewer		D/W/P: 3.5 Concrete				6.68	21	71	99
		Electric		D/W/P: 3.5 Concrete				6.68	96	71	455
		Gas		Total Estimated Land Improvements True Cash Value =				12,221			
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Level		2024	Tentative	Tentative	Tentative			Tentative	
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	2022	2021				
		MH	11/13/2017	INSPECTED	82,600	161,000	243,600			146,883C	
		DMG	08/02/2011	INSPECTED	70,800	124,700	195,500			139,889C	
		DMG	05/25/2010	INSPECTED	64,900	119,200	184,100			135,421C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan											

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32 538 56	Type CCP (1 Story) Treated Wood Wood Balcony	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 736 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 22 Floor Area: 2,183 Total Base New : 399,561 Total Depr Cost: 311,655 Estimated T.C.V: 334,094			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH		Cls BC Blt 0		
Yr Built 0	Remodeled 0	Ex	X	Ord	Min	Size of Closets			X Ex. Ord. Min			Ground Area = 1252 SF Floor Area = 2183 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78		
Condition: Good		Lg	X	Ord	Small	No. of Elec. Outlets			No. of Elec. Outlets			Building Areas				
Room List		Doors:		Solid	X	H.C.	(5) Floors			(12) Electric			Stories		Size	
	Basement 1st Floor 2nd Floor Bedrooms						Kitchen: Other: Other:			150 Amps Service			2 Story Siding		931	
(1) Exterior							(6) Ceilings			Average Fixture(s)			1 Story Siding		276	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation						(7) Excavation			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding		45	
(2) Windows							(8) Basement			Other Additions/Adjustments			Total:		327,815 255,694	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1252 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			Plumbing 3 Fixture Bath Porches CCP (1 Story) Deck Treated Wood Balcony Wood Balcony Garages			1		6,929 5,405		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement		(10) Floor Support			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		736 35,512 27,699		
(3) Roof				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Common Wall: 1 Wall			Water/Sewer		1 -2,688 -2,097		
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer		1 1,941 1,514		
X	Asphalt Shingle			(9) Basement Finish		Lump Sum Items:			Public Sewer			Water Well, 100 Feet		1 6,333 4,940		
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:					Built-Ins			Appliance Allow.		1 4,031 3,144		
									Fireplaces			Interior 1 Story		1 7,014 5,471		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LENGLET JOSEPH J & JENNIFE	LENGLET JOSEPH J & JENNIFE	0	03/17/2023	WD	15-LADY BIRD	1183:2273	PROPERTY TRANSFER	0.0					
LENGLET JOSEPH J	LENGLET JOSEPH J & JENNIFE	0	12/12/2017	QC	09-FAMILY	1164:1213	PROPERTY TRANSFER	0.0					
NOVOSAD JOHN P & MARY A	LENGLET, JOSEPH	220,000	09/11/2009	WD	03-ARM'S LENGTH	1087/268	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
13048 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		01/24/2017	PB16-0396	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
LENGLET JOSEPH J & JENNIFER [LE] 797 TROMBLEY GROSSE POINTE MI 48230		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-680 P-12 234 PART OF LOTS 7 & 8 RECORDED PLAT OF BIRCH SHORES - COM AT SW COR LOT 8 TH 62 FT ALG ELY R/W OF W SH DR & ARC 1095.7FTRAD CUR 61.99FT FOR POB TH NLY ALG ARC 62FT TH N87DEG51'10"E 272.18FT TO SH OF LK TH S12DEG45'02"W ALG SH 65FT TH S88 DEG18'42"W 268.23FT TO POB PAR C		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Topography of Site		LAKEVIEW	65.00	150.00	1.0000	1.0000	2800	100		182,000
		X	Level Rolling Low High Landscaped Swamp Wooded Pond		65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 182,000								
		X	Waterfront Ravine Wetland Flood Plain		Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					D/W/P: 3.5 Concrete	6.68		228 91		1,386			
					Wood Frame	29.95		96 45		1,294			
					Total Estimated Land Improvements True Cash Value = 2,680								
					Work Description for Permit PB16-0396, Issued 01/24/2017: 1-1/2 STY ADDITION/REMODEL WITH DECKS. 2672 SF								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
			MH	08/04/2017	INSPECTED	2023	91,000	153,000	244,000		158,781C		
			MH	12/27/2016	INSPECTED	2022	78,000	118,100	196,100		151,220C		
			DMG	08/02/2011	INSPECTED	2021	71,500	112,700	184,200		146,390C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 328 72 96	Type CCP (1 Story) Composite Composite Wood Balcony	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 94 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric 200 Amps Service No./Qual. of Fixtures X Ex.      Ord.      Min		Class: C Effec. Age: 22 Floor Area: 2,528 Total Base New : 360,140 Total Depr Cost: 304,418 Estimated T.C.V: 326,336		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:							
Building Style: RANCH		Trim & Decoration		X Drywall Paneled			Plaster Wood T&G		X		Class: C Effec. Age: 22 Floor Area: 2,528 Total Base New : 360,140 Total Depr Cost: 304,418 Estimated T.C.V: 326,336		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:							
Yr Built	Remodeled	Ex	X Ord	Min	Size of Closets			Lg		X Ord	Small	Total Base New : 360,140 Total Depr Cost: 304,418 Estimated T.C.V: 326,336		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:						
Condition: Good		Doors:      Solid		X	H.C.		(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Class: C Effec. Age: 22 Floor Area: 2,528 Total Base New : 360,140 Total Depr Cost: 304,418 Estimated T.C.V: 326,336		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:					
Room List		(5) Floors		(6) Ceilings			(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Heat & Cool Ground Area = 1604 SF    Floor Area = 2528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas		Cls    C      Blt    0			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets Many    X    Ave.    Few			Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Building Areas		Cls    C      Blt    0	
(1) Exterior		(6) Ceilings		(7) Excavation			(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Heat & Cool Ground Area = 1604 SF    Floor Area = 2528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas		Cls    C      Blt    0					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(7) Excavation			(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Heat & Cool Ground Area = 1604 SF    Floor Area = 2528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas		Cls    C      Blt    0					
(2) Windows		(6) Ceilings		(7) Excavation			(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Heat & Cool Ground Area = 1604 SF    Floor Area = 2528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas		Cls    C      Blt    0					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Building Areas		Cls    C      Blt    0			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings		(7) Excavation			(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Heat & Cool Ground Area = 1604 SF    Floor Area = 2528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas		Cls    C      Blt    0					
(3) Roof		(6) Ceilings		(7) Excavation			(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Heat & Cool Ground Area = 1604 SF    Floor Area = 2528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas		Cls    C      Blt    0					
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Basement: 0 S.F. Crawl: 1604 S.F. Slab: 0 S.F. Height to Joists: 0.0		Building Areas		Cls    C      Blt    0			
X	Asphalt Shingle	(6) Ceilings		(7) Excavation			(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Heat & Cool Ground Area = 1604 SF    Floor Area = 2528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas		Cls    C      Blt    0					
Chimney: Vinyl		(6) Ceilings		(7) Excavation			(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Heat & Cool Ground Area = 1604 SF    Floor Area = 2528 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas		Cls    C      Blt    0					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAYER KAREN J	MAYER KAREN J [LE]	0	10/27/2022	QC	15-LADY BIRD	1182:2278	PROPERTY TRANSFER	0.0
MAYER RICHARD H TRUST 6/17	MAYER KAREN J	0	10/26/2022	QC	09-FAMILY	1182:2277	PROPERTY TRANSFER	0.0
		72,500	04/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
13036 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 10/27/2022					

  

Owner's Name/Address	SA:
MAYER KAREN J [LE] 13036 WEST SHORE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-946 P-1726 (L-693 P-533) 234 PART OF LOT 8 RECORDED PLAT OF BIRCH SHORES - COM AT SW COR OF LOT 8 TH 62FT ALG ELY R/W OF W SH DR & ARC & RAD CUR 1095FT TH N12DEG57'45"E 62FT TH N88DEG 18'42"E 268.23FT TO SH OF LK TH S12DEG 45'02"W ALG SH 65FT TH S88DEG56'51"W 277.72FT TO POB PAR B	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			LAKEVIEW	65.00	150.00	1.0000	1.0000	2800	100		182,000
			65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 182,000								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 3.5 Concrete	6.68	2135	75	10,696				
			Total Estimated Land Improvements True Cash Value = 10,696								
Comments/Influences	X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			2024	Tentative	Tentative	Tentative			Tentative		
			2023	91,000	145,900	236,900			146,515C		
			2022	78,000	107,200	185,200			139,539C		
			2021	71,500	102,400	173,900			135,082C		

  

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
QT	06/01/2022	INSPECTED	2023	91,000	145,900	236,900			146,515C
DMG	08/02/2011	INSPECTED	2022	78,000	107,200	185,200			139,539C
DMG	05/25/2010	INSPECTED	2021	71,500	102,400	173,900			135,082C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 30 201	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 594 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 25 Floor Area: 1,982 Total Base New : 377,032 Total Depr Cost: 282,772 Estimated T.C.V: 303,132			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls BC		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1656 SF Floor Area = 1982 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75									
Condition: Good		Size of Closets			Lg			X Ave.			Building Areas						
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories			Size			
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			1.75 Story Siding 1+ Story Siding 1 Story Siding			434 1,202 20			
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Total:			
X	Wood/Shingle Aluminum/Vinyl Brick				Many			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Siding Foundation Crawl Space Crawl Space Crawl Space			316,254 237,190			
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1656 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Siding Foundation Crawl Space Crawl Space Crawl Space			Total: 316,254 237,190			
(2) Windows		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Exterior Siding Foundation Crawl Space Crawl Space Crawl Space			Total: 316,254 237,190			
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small			Basement: 0 S.F. Crawl: 1656 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Exterior Siding Foundation Crawl Space Crawl Space Crawl Space			Total: 316,254 237,190			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Exterior Siding Foundation Crawl Space Crawl Space Crawl Space			Total: 316,254 237,190			
(3) Roof		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Siding Foundation Crawl Space Crawl Space Crawl Space			Total: 316,254 237,190			
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Siding Foundation Crawl Space Crawl Space Crawl Space			Total: 316,254 237,190			
X	Asphalt Shingle										Appliance Allow. Fireplaces Prefab 1 Story			4,031 3,023 1 3,718 2,788			
Chimney: Metal											Appliance Allow. Fireplaces Prefab 1 Story			4,031 3,023 1 3,718 2,788			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		206,000	01/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
13100 WEST SHORE DR 1A		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
DAVIS STEPHEN M & KATHLEEN L 7005 W RIDGE DR BRIGHTON MI 48116		SA:									
Tax Description		2024 Est TCV Tentative									
L-950 P-1343 (L-603 P-198) 234 UNIT 1 BUILDING A BIRCH SHORES CONDOMINIUMS		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	30.00	300.00	1.0000	1.1487	2800	100	96,491
		Paved Road		30 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		96,491	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size	% Good	Cash Value
		Water		D/W/P: 3.5 Concrete				6.68	591	75	2,961
		Sewer		Total Estimated Land Improvements				True Cash Value =		2,961	
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative		
QT 06/10/2022 INSPECTED		2023	48,200	88,000	136,200	136,200M		88,495C			
DMG 05/25/2010 INSPECTED		2022	41,400	58,400	99,800			84,281C			
		2021	37,900	56,500	94,400			81,589C			

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



Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								20	WCP (1 Story)				
Building Style: 1 1/2 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: C +10 Effec. Age: 20 Floor Area: 1,386 Total Base New : 217,113 Total Depr Cost: 173,683 Estimated T.C.V: 186,188			E.C.F. X 1.072		Bsmnt Garage:		
Yr Built	Remodeled	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C 10 Blt 0							
0	0	Ex	Ord	Min	Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool			Ground Area = 924 SF Floor Area = 1386 SF.							
Condition: Good		Size of Closets			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas							
		Lg	Ord	Small	Many X Ave. Few			Stories Exterior Foundation			Size			Cost New Depr. Cost				
Room List		Doors:	Solid	H.C.	(13) Plumbing			1.5 Story Siding Crawl Space			924							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)			Other Additions/Adjustments			Total:			187,051 149,633				
(1) Exterior		Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath			1			4,711 3,769				
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Basement: 0 S.F. Crawl: 924 S.F. Slab: 0 S.F. Height to Joists: 0.0			Deck Treated Wood w/Roof (Roof portion)			144 20			3,385 2,708 456 365				
X	Insulation	(7) Excavation			(8) Basement			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
(2) Windows		Basement: 0 S.F. Crawl: 924 S.F. Slab: 0 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Base Cost Common Wall: 2 Wall			288 1			14,270 11,416 -4,502 -3,602				
	Many Avg. Few	X	Avg. Small	(9) Basement Finish			Water/Sewer			Water/Sewer Public Sewer Water Well, 100 Feet			1 1			1,515 1,212 5,890 4,712		
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			(14) Water/Sewer			Built-Ins			Appliance Allow. Porches WCP (1 Story)			1 20			2,806 2,245 1,531 1,225	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals:			217,113 173,683				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			ECF (4004 LAKEVIEW) 1.072 => TC			186,188						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																
	Chimney:																	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KANDAH DOMIAN F & CAROL J	KANDAH DOMIAN F & CAROL J	0	05/19/2014	QC	21-NOT USED/OTHER	1141-1973	PROPERTY TRANSFER	0.0				
		115,000	05/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
13100 WEST SHORE DR 2A		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KANDAH DOMIAN F & CAROL J 17455 STONEBROOK DR NORTHVILLE MI 48167		SA:										
Tax Description		2024 Est TCV Tentative										
L-697 P-468 234 13100 W SHORE DR 48629 UNIT 2 BUILDING A BIRCH SHORES CONDOMINIUMS		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	30.00	250.00	1.0000	1.1076	2800	100		93,036
		Paved Road		30 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 93,036								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size		% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete	6.68			591		75	2,961	
		Electric		Total Estimated Land Improvements True Cash Value = 2,961								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	06/10/2022	INSPECTED	2023	46,500	103,700	150,200				91,801C
		DMG	05/25/2010	INSPECTED	2022	39,900	73,500	113,400				87,430C
					2021	36,500	70,800	107,300				84,637C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 40 144 60	Type WCP (1 Story) Treated Wood Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:																					
												Class: C +10 Effec. Age: 20 Floor Area: 1,672 Total Base New : 256,429 Total Depr Cost: 205,132 Estimated T.C.V: 219,902																				
X Wood Frame	(4) Interior	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace	(5) Floors	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:															
Building Style: 2 STORY	Trim & Decoration	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
Yr Built 0	Remodeled 0	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
Condition: Good	Trim & Decoration	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
Room List	Doors: Solid H.C.	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
(1) Exterior	(6) Ceilings	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
X Insulation	(6) Ceilings	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
(2) Windows	(7) Excavation	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
Many Avg. Few X Avg. X Avg. Small	Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
(3) Roof	(8) Basement	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
X Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
X Asphalt Shingle	(9) Basement Finish	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
Chimney:	(9) Basement Finish	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
	Joists: Unsupported Len: Cntr.Sup:	Ex Ord Min	Size of Closets	Central Air Wood Furnace	(12) Electric	Kitchen: Other: Other:	0 Amps Service	No./Qual. of Fixtures	Ex. X Ord. Min	No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 836 SF Floor Area = 1672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>836</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>223,117</td> <td>178,483</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,769 Porches WCP (1 Story) 40 2,758 2,206 Deck Treated Wood 144 3,385 2,708 Balcony Wood Balcony 60 2,479 1,983 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 288 14,270 11,416 Common Wall: 2 Wall 1 -4,502 -3,602 Water/Sewer Public Sewer 1 1,515 1,212 Water Well, 100 Feet 1 5,890 4,712 Built-Ins Appliance Allow. 1 2,806 2,245 Totals: 256,429 205,132															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	836			Total:				223,117	178,483
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
2 Story	Siding	Crawl Space	836																													
Total:				223,117	178,483																											
Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 219,902																																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUNT WILLIAM J	HUNT WILLIAM J & KELLY A	0	04/24/2023	QC	09-FAMILY	1184:310	DEED	0.0
HUNT WILLIAM D		0	07/13/2017	OTH	07-DEATH CERTIFICATE	1164:2220	PROPERTY TRANSFER	0.0
		209,000	06/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status				
13100 WEST SHORE DR 3A	School: HOUGHTON LAKE COMM SCHOOLS									
	P.R.E. 0%									
Owner's Name/Address	SA:	2024 Est TCV Tentative								
HUNT WILLIAM J & KELLY A 3238 BEACH LAKE DR EAST MILFORD MI 48380		Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
	X Improved	Vacant	* Factors *							
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			LAKEVIEW	30.00	250.00	1.0000	1.1076	2800 100	93,036	
			30 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 93,036							
			Land Improvement Cost Estimates							
			Description	Rate		Size % Good		Cash Value		
			D/W/P: 3.5 Concrete	6.68		591 75		2,961		
			Total Estimated Land Improvements True Cash Value = 2,961							
Tax Description	Dirt Road									
L-930 P-641 (L-894P-353&L-766 P-645-646)234 13100 W HOUGHTON LK DR 48629UNIT 3 BUILDING A BIRCH SHORES CONDOMINIUMS	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								
	Topography of Site									
	X	Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
	X	Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	QT	06/10/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
	DMG	05/25/2010	INSPECTED	2023	46,500	103,700	150,200			91,801C
				2022	39,900	73,500	113,400			87,430C
				2021	36,500	70,800	107,300			84,637C

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Roscommon, Michigan

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								40	WCP (1 Story)			
Building Style: 2 STORY		(4) Interior			Central Air Wood Furnace			X			Class: C +10 Effec. Age: 20 Floor Area: 1,672 Total Base New : 256,429 Total Depr Cost: 205,132 Estimated T.C.V: 219,902						Bsmnt Garage: Carport Area: Roof:
Yr Built	Remodeled	Ex	Ord	Min	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls C 10 Blt 0			
0	0				Size of Closets			Ex. X Ord. Min			C11 Heating System: Forced Heat & Cool						
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			Many X Ave. Few			Ground Area = 836 SF Floor Area = 1672 SF.						
Room List		Doors:	Solid	H.C.	(12) Electric			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service			Average Fixture(s)			Building Areas						
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 2 Story Siding Crawl Space			Size Cost New Depr. Cost 836 223,117 178,483			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
(2) Windows		(8) Basement			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches						
X	Many Avg. Few X Avg. Small	(9) Basement Finish			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WCP (1 Story)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(10) Floor Support			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck						
(3) Roof		(11) Heating/Cooling			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood						
X	Gable Hip Flat	(12) Electric			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Balcony						
X	Gambrel Mansard Shed	(13) Plumbing			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Wood Balcony						
X	Asphalt Shingle	(14) Water/Sewer			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages						
Chimney:		(15) Built-ins			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
		(16) Porches/Decks			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost						
		(17) Garage			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Common Wall: 2 Wall						
		Joists: Unsupported Len: Cntr.Sup:			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer						
		Lump Sum Items:			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer						
		Notes:			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet						
		Totals:			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.						
		ECF (4004 LAKEVIEW) 1.072 => TCV:			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 2,806 2,245						
		219,902			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals: 256,429 205,132						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MUELLER WILLIAM C & JEANNE	BLAKEY JEANNE C	185,000	09/14/2018	WD	03-ARM'S LENGTH	1167:0428	PROPERTY TRANSFER	100.0			
NAPOLETANO SHIRLEY	MUELLER WILLIAM C & JEANNE	186,000	04/12/2007	WD	21-NOT USED/OTHER	L-1058 P-1292	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
13100 WEST SHORE DR 4A		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 09/17/2018							
Owner's Name/Address		SA:		2024 Est TCV Tentative							
BLAKEY JEANNE C 13100 WEST SHORE DR UNIT 4 HOUGHTON LAKE MI 48629		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Tax Description		Public Improvements		* Factors *							
L-539 P-315 234 UNIT 4 BUILDING A BIRCH SHORES CONDOMINIUMS		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		LAKEVIEW	30.00	300.00	1.0000	1.1487	2800	100	96,491
		Paved Road		30 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 96,491							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		591 75		2,961		
		Electric		Total Estimated Land Improvements True Cash Value = 2,961							
		Gas									
		Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative		
QT 06/10/2022 INSPECTED		2023	48,200	88,000	136,200			91,674C			
DMG 05/25/2010 INSPECTED		2022	41,400	58,400	99,800			87,309C			
		2021	37,900	56,500	94,400			84,520C			

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								20	WCP (1 Story)			
Building Style: 1 1/2 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: C +10 Effec. Age: 20 Floor Area: 1,386 Total Base New : 217,113 Total Depr Cost: 173,683 Estimated T.C.V: 186,188			E.C.F. X 1.072		Bsmnt Garage:	
Yr Built	Remodeled	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C 10 Blt 0						
0	0	Ex	Ord	Min	Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool			Ground Area = 924 SF Floor Area = 1386 SF.						
Condition: Good		Size of Closets			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas						
		Lg	Ord	Small	Many X Ave. Few			Stories Exterior Foundation			Size Cost New Depr. Cost						
Room List		Doors: Solid H.C.			(13) Plumbing			1.5 Story Siding Crawl Space			924						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)			Other Additions/Adjustments			Total: 187,051 149,633						
(1) Exterior		Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath			1 4,711 3,769						
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Basement: 0 S.F. Crawl: 924 S.F. Slab: 0 S.F. Height to Joists: 0.0			Deck Treated Wood w/Roof (Roof portion)			144 3,385 2,708 20 456 365						
X	Insulation	(7) Excavation			(8) Basement			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
(2) Windows		Basement: 0 S.F. Crawl: 924 S.F. Slab: 0 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Base Cost Common Wall: 2 Wall			288 14,270 11,416 1 -4,502 -3,602						
	Many Avg. Large X Avg. X Avg. Few Small	(9) Basement Finish			(14) Water/Sewer			Water/Sewer Public Sewer Water Well, 100 Feet			1 1,515 1,212 1 5,890 4,712						
X	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(10) Floor Support			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. Porches WCP (1 Story)			1 2,806 2,245 20 1,531 1,225						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes:			Totals: 217,113 173,683						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:						ECF (4004 LAKEVIEW) 1.072 => TC			186,188						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LEEMASTER LAWRENCE R	LEEMASTER, LAWRENCE & HELE	0	09/18/2009	OTH	21-NOT USED/OTHER	1087/527	OTHER	0.0				
		139,000	10/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
13080 WEST SHORE DR 1B		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
LEEMASTER LAWRENCE R & HELEN TRUST 300 RUSSELL ST UNIT 2 MT PLEASANT MI 48858		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-741 P-410 234 UNIT 5 BUILDING B BIRCH SHORES CONDOMINIUMS		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	30.00	300.00	1.0000	1.1487	2800	100		96,491
		Paved Road		30 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		96,491		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.68	581	75	2,911	
		Sewer		Total Estimated Land Improvements True Cash Value =								2,911
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	06/10/2022	INSPECTED	2023	48,200	88,000	136,200			88,495C	
		DMG	05/25/2010	INSPECTED	2022	41,400	58,400	99,800			84,281C	
					2021	37,900	56,500	94,400			81,589C	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 1/2 STORY			Drywall Paneled		Plaster Wood T&G													
Yr Built	Remodeled		Ex		Ord		Min											
Condition: Good			Trim & Decoration				Size of Closets											
Room List			Lg		Ord		Small											
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors				(12) Electric											
(1) Exterior			Kitchen: Other: Other:				0 Amps Service											
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				No./Qual. of Fixtures											
X	Insulation																	
(2) Windows			No. of Elec. Outlets															
	Many Avg. Few																	
	Large Avg. Small		(13) Plumbing				Average Fixture(s)											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation				2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
			(8) Basement				Other Additions/Adjustments											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Plumbing 3 Fixture Bath Deck Treated Wood w/Roof (Roof portion) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 2 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Porches WCP (1 Story)											
(3) Roof			(9) Basement Finish				Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0 (11) Heating System: Forced Heat & Cool Ground Area = 924 SF Floor Area = 1386 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 924 Total: 187,051 149,633											
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Other Additions/Adjustments Plumbing 3 Fixture Bath Deck Treated Wood w/Roof (Roof portion) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 2 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Porches WCP (1 Story)											
X	Asphalt Shingle		(10) Floor Support				Lump Sum Items:											
	Chimney:		Joists: Unsupported Len: Cntr.Sup:				Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 186,188											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KOSKE WILLIAM C & DEBORAH	MURPHY, KEVIN & DAVIS, JAN	230,000	05/07/2007	WD	03-ARM'S LENGTH		OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
13080 WEST SHORE DR 2B		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MURPHY KEVIN & JANE E 3978 EMMAUS HOWELL MI 48855		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-897 P-403 (L-889P-656-657&L-508P-196)234 13080 W SHORE DR UNIT 6 BUILDING B BIRCH SHORES CONDOMINIUMS		Public Improvements		* Factors *					Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road	LAKEVIEW	30.00	250.00	1.0000	1.1076	2800	100	93,036
		X	Paved Road	30 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 93,036							
		X	Storm Sewer	Land Improvement Cost Estimates							
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value			
		X	Water	D/W/P: 3.5 Concrete	6.68	581	75	2,911			
		X	Sewer	Total Estimated Land Improvements True Cash Value = 2,911							
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	06/10/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		DMG	05/25/2010	INSPECTED	2023	46,500	103,600	150,100			91,801C
					2022	39,900	73,500	113,400			87,430C
					2021	36,500	70,800	107,300			84,637C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								40	WCP (1 Story)			
Building Style: 2 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: C +10 Effec. Age: 20 Floor Area: 1,672 Total Base New : 256,429 Total Depr Cost: 205,132 Estimated T.C.V: 219,902						Bsmnt Garage: Carport Area: Roof:
Yr Built	Remodeled	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			E.C.F. X 1.072						Cls C 10 Blt 0
0	0	Size of Closets			Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool			Total Depr Cost: 205,132						
Condition: Good		Lg Ord Small			No. of Elec. Outlets			Ground Area = 836 SF Floor Area = 1672 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
Room List		Doors: Solid H.C.			(13) Plumbing			Building Areas			Stories Exterior Foundation						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)			2 Story Siding Crawl Space			Size						
		Kitchen: Other: Other:			2 3 Fixture Bath			Other Additions/Adjustments			836						
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			2 Fixture Bath			Plumbing			Total: 223,117						178,483
X	Insulation	No. of Elec. Outlets			Softener, Auto			3 Fixture Bath			Cost New						
		Many X Ave. Few			Softener, Manual			Porches			4,711						3,769
(2) Windows	Many Avg. Few X Avg. X Avg. Small	(7) Excavation			Solar Water Heat			WCP (1 Story)			2,758						2,206
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			Deck			3,385						2,708
		(8) Basement			Extra Toilet			Treated Wood			2,479						1,983
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Sink			Balcony			1,515						1,212
(3) Roof	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish			Separate Shower			Wood Balcony			5,890						4,712
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Floor			Garages			2,806						2,245
X	Asphalt Shingle	(10) Floor Support			Ceramic Tile Wains			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			256,429						205,132
		Joists: Unsupported Len: Cntr.Sup:			Ceramic Tub Alcove Vent Fan			Water/Sewer			Totals: 256,429						205,132
Chimney:					(14) Water/Sewer			Public Water Public Sewer Water Well, 100 Feet			Notes:						219,902
					Lump Sum Items:			Built-Ins Appliance Allow.			ECF (4004 LAKEVIEW) 1.072 => TCV:						219,902

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MACK CHAD & LAURA	MALINOWSKI MICHAEL & GAIL	290,000	05/05/2023	WD	03-ARM'S LENGTH	1184:586	PROPERTY TRANSFER	100.0				
MACK RUSSELL A & LINDA L	MACK CHAD & LAURA	200,000	09/17/2021	WD	09-FAMILY	1178:807	PROPERTY TRANSFER	0.0				
HARRINGTON ROBERT	MACK RUSSELL A & LINDA L	165,000	09/25/2017	WD	03-ARM'S LENGTH	1163:2016	PROPERTY TRANSFER	100.0				
		230,000	10/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
13080 WEST SHORE DR 3B		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
MALINOWSKI MICHAEL & GAIL 3209 HIGH POINTE RIDGE LAKE ORION MI 48359		SA:										
Tax Description		2024 Est TCV Tentative										
L-993 P-1432 (L-773 P-86) 234 13080 W SHORE DR UNIT 7 BUILDING B BIRCH SHORES CONDOMINIUMS		X	Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	30.00	250.00	1.0000	1.1076	2800	100		93,036
		Paved Road		30 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 93,036								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate								
		Sewer		Size % Good								
		Electric		Cash Value								
		Gas		D/W/P: 3.5 Concrete								
		Curb		6.68								
		Street Lights		581 75								
		Standard Utilities		Total Estimated Land Improvements True Cash Value =								
		Underground Utils.		2,911								
		Topography of Site		2,911								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low	2023	46,500	103,600	150,100			98,694C		
			High	2022	39,900	73,500	113,400			93,995C		
			Landscaped	2021	36,500	70,800	107,300			90,993C		
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
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		DMG	05/25/2010	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 40 144 60	Type WCP (1 Story) Treated Wood Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C +10 Effec. Age: 20 Floor Area: 1,672 Total Base New : 256,429 Total Depr Cost: 205,132 Estimated T.C.V: 219,902			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:										
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 836 SF Floor Area = 1672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 10 Blt 0												
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories		Size		Cost New		Depr. Cost								
Condition: Good		Size of Closets			Lg			Ord			Small			2 Story			Siding		Crawl Space						
Room List		Doors:		Solid	H.C.		(12) Electric			Other Additions/Adjustments			Plumbing		Porches		Deck		Balcony						
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Kitchen: Other: Other:			0 Amps Service			3 Fixture Bath			3 Fixture Bath		WCP (1 Story)		Treated Wood		Wood Balcony					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Many			X			Ave.			Few			(13) Plumbing					
Wood/Shingle Aluminum/Vinyl Brick		Insulation			(7) Excavation			Average Fixture(s)			2			3 Fixture Bath			2 Fixture Bath		Softener, Auto		Softener, Manual				
(2) Windows		Many Avg. Few			X			Large Avg. Small			Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Solar Water Heat			No Plumbing		Extra Toilet		Extra Sink	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			Water Well, 100 Feet					
(3) Roof		X			Gable Hip Flat			Gambrel Mansard Shed			1			1			1000 Gal Septic			2000 Gal Septic					
X		Asphalt Shingle			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			219,902					
Chimney:																									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SELDENRIGHT PAUL H & LESLE	ANDERSON THOMAS & KIM	205,000	08/14/2020	WD	03-ARM'S LENGTH	1173:1983	PROPERTY TRANSFER	100.0				
		126,000	10/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
13080 WEST SHORE DR 4B		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ANDERSON THOMAS & KIM 625 PLANTATION DR SAGINAW MI 48638		SA:										
Tax Description		2024 Est TCV Tentative										
L-738 P-242 234 13080 W SHORE DRIVE #8 48629UNIT 8 BUILDING B BIRCH SHORES CONDOMINIUMS		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	30.00	300.00	1.0000	1.1487	2800	100		96,491
		Paved Road		30 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		96,491		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value	
		Electric						6.68	581	75	2,911	
		Gas		Total Estimated Land Improvements True Cash Value =								
		Curb		2,911								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative				
QT	06/10/2022	INSPECTED	2023	48,200	88,000	136,200		102,390C				
DMG	05/25/2010	INSPECTED	2022	41,400	58,400	99,800		97,515C				
			2021	37,900	56,500	94,400		94,400S				

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C +10 Effec. Age: 20 Floor Area: 1,386 Total Base New : 217,113 Total Depr Cost: 173,683 Estimated T.C.V: 186,188			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures								
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets			Lg			Ord	Small						
Condition: Good		Doors: Solid H.C.			(5) Floors			(12) Electric			0 Amps Service							
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			No. of Elec. Outlets			Many X Ave. Few							
(1) Exterior		(6) Ceilings			(13) Plumbing			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 924 SF Floor Area = 1386 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 924 Total: 187,051 149,633				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 924 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,769 Deck Treated Wood 144 3,385 2,708 w/Roof (Roof portion) 20 456 365 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 288 14,270 11,416 Common Wall: 2 Wall 1 -4,502 -3,602 Water/Sewer Public Sewer 1 1,515 1,212 Water Well, 100 Feet 1 5,890 4,712 Built-Ins Appliance Allow. 1 2,806 2,245 Porches WCP (1 Story) 20 1,531 1,225 Totals: 217,113 173,683							
X	Insulation	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 186,188				
(2) Windows		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:										
Many	X Avg.	X Avg.	Large	Small	Basement: 0 S.F. Crawl: 924 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:													
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	
Chimney:																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL-COMMON		Zoning: R-1	Building Permit(s)	Date	Number	Status	
W SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
BLUE SPRUCE RESORT CONDOS 12164 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:							
		2024 Est TCV Tentative							
		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW				
		Public Improvements		* Factors *				Value	
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				0.00 Total Acres				Total Est. Land Value =	0
Tax Description		Dirt Road							
L-589 P-398-424 234 PART OF LOT 1 PLAT OF THE AGNES SUBD SEC16 & PART OF GOVT LOT 4 SEC 21 T23N R1W COM AT 1/4 COR COMMON TO SEC 16 & 21 TH N89DEG28'30"E 1491.10 FT FOR POB TH N23 DEG30'00"E 5 FT TH S79DEG10'23"E 65.58 FT TH N13DEG05'04"E 21.69 FT TH S77DEG22 '52"E 86.20 FT TH N11DEG18'21"E 33.73 FTTH S81DEG07'41"E 80.67 FT TH S88DEG26'40"E 72.68 FT TH S23DEG16'00"W 6 FT TH S35DEG01'00"W 120.27 FT TH N79DEG27'45"W 265.86 FT TH N23DEG32'00"E 46 FT TO POB EXT TO SH OF LK NOW KNOWN AS BLUE SPRUCERESORT CONDOMINIUMS		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
Comments/Influences		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
				2022	0	0	0	0	
				2021	0	0	0	0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
12164 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SCIBERRAS ANTHONY P & LESLIE M 2943 RUSSELL HOWELL MI 48843		SA:											
		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-606 P-225 234 UNIT 1 BLUE SPRUCE RESORT CONDOMINIUMS		Public Improvements			* Factors *								
Comments/Influences		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			LAKEVIEW	7.50	150.00	1.0000	1.0000	2800	100		21,000
		Paved Road			8 Actual Front Feet, 0.03 Total Acres Total Est. Land Value = 21,000								
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 05/27/2022 INSPECTED	2023	10,500	16,100	26,600		17,145C					
		DMG 08/17/2010 INSPECTED	2022	9,000	9,800	18,800		16,329C					
			2021	8,300	9,500	17,800		15,808C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 366	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																														
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																							
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G																																																									
Yr Built 0	Remodeled 0	Ex	Ord	Min																																																								
Condition: Good		Trim & Decoration																																																										
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																																							
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																																							
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures																																																							
	X Insulation				Ex. X Ord. Min																																																							
(2) Windows		No. of Elec. Outlets			Many X Ave. Few																																																							
	Many X Avg. Few		Large X Avg. Small	(7) Excavation			(13) Plumbing																																																					
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 370 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																							
(3) Roof		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer																																																				
	X Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																					
	X Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																							
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																										
Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0 (11) Heating System: Space Heater Ground Area = 370 SF Floor Area = 370 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>370</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>46,073</td> <td>25,340</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>366</td> <td>5,962</td> <td>3,279</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,192</td> <td>656</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,584</td> <td>3,071</td> </tr> <tr> <td>Totals:</td> <td></td> <td>58,811</td> <td>32,346</td> </tr> </tbody> </table> Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 34,675															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	370			Total:				46,073	25,340	Item	Quantity	Cost	Depr. Cost	Deck				Treated Wood	366	5,962	3,279	Water/Sewer				Public Sewer	1	1,192	656	Water Well, 100 Feet	1	5,584	3,071	Totals:		58,811	32,346
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																							
1 Story	Siding	Slab	370																																																									
Total:				46,073	25,340																																																							
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Public Sewer	1	1,192	656																																																									
Water Well, 100 Feet	1	5,584	3,071																																																									
Totals:		58,811	32,346																																																									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARMODY SUZANNE S	CARMODY LAWRENCE R	0	06/10/2020	QC	21-NOT USED/OTHER	1174:2416	DEED	50.0
ROACH FLOYD A & SUSAN I	CARMODY LAWRENCE R & SUZAN	28,500	07/28/2016	WD	03-ARM'S LENGTH	1159-1681	PROPERTY TRANSFER	100.0
		30,000	08/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status				
12164 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS									
	P.R.E. 0%									
Owner's Name/Address	SA:									
CARMODY LAWRENCE R PO BOX 247 HOUGHTON LAKE HEIGHTS MI 48630-0247	2024 Est TCV Tentative									
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
	Public Improvements		* Factors *							
	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
	Gravel Road		LAKEVIEW	7.50	150.00	1.0000	1.0000	2800 100	21,000	
	Paved Road		8 Actual Front Feet, 0.03 Total Acres Total Est. Land Value = 21,000							
	Storm Sewer		Land Improvement Cost Estimates							
	Sidewalk		Description	Rate			Size % Good		Cash Value	
	Water		Wood Frame	31.55			35 50		552	
	Sewer		Total Estimated Land Improvements True Cash Value =						552	
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
	Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	QT	05/27/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
	MH	11/10/2017	INSPECTED	2023	10,500	16,200	26,700			18,139C
	DMG	08/17/2010	INSPECTED	2022	9,000	9,900	18,900			17,276C
				2021	8,300	9,600	17,900			16,725C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 85 12	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace													
Yr Built 0	Remodeled 0	Ex	Ord	Min	(12) Electric													
Condition: Good		Trim & Decoration			60 Amps Service													
Room List		Doors:	Solid	H.C.	No./Qual. of Fixtures													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Ex. X Ord. Min													
(1) Exterior		Kitchen: Other: Other:			No. of Elec. Outlets													
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Many X Ave. Few													
	Insulation	(7) Excavation			(13) Plumbing													
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 397 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Many Avg. Few	Large Avg. X Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:													
(3) Roof		(9) Basement Finish			(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Notes:												
	Asphalt Shingle X Metal	Joists: Unsupported Len: Cntr.Sup:			ECF (4004 LAKEVIEW) 1.072 => TCV: 34,291													
Chimney:																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HOPPE WILLIAM J & SHIRLEY	ANDERSON RICHARD JR & CHEE	96,200	11/30/2018	WD	03-ARM'S LENGTH	1167:2380	PROPERTY TRANSFER	100.0			
PRITCHARD KIM A & MICHELLE	HOPPE, WILLIAM & SHIRLEY	110,000	10/29/2007	WD	03-ARM'S LENGTH	1065/2358	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
12164 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ANDERSON RICHARD JR & CHERYL 740 W PINE RIVER RD MIDLAND MI 48640		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-852 P-142 (L-707 P-328) 234 UNIT 3 BLUE SPRUCE RESORT CONDOMINIUMS		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	7.50	150.00	1.0000	1.0000	2800	100	21,000
		Paved Road		8 Actual Front Feet, 0.03 Total Acres Total Est. Land Value = 21,000							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative		
QT 05/27/2022 INSPECTED				2023	10,500	51,100	61,600		44,604C		
DMG 08/17/2010 INSPECTED				2022	9,000	39,800	48,800		42,480C		
				2021	8,300	38,400	46,700		41,123C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								180 32 18 32	Treated Wood Treated Wood Roof Cover Onl Wood Balcony							
Building Style: 2 STORY		(4) Interior																			
Yr Built 0		Remodeled 0		Trim & Decoration																	
Condition: Good		Size of Closets																			
Room List		Doors: Solid H.C.		Central Air Wood Furnace																	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric																	
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																	
X Insulation				Ex. X Ord. Min																	
(2) Windows		(7) Excavation		No. of Elec. Outlets																	
Many Avg. Few X Avg. X Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 558 S.F. Height to Joists: 0.0		Many X Ave. Few																	
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing																	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
X Gable Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer																	
X Asphalt Shingle		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
Chimney:		(10) Floor Support		Lump Sum Items:																	
		Joists: Unsupported Len: Cntr.Sup:																			
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 558 SF Floor Area = 844 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										Class: C Effec. Age: 20 Floor Area: 844 Total Base New : 128,058 Total Depr Cost: 102,446 Estimated T.C.V: 109,822		E.C.F. X 1.072		Cls C Blt 0							
Building Areas										Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1+ Story										Siding		Slab		272							
2 Story										Siding		Slab		286							
Total:														110,775		88,619					
Other Additions/Adjustments										Deck		Treated Wood		180		3,915		3,132			
										Treated Wood		32		1,424		1,139					
										w/Roof (Roof portion)		18		411		329					
										Balcony		Wood Balcony		32		1,322		1,058			
										Water/Sewer		Public Sewer		1		1,515		1,212			
										Water Well, 100 Feet		1		5,890		4,712					
										Built-Ins		Appliance Allow.		1		2,806		2,245			
										Totals:				128,058		102,446					
Notes:												ECF (4004 LAKEVIEW) 1.072 =>		TCV:		109,822					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CAMPBELL DENNIS S & MARY J	GRAY PHILLIP	139,900	04/22/2023	WD	03-ARM'S LENGTH	1184:358	PROPERTY TRANSFER	100.0				
		50,000	01/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12164 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	08/06/2020	PB20-0219	COMPLETE				
Owner's Name/Address		SA:										
GRAY PHILLIP 6501 S GILMORE RD MOUNT PLEASANT MI 48858		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-794 P-198 234 UNIT 4 BLUE SPRUCE RESORT CONDOMINIUMS		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	7.50	150.00	1.0000	1.0000	2800	100		21,000
		Paved Road		8 Actual Front Feet, 0.03 Total Acres				Total Est. Land Value =		21,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		26		70	122		
		Sewer		Wood Frame	39.80		32		75	955		
		Electric		Total Estimated Land Improvements True Cash Value =				1,077				
		Gas		Work Description for Permit PB20-0219, Issued 08/06/2020: REROOF								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
QT 05/27/2022 INSPECTED		2023	10,500	31,800	42,300			28,761C				
DMG 08/17/2010 INSPECTED		2022	9,000	24,900	33,900			27,392C				
		2021	8,300	24,300	32,600			26,517C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 180	Type Composite	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																	
Building Style: 1+ STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																	
Condition: Good		Lg	Ord	Small																																		
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																	
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																	
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures																																	
X Insulation					Ex. X Ord. Min																																	
(2) Windows		(7) Excavation			No. of Elec. Outlets																																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 531 S.F. Height to Joists: 0.0			Many X Ave. Few																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing																																	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer																																
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																	
Cost Est. for Res. Bldg: 1 Single Family 1+ STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 531 SF Floor Area = 531 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1+ Story</td> <td>Siding</td> <td>Slab</td> <td>476</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>55</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>77,250</td> <td>60,255</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer Public Sewer 1 1,515 1,182 Water Well, 100 Feet 1 5,890 4,594 Deck Composite 180 3,964 3,092 Totals: 88,619 69,123 Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 74,100															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Siding	Slab	476			1 Story	Siding	Slab	55			Total:				77,250	60,255
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1+ Story	Siding	Slab	476																																			
1 Story	Siding	Slab	55																																			
Total:				77,250	60,255																																	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
ATHERTON DALE E & KATHRYN	ATHERTON DALE E & KATHRYN	0	10/15/2020	QC	18-LIFE ESTATE	1174:670	PROPERTY TRANSFER	0.0						
		58,000	10/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status						
12164 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 0%												
ATHERTON DALE E & KATHRYN A [LE] 10271 RAY RD GAINES MI 48436		SA:		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
L-953 P-1610 (L-736 P-158) 234 UNIT 5 BLUE SPRUCE RESORT CONDOMINIUMS		Public Improvements		* Factors *										
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
		Gravel Road		LAKEVIEW	45.00	150.00	1.0000	1.0000	2800	100		126,000		
		Paved Road		45 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =		126,000				
		Storm Sewer		Land Improvement Cost Estimates										
		Sidewalk		Description	Rate	Size	%	Good	Cash Value					
		Water		D/W/P: 3.5 Concrete	6.25	24	75		112					
		Sewer		D/W/P: 3.5 Concrete	6.25	15	75		70					
		Electric		Wood Frame/Conc.	37.73	65	75		1,839					
		Gas		Wood Frame	34.14	48	75		1,229					
		Curb		Total Estimated Land Improvements True Cash Value =								3,250		
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Rolling		2024	Tentative	Tentative	Tentative			Tentative				
		Low		QT 05/27/2022 INSPECTED	2023	63,000	44,800	107,800			45,555C			
		High		DMG 08/17/2010 INSPECTED	2022	54,000	20,900	74,900			43,386C			
		Landscaped			2021	49,500	20,200	69,700			42,000C			
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 288 45 24	Type Treated Wood Composite Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 1,200 Total Base New : 157,747 Total Depr Cost: 86,759 Estimated T.C.V: 93,006			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1200 SF Floor Area = 1200 SF.								
Condition: Good		Size of Closets		Lg			Ord	Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Building Areas					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:			0 Amps Service			Stories Exterior Foundation			Size	Cost New	Depr. Cost	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 960 S.F. Slab: 240 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1 Story Siding Slab			960 240			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Other Additions/Adjustments						
(2) Windows	Many X Avg. Few	Large X Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Deck Treated Wood Composite w/Roof (Roof portion) Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Wood Stove			288 45 24	5,219 1,679 504	2,870 923 277
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		139,140	76,526
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			ECF (4004 LAKEVIEW) 1.072 => TCv:					93,006		
X	Asphalt Shingle															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		115,000	03/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
12164 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
DRYZGA MARK D & JULIA I 915 N 9 MILE RD SANFORD MI 48657		SA:										
Tax Description		2024 Est TCV Tentative										
L-1001 P-2134 (L-625 P-1) 234 UNIT 6 BLUE SPRUCE RESORT CONDOMINIUMS		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	45.00	150.00	1.0000	1.0000	2800	100		126,000
		Paved Road		45 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =		126,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		15		75	70		
		Sewer		Wood Frame	33.20		54		75	1,345		
		Electric		Total Estimated Land Improvements True Cash Value =				1,415				
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	05/27/2022	INSPECTED	2023	63,000	18,300	81,300			41,367C	
		DMG	08/17/2010	INSPECTED	2022	54,000	11,300	65,300			39,398C	
					2021	49,500	11,000	60,500			38,140C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 96 208	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
	X Insulation			Ex. X Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many X Ave. Few												
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 460 S.F. Height to Joists: 0.0		(13) Plumbing												
(3) Roof		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	Asphalt Shingle X Metal	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer												
Chimney:		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 460 SF Floor Area = 460 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 460 Total: 58,563 26,352 Other Additions/Adjustments Porches WGEP (1 Story) 96 8,728 3,928 Deck Treated Wood 208 4,208 1,894 Water/Sewer Public Sewer 1 1,345 605 Water Well, 100 Feet 1 5,720 2,574 Totals: 78,564 35,353 Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 37,898										Class: CD Effec. Age: 55 Floor Area: 460 Total Base New : 78,564 Total Depr Cost: 35,353 Estimated T.C.V: 37,898 E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORAWSKI JOSEPH H	RAU GREGG L & KATHY M	23,000	05/26/2023	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
WELLS FARGO BANK	BORAWSKI, JOSEPH H	17,000	04/22/2008	WD	12-FROM LENDING INSTITUTI	1071/979	OTHER	100.0
VICTOR KIM L	WELLS FARGO BANK	48,465	02/23/2007	SD	10-FORECLOSURE	1056/1367	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status		
8801 E HOUGHTON LAKE & LINCOLN	School: HOUGHTON LAKE COMM SCHOOLS							
	P.R.E. 0%							
Owner's Name/Address	SA:							
RAU GREGG L & KATHY M 1688 EDERER RD HEMLOCK MI 48626	2024 Est TCV Tentative							
	Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1				
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		OFF LAKE GROU	51.60	131.69	1.0000 0.9370	400 100 19,340		
		52 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value = 19,340		
Tax Description	X	Dirt Road						
(L-885P-545&L-864 P-201&L-729 P-599) 234 L-992 P-1022 LOT 1 BYERS FOREST.		Gravel Road						
Comments/Influences	X	Paved Road						
		Storm Sewer						
	X	Sidewalk						
		Water						
	X	Sewer						
		Electric						
	X	Gas						
		Curb						
	X	Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
	QT	04/04/2023	INSPECTED	2023	9,700	0	9,700	8,028C
	MH	08/08/2017	INSPECTED	2022	8,500	0	8,500	7,646C
	DMG	08/16/2012	INSPECTED	2021	7,900	0	7,900	7,402C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEATSMAN KENDAL M & TRACY	BLACK AARON & LEANNE	83,000	08/06/2019	WD	03-ARM'S LENGTH	1170:218	PROPERTY TRANSFER	100.0
GRANITI CRAIG A & REBECCA	DEATSMAN KENDAL M & TRACY	66,250	02/25/2015	WD	03-ARM'S LENGTH	1147-1428	PROPERTY TRANSFER	100.0
		65,000	04/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
102 BLOSSOM CT	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
BLACK AARON & LEANNE 12183 W GRAND BLANC RD DURAND MI 48429-9308	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			OFF LAKE GROUP1	51.00	150.00	1.0000	1.0000	400 100	20,400
			51 Actual Front Feet, 0.18 Total Acres		Total Est. Land Value =		20,400		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.68	20	21	28		
	X Sewer		Wood Frame	25.35	192	46	2,239		
	X Electric		Wood Frame	39.80	16	21	134		
			Total Estimated Land Improvements		True Cash Value =		2,401		
			Topography of Site						
	X Level		Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
			Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	04/04/2023	INSPECTED	2023	10,200	36,000	46,200		34,094C
	MH	08/08/2017	INSPECTED	2022	8,900	29,200	38,100		32,471C
	DMG	05/16/2012	INSPECTED	2021	8,300	27,000	35,300		31,434C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 185	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 24 Floor Area: 701 Total Base New : 131,409 Total Depr Cost: 99,870 Estimated T.C.V: 75,002			E.C.F. X 0.751 Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets										
Condition: Good		Lg	X Ord		Small											
Room List		Doors:	Solid	X	H.C.	(5) Floors			(12) Electric							
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			60 Amps Service								
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 0		
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts								
						Many	X Ave.		Few	Ground Area = 701 SF Floor Area = 701 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76						
(2) Windows		(7) Excavation			(13) Plumbing			Building Areas								
	Many X Avg. Few		Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 701 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Slab Size 701 Cost New 95,378 Depr. Cost 72,486						
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(8) Basement			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Deck								
	X Gable Hip Flat		Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 0 S.F. Slab: 701 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood 185 3,989 3,032						
	X Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages								
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
								Water/Sewer								
								Public Sewer 1 1,515 1,151								
								Water Well, 100 Feet 1 5,890 4,476								
								Built-Ins								
								Appliance Allow. 1 2,806 2,133								
								Fireplaces								
								Exterior 1 Story 1 6,605 5,020								
								Totals: 131,409 99,870								
								Notes:								
								ECF (4006 OFF LAKE 1) 0.751 => TCV: 75,002								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
INDEPENDENT BANK	GRANITI, CRAIG	15,000	08/07/2007	CD	12-FROM LENDING INSTITUTI	1064/1086	OTHER	100.0				
YOTT WADE R & TARRA B	INDEPENDENT BANK	0	10/20/2006	SD	10-FORECLOSURE	L-1051 P-461	OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status				
BLOSSOM		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GRANITI CRAIG A 1251 NW MEADOWS DR MCMINNVILLE OR 97128		SA:		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-654 P-231 234 104 CENTER DRIVE 48629LOT 3 BYERS FOREST.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	51.00	150.00	1.0000	1.0000	400	100		20,400
		Paved Road		51 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		20,400		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				5.86	968	21	1,191	
		Electric		Total Estimated Land Improvements True Cash Value = 1,191								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	10,200	600	10,800			7,458C		
		High		2022	8,900	500	9,400			7,103C		
		Landscaped		2021	8,300	500	8,800			6,877C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
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		QT	04/04/2023	INSPECTED								
		DMG	09/19/2009	INSPECTED								

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TYNER RONALD H & BARBARA J	KIDON CRAIG M & KATHLEEN T	120,000	04/30/2016	WD	03-ARM'S LENGTH	1158-2334	PROPERTY TRANSFER	100.0
INDEPENDENT BANK	TYNER, RONALD & BARBARA	4,500	05/29/2009	WD	12-FROM LENDING INSTITUTI	1084/182	OTHER	100.0
YOTT WADE R & TARRA B	INDEPENDENT BANK	0	10/20/2006	SD	10-FORECLOSURE	L1051 P-472	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
106 BLOSSOM CT	School: HOUGHTON LAKE COMM SCHOOLS		NEW RESIDENCE	06/26/2009	138	COMPLETE
	P.R.E. 0%					

  

Owner's Name/Address	SA:
KIDON FAMILY TRUST 61711 WILLIAMSBURG DR UNIT 5 SOUTH LYON MI 48178	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-654 P-231 234 LOT 4 BYERS FOREST.	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			OFF LAKE GROUP1	51.00	150.00	1.0000	1.0000	400	100	20,400
			51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 20,400							
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
	X		Dirt Road							
			Gravel Road							
	X		Paved Road	6.68	1470	72				7,070
			Storm Sewer							
	X		Sidewalk	6.68	15	72				72
			Water							
	X		Sewer	29.95	96	72				2,070
			Electric							
			Gas							
			Curb							
	X		Street Lights	Total Estimated Land Improvements True Cash Value =						9,212
			Standard Utilities							
			Underground Utils.							
			Topography of Site							
	X		Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling	2024	Tentative	Tentative	Tentative			Tentative
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
	Who	When	What	2023	10,200	67,100	77,300			50,146C
	QT	04/04/2023	INSPECTED	2022	8,900	55,500	64,400			47,759C
	MH	08/08/2017	INSPECTED	2021	8,300	51,000	59,300			46,234C
	DMG	05/16/2012	INSPECTED							

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 354	Type Composite	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C +5 Effec. Age: 12 Floor Area: 1,440 Total Base New : 204,149 Total Depr Cost: 179,651 Estimated T.C.V: 134,918			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Good		Lg	Ord	Small														
Room List		Doors:	Solid	X	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			150 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls C 5 Blt 0				
(1) Exterior		Ex.	X	Ord.	Min	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many			Ave.			Few							
	Insulation				(13) Plumbing			Average Fixture(s)			Building Areas							
(2) Windows		(7) Excavation			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Exterior Siding			Foundation Overhang		Size 1440		
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			Total:		126,936 111,704		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement			3 Fixture Bath Water/Sewer Public Sewer Water Well, 100 Feet			Built-Ins			Appliance Allow.			Deck		Composite		
(3) Roof		(9) Basement Finish			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			1440		51,869 45,645		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Local Cost Items			STAND BY GENERATOR			1		4,000 3,520	
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV:			134,918				
Chimney:		Joists: Unsupported Len: Cntr.Sup:												Totals:		204,149 179,651		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ROBERTS, BRENNAN T.	MERRELL, KEVIN	39,500	04/27/2012	WD	03-ARM'S LENGTH	1115/2336	OTHER	100.0					
ERSKINE, LESLIE	ROBERTS, BRENNAN T.	32,000	05/11/2011	WD	08-ESTATE	1103/2117	OTHER	100.0					
MCNEW SANDRA L	ERSKINE, LESLIE	0	08/06/2009	QC	21-NOT USED/OTHER	1085/2483	OTHER	100.0					
		67,000	04/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
8851 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MERRELL KEVIN D 12300 W LENNON ROAD LENNON MI 48449-9737		SA:											
Tax Description		2024 Est TCV Tentative											
L-969 P-1667 & L-871 P-418 & L-640 P-514 234 L-977 P-233 N1/2 OF LOTS 5 & 6 BYERS FOREST. (PROPEERTY ADDRESS: 8851 E HOUGHTON LK DR)		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		X	Public Improvements		* Factors *								
		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	400	100		40,000
		X	Paved Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 40,000								
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/04/2023	INSPECTED	2023	20,000	18,000	38,000	23,001C					
		MH 08/08/2017	INSPECTED	2022	17,500	14,600	32,100	21,906C					
		DMG 08/13/2012	INSPECTED	2021	16,300	13,300	29,600	21,207C					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type		Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 71 Storage Area: 0 No Conc. Floor: 768			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								15 25	CCP (1 Story) CCP (1 Story)						
Building Style: RANCH			Drywall X Paneled				Plaster Wood T&G													
Yr Built	Remodeled		Ex	X	Ord		Min													
Condition: Good		Size of Closets			Lg	X	Ord		Small											
Room List		Doors:		Solid	X		H.C.				Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			150 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls D-10 Blt 0				
(1) Exterior		Kitchen: Other: Other:		Ex.			X	Ord.	Min	No. of Elec. Outlets			Ground Area = 1572 SF Floor Area = 1572 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/70/100/31.5 Functional Depreciation because of: SEE COMMENTS							
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			X	Ave.	Few	(13) Plumbing			Building Areas							
X	Block Insulation			Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories			Exterior	Foundation	Size	Cost New	Depr. Cost			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1572 S.F. Height to Joists: 0.0						1 Story			Siding	Slab	1,032					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement					1 Story			Block	Slab	540						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Other Additions/Adjustments			Porches			Garages				
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			CCP (1 Story) CCP (1 Story)			Class: D Exterior: Pole (Unfinished)				
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support					Lump Sum Items:			Base Cost No Concrete Floor Water/Sewer Public Sewer Water Well, 100 Feet			768 768 1 1			16,105 -4,339 1,192 5,584		
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:						Appliance Allow.			1			1,662				
Chimney:										Notes:			Totals:			160,367				
															ECF (4006 OFF LAKE 1) 0.751 => TCv:			38,702		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ERSKINEK LESLIE	ROBERTS, BRENNAN T.	0	05/11/2011	WD	08-ESTATE	1103/2117	OTHER	100.0					
MCNEW SANDRA L	ERSKINEK LESLIE	0	08/05/2009	QC	21-NOT USED/OTHER	1085/2483	OTHER	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status					
110 BLOSSOM		School: HOUGHTON LAKE COMM SCHOOLS			GARAGE	08/26/2011	164	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
ROBERTS BRENNAN T 2349 MAYFAIR WHITE LAKE MI 48383		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
(L-969 P-1667&L-871P-418&L-640 P-514) 234 L-977 P-233 S1/2 OF LOTS 5 & 6 BYERS FOREST		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	400	100		40,000
		X	Paved Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 40,000								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.25	1410	71	6,257				
		X	Electric		Total Estimated Land Improvements True Cash Value = 6,257								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	20,000	17,900	37,900			23,490C		
		X	High		2022	17,500	15,300	32,800			22,372C		
		X	Landscaped		2021	16,300	14,600	30,900			21,658C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/04/2023	INSPECTED	2023	20,000	17,900	37,900			23,490C		
		MH	08/08/2017	INSPECTED	2022	17,500	15,300	32,800			22,372C		
		DMG	08/13/2012	INSPECTED	2021	16,300	14,600	30,900			21,658C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Excellent		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures													
(2) Windows		Ex.	Ord.	Min	No. of Elec. Outlets												
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			Ave.	Few								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(13) Plumbing													
(3) Roof		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
Asphalt Shingle		(9) Basement Finish		(14) Water/Sewer													
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
				Lump Sum Items:													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KUTZLEB EUGENE R & AGNES T	KUTZLEB EUGENE R & AGNES T	0	06/21/2010	QC	14-INTO/OUT OF TRUST	1094:1570	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
112 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
KUTZLEB EUGENE R & AGNES T TRUST 51277 MISTY BROOK DR CHESTERFIELD TOWNSHIP MI 48047		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-832 P-655 (L-613 P-481) 234 LOT 7 BYERS FOREST.		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
			Paved Road		50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 20,000
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description		Rate	Size	% Good	Cash Value			
			Water		D/W/P: 3.5 Concrete		6.68	786	71	3,727			
		X	Sewer		Wood Frame/Conc.		33.81	150	96	4,869			
			Electric		Total Estimated Land Improvements True Cash Value = 8,596								
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	10,000	57,700	67,700			38,297C		
			High		2022	8,800	47,600	56,400			36,474C		
			Landscaped		2021	8,100	43,800	51,900			35,309C		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/04/2023	INSPECTED									
		MH	08/08/2017	INSPECTED									
		DMG	05/16/2012	INSPECTED									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 210	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: RANCH			Drywall X Paneled				Plaster Wood T&G									
Yr Built 0	Remodeled 0		Ex	X	Ord		Min									
Condition: Good		Size of Closets			Lg	X	Ord		Small							
Room List		Doors:		Solid	X		H.C.				Central Air Wood Furnace					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior			Kitchen: Other: Other:		100	Amps Service										
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
					Ex.	X	Ord.		Min							
				No. of Elec. Outlets												
					Many	X	Ave.		Few							
(2) Windows		(7) Excavation		(13) Plumbing												
	Many X Avg. Few		Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	Large X Avg. Small	(8) Basement		(14) Water/Sewer												
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Public Water										
(3) Roof			(9) Basement Finish		1	Public Sewer										
	X Gable Hip Flat				1	Water Well										
		Gambrel Mansard Shed			1	1000 Gal Septic										
	X Asphalt Shingle		(10) Floor Support			2000 Gal Septic										
Chimney:			Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family RANCH																
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 768 SF Floor Area = 1344 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78																
Building Areas																
											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
											1 Story	Siding	Crawl Space	768		
											1 Story	Siding	Overhang	576		
														Total:	157,556	122,894
Other Additions/Adjustments																
											3 Fixture Bath			1	4,711	3,675
											Deck	Treated Wood		210	4,337	3,383
Garages																
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
											Base Cost			576	22,596	17,625
											Common Wall: 1 Wall			1	-2,251	-1,756
											Water/Sewer					
											Public Sewer			1	1,515	1,182
											Water Well, 100 Feet			1	5,890	4,594
Built-Ins																
											Appliance Allow.			1	2,806	2,189
														Totals:	197,160	153,786
Notes:																
															ECF (4006 OFF LAKE 1) 0.751 =>	TCV: 115,493

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KUTZLEB EUGENE R & AGNES T	KUTZLEB EUGENE R & AGNES T	0	06/21/2010	QC	14-INTO/OUT OF TRUST	1094:1570	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
VACANT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
KUTZLEB EUGENE R & AGNES T TRUST 51277 MISTY BROOK DR CHESTERFIELD TOWNSHIP MI 48047		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
L-832 P-655 (L-613 P-481) 234 E 25 FT OF LOT 8 BYERS FOREST.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	25.00	150.00	1.0000	1.0000	400	100	10,000
		Paved Road		25 Actual Front Feet, 0.09 Total Acres				Total Est. Land Value =		10,000	
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	04/04/2023	INSPECTED	2023	5,000	0	5,000		2,689C	
		DMG	09/19/2009	INSPECTED	2022	4,400	0	4,400		2,561C	
					2021	4,100	0	4,100		2,480C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KLUBA ANDREW	KLUBA ANDREW & ANGELIQUE M	0	05/05/2022	QC	15-LADY BIRD	1180:2667	PROPERTY TRANSFER	0.0					
SAMYN CAROLINE & OMER A JR	KLUBA ANDREW	71,500	07/25/2014	WD	03-ARM'S LENGTH	1141-1751	OTHER	100.0					
RYAN DANIEL R & KELLIE L	SAMYN, CAROLINE	95,000	09/14/2007	WD	03-ARM'S LENGTH	1064/2166	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
116 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		10/07/2022	PB22-0426	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
KLUBA ANDREW & ANGELIQUE M [LE] 1369 S CREEK DR WIXOM MI 48393		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-732 P-302 234 116 BLOSSOM LOT 8 EXC E 25 FT THEREOF - LOT 9 - LOT 10 EXC W 25 FT THEREOF BYERS FOREST.		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	400	100		40,000
			Paved Road		100 Actual Front Feet,	0.34	Total Acres			Total Est. Land Value =			40,000
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description					Rate		Size % Good	Cash Value
			Water		Wood Frame					22.54		192 16	692
		X	Sewer		Total Estimated Land Improvements True Cash Value = 692								
			Electric		Work Description for Permit PB22-0426, Issued 10/07/2022: THREE (3) DECKS - 16 X								
			Gas		28 = 448 SQ FT, 12 x 17 = 204 SQ FT, & 4 X 6 = 24 SQ FT = 676 TOTAL SQ FT LAKE								
			Curb		TOWNSHIP LAND USE PERMIT #4533 DATED 8/27/22 DECKS WERE STARTED BEFORE APPLYING								
			Street Lights		FOR PERMIT-ASSESS \$100 PENALTY								
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative				Tentative	
			Low		2023	20,000	34,600	54,600				45,139C	
			High		2022	17,500	31,700	49,200				40,201C	
			Landscaped		2021	16,300	29,400	45,700				38,917C	
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	11/02/2022	INSPECTED									
		MH	08/08/2017	INSPECTED									
		DMG	05/16/2012	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:				
	Mobile Home												X	Wood	Coal	Steam
	Town Home	0						Dishwasher	2nd/Same Stack	32	Treated Wood	Class: CD				
	Duplex	0						Garbage Disposal	Two Sided	359	Treated Wood	Exterior: Siding				
	A-Frame	0						Bath Heater	Exterior 1 Story			Brick Ven.: 0				
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace			Vent Fan			Exterior 2 Story		Stone Ven.: 0			
		Drywall			Warm & Cool Air			Hot Tub			Prefab 1 Story		Common Wall: Detache			
		X	Paneled		Heat Pump			Unvented Hood			Prefab 2 Story		Foundation: 18 Inch			
Building Style: DOUBLE WIDE		Trim & Decoration					Vented Hood			Heat Circulator		Finished ?:				
Yr Built	Remodeled	Ex	X	Ord				Intercom	1		Wood Stove	Auto. Doors: 0				
0	0							Jacuzzi Tub	Direct-Vented Gas			Mech. Doors: 0				
Condition: Good		Size of Closets					Jacuzzi repl.Tub			Class: Average		Area: 576				
		Lg	X	Ord				Oven	Effec. Age: 16		% Good: 0					
								Microwave	Floor Area:		Storage Area: 0					
Room List		Doors:		Solid	X	H.C.		Standard Range	Total Base New : 149,780		E.C.F.		No Conc. Floor: 0			
	Basement							Self Clean Range	Total Depr Cost: 98,204		X 0.751		Bsmnt Garage:			
	1st Floor	(5) Floors					Sauna			Estimated T.C.V: 73,751						
	2nd Floor	Kitchen:		(12) Electric			Trash Compactor									
	Bedrooms	Other:		100			Central Vacuum							Carport Area:		
		Other:		No./Qual. of Fixtures			Security System							Roof:		
(1) Exterior				Ex.			X	Ord.		Cost Est. for Res. Bldg: 1 Mobile Home DOUBLE WIDE		Cls Average		Blt 0		
	Wood/Shingle	(6) Ceilings								Ground Area = 1296 SF		Floor Area = 1296 SF.				
X	Aluminum/Vinyl			No. of Elec. Outlets						Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63						
	Brick			Many			X	Ave.		Building Areas						
	Insulation			(13) Plumbing						Type		Size		Cost New		
(2) Windows		(7) Excavation		Average Fixture(s)						Ext. Walls		Roof/Fnd.		Depr. Cost		
	Many	Basement: 0 S.F.		2			3 Fixture Bath			Siding		Comp.Shingle		Total: 92,827 58,480		
X	Avg.	X	Large	Crawl: 0 S.F.		2			Other Additions/Adjustments			42" frost-free footings, foundation		150 8,973 5,653		
	Few		Small	Slab: 0 S.F.		2			Plumbing			3 Fixture Bath		1 3,097 1,951		
		Height to Joists: 0.0		Solar Water Heat			Deck			Treated Wood		216 4,422 4,201		*9		
X	Wood Sash	(8) Basement		No Plumbing			Treated Wood			Treated Wood		32 1,424 1,353		*9		
X	Metal Sash			Extra Toilet			Treated Wood			Treated Wood		359 6,164 5,856		*9		
X	Vinyl Sash	Conc. Block		Separate Shower			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Double Hung	Poured Conc.		Ceramic Tile Floor			Base Cost			576 20,074 12,647						
X	Horiz. Slide	Stone		Ceramic Tile Wains			Water/Sewer			Public Sewer		1 1,515 954				
X	Casement	Treated Wood		Ceramic Tub Alcove			Water Well, 100 Feet			Water Well, 100 Feet		1 5,890 3,711				
X	Double Glass	Concrete Floor		Vent Fan			Built-Ins			Appliance Allow.		1 2,806 1,768				
X	Patio Doors	(9) Basement Finish		(14) Water/Sewer			Fireplaces			Wood Stove		1 2,588 1,630				
X	Storms & Screens			(10) Floor Support			Notes:			Totals: 149,780 98,204						
(3) Roof		Recreation SF					Public Water			ECF (4006 OFF LAKE 1) 0.751 => TCV:		73,751				
X	Gable	Living SF		1			Public Sewer									
	Hip	Walkout Doors (B)		1			Water Well									
	Flat	No Floor SF		1			1000 Gal Septic									
X	Asphalt Shingle	Walkout Doors (A)		2000 Gal Septic			Lump Sum Items:									
Chimney:		Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GLUGLA JEROME A & GLUGLA G	GLUGLA JEROME A [LE]	0	09/14/2021	QC	18-LIFE ESTATE	1178:1015	DEED	0.0				
GLUGLA ALEXIS A		0	05/14/2020	OTH	07-DEATH CERTIFICATE	1178:1016	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
118 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GLUGLA JEROME A [LE] 11742 HERBERT WARREN MI 48089		SA:										
Tax Description		2024 Est TCV Tentative										
L-1034 P-260 (L-855 P-380) 234 118 BLOSSOM CT W 25 FT OF LOT 10 - LOT 11 BYERS FOREST.		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	75.00	150.00	1.0000	1.0000	400	100		30,000
		Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 30,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
		Water		D/W/P: 3.5 Concrete	6.25	48	67		201			
		Electric		Wood Frame	23.74	160	67		2,545			
		Gas		Total Estimated Land Improvements True Cash Value = 2,746								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low	2023	15,000	45,800	60,800			41,736C		
			High	2022	13,100	37,700	50,800			39,749C		
			Landscaped	2021	12,200	34,900	47,100			38,480C		
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/04/2023	INSPECTED	2023	15,000	45,800	60,800		41,736C		
		MH	08/08/2017	INSPECTED	2022	13,100	37,700	50,800		39,749C		
		DMG	05/16/2012	INSPECTED	2021	12,200	34,900	47,100		38,480C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 216	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 80 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																											
Building Style: DOUBLE WIDE		X	Drywall Paneled		Plaster Wood T&G																											
Yr Built 0		Remodeled 0	Ex	X	Ord		Min																									
Condition: Good		Size of Closets		Lg	X	Ord	Small																									
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																												
(1) Exterior		Kitchen: Other: Other:		100 Amps Service																												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures																												
(2) Windows		Ex.	X	Ord.	Min	No. of Elec. Outlets																										
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few	(13) Plumbing																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:																												
X	Asphalt Shingle	(9) Basement Finish																														
Chimney: Metal		(10) Floor Support																														
		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Mobile Home DOUBLE WIDE Cls Good Blt 0 (11) Heating System: Warm & Cool Air Ground Area = 1404 SF Floor Area = 1404 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>1404</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>124,517</td> <td>89,652</td> </tr> </tbody> </table> Other Additions/Adjustments Deck Treated Wood 216 4,709 3,390 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 20,074 16,059 *8 Block Foundation 632 9,417 6,780 Water/Sewer Public Sewer 1 1,941 1,398 Water Well, 100 Feet 1 6,333 4,560 Built-Ins Appliance Allow. 1 4,031 2,902 Fireplaces Wood Stove 1 3,745 2,696 Totals: 174,767 127,437															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	1404			Total:				124,517	89,652
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																											
Main Home	Siding	Comp.Shingle	1404																													
Total:				124,517	89,652																											
Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 95,705																																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PATALON NORMAN S & ANNETTE	WHITE JON K & NANCY K	199,000	08/30/2021	WD	03-ARM'S LENGTH	1178:279	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
124 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
WHITE JON K & NANCY K 4641 SYCAMORE DR YPSILANTI MI 48197		SA:										
Tax Description		2024 Est TCV Tentative										
L-581 P-318 234 LOTS 12 & 13 BYERS FOREST PP; 006-150-012-0000 & 150-013-0000		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	400	100		40,000
		Paved Road		100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =		40,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: Asphalt Paving	3.15		1018		71	2,277		
		Sewer		D/W/P: Patio Blocks	15.83		261		46	1,901		
		Electric		Total Estimated Land Improvements True Cash Value = 4,178								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	20,000	77,000	97,000			85,155C		
		High		2022	17,500	63,600	81,100			81,100S		
		Landscaped		2021	16,300	43,600	59,900			42,088C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/04/2023	INSPECTED	2023	20,000	77,000	97,000			85,155C	
		MH	09/02/2021	DESK REVIE	2022	17,500	63,600	81,100			81,100S	
		MH	08/08/2017	INSPECTED	2021	16,300	43,600	59,900			42,088C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 60 258	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 716 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: RANCH			Drywall X Paneled				Plaster Wood T&G											
Yr Built 0	Remodeled 0		Ex	X	Ord		Min											
Condition: Good		Size of Closets			Lg	X	Ord		Small									
Room List		Doors:		Solid	X		H.C.				Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			150 Amps Service											
	(1) Exterior	Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1564 SF Floor Area = 1564 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,564 Total: 200,934 168,784			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,957 Deck Treated Wood 60 1,985 1,667 Treated Wood 258 4,964 4,170 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 716 26,428 22,200 Water/Sewer Public Sewer 1 1,515 1,273 Water Well, 100 Feet 1 5,890 4,948 Built-Ins Appliance Allow. 1 2,806 2,357 Fireplaces Exterior 1 Story 1 6,605 5,548 Totals: 255,838 214,904					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1564 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer		
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:  ECF (4006 OFF LAKE 1) 0.751 => TCV: 161,393								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(14) Water/Sewer			Lump Sum Items:								
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat		Gambrel Mansard Shed															
X	Asphalt Shingle																	
Chimney: Vinyl																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
STAHL ROBERT L & EUGENA B	GRIGG DEANNE & KEVIN	120,000	07/24/2020	WD	03-ARM'S LENGTH	1173:1063	PROPERTY TRANSFER	100.0				
STAHL ROBERT L & EUGENA B	STAHL ROBERT L & EUGENA B	0	03/19/2009	WD	18-LIFE ESTATE	1081:1242	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
126 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GRIGG DEANNE & KEVIN 680 DENNISON CT OAKLAND MI 48363		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-423 P-179 234 LOT 14 BYERS FOREST.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		20,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.68	30	84	168				
		X Sewer		D/W/P: 3.5 Concrete	6.68	12	84	67				
		Electric		D/W/P: 3.5 Concrete	6.68	288	84	1,616				
		Gas		Wood Frame	32.76	80	46	1,206				
		Curb		Total Estimated Land Improvements True Cash Value = 3,057								
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	10,000	48,200	58,200			44,035C		
		High		2022	8,800	39,400	48,200			41,939C		
		Landscaped		2021	8,100	32,500	40,600			40,600S		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	04/04/2023	INSPECTED								
		QT	10/26/2020	INSPECTED								
		MH	08/08/2017	INSPECTED								

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



Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 816 % Good: 71 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								216 16	Treated Wood Treated Wood					
	Building Style: 1 1/2 STORY	(4) Interior			Central Air Wood Furnace						Class: C Effec. Age: 21 Floor Area: 1,008 Total Base New : 172,480 Total Depr Cost: 133,943 Estimated T.C.V: 100,591					Bsmnt Garage: Carport Area: Roof:			
	Yr Built 0	Remodeled 0																	
	Condition: Good																		
	Room List	Doors:		Solid		H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY					Cls	C	Blt	0	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service			No./Qual. of Fixtures			Ground Area = 672 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79								
	(1) Exterior																		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Ex. X Ord. Min			Building Areas								
	Insulation																		
	(2) Windows				(13) Plumbing			Average Fixture(s)			Stories Exterior Foundation			Size	Cost New	Depr. Cost			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space			672						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments			Plumbing								
	(3) Roof				(9) Basement Finish			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			1	4,711	3,722			
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Average Fixture(s)			Garages			216 16	4,422 741	3,493 585				
X	Asphalt Shingle			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			816	28,944	20,550	*7			
	Chimney:	Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Built-Ins			Water/Sewer			1	2,806	2,217			
					Lump Sum Items:			Appliance Allow.			Public Sewer			1	1,515	1,197			
								Notes:			Water Well, 100 Feet			1	5,890	4,653			
								ECF (4006 OFF LAKE 1) 0.751 => TCV:			Totals:			172,480		133,943			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MAHONEY ROBERT C JR	MAHONEY ROBERT C JR & CHEE	0	10/22/2018	QC	09-FAMILY	1167:1593	DEED	0.0					
LIVINGSTONE DAVID J & TOMO	MAHONEY ROBERT C JR	85,000	10/21/2018	WD	03-ARM'S LENGTH	1167:1591	PROPERTY TRANSFER	100.0					
STOLIKER ROBERT F & MARILY	LIVINGSTONE DAVID J & TOMO	67,500	11/18/2013	WD	03-ARM'S LENGTH	1135/1144	OTHER	100.0					
KRAWCZYK ROBERT J & RUTH	STOLIKER, BOB & MARILYN	77,000	05/30/2007	WD	03-ARM'S LENGTH	1060/337	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
8941 E HOUGHTON LAKE DR & BYERS		School: HOUGHTON LAKE COMM SCHOOLS			HOUSE		06/08/2023	LU23-4582	INSPECT				
Owner's Name/Address		P.R.E. 0%			DEMO		06/08/2023	LU23-4583	INSPECT				
MAHONEY ROBERT C JR & CHERYL 5527 BROOKLINE DR ORLANDO FL 32819-4014		SA:											
Tax Description		2024 Est TCV Tentative											
L-755 P-163 234 LOT 15 BYERS FOREST. Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
			Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	400	100		20,000
			Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 20,000								
		X	Storm Sewer		Work Description for Permit LU23-4582, Issued 06/08/2023: NEW DWELLING, SINGLE STORY								
		X	Sidewalk		Work Description for Permit LU23-4583, Issued 06/08/2023: DEMO EXISTING DWELLING AND GARAGE								
		X	Water										
		X	Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
		QT	04/04/2023	INSPECTED	2023	10,000	40,400	50,400			35,862C		
		MH	08/08/2017	INSPECTED	2022	8,800	32,900	41,700			34,155C		
		DMG	08/16/2012	INSPECTED	2021	8,100	30,400	38,500			33,064C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 73 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							1	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	28 216 240	CCP (1 Story) WCP (1 Story) Treated Wood			
Building Style: 1 STORY		(4) Interior																
Yr Built 0		Remodeled 0		Trim & Decoration														
Condition: Good		Size of Closets																
Room List		Doors: Solid X H.C.		Central Air Wood Furnace														
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		100 Amps Service														
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures														
Insulation				Ex. X Ord. Min														
(2) Windows		(7) Excavation		No. of Elec. Outlets														
Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 836 S.F. Height to Joists: 0.0		Many X Ave. Few														
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(8) Basement		(13) Plumbing														
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer														
X Asphalt Shingle		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
Chimney: Vinyl		(10) Floor Support		Lump Sum Items:														
		Joists: Unsupported Len: Cntr.Sup:																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 836 SF Floor Area = 836 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 836 111,843 76,055 Total: 111,843 76,055 Other Additions/Adjustments Porches CCP (1 Story) 28 947 644 WCP (1 Story) 216 8,534 5,803 Deck Treated Wood 240 4,738 3,459 *7 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,596 16,495 *7 Water/Sewer Public Sewer 1 1,515 1,030 Water Well, 100 Feet 1 5,890 4,005 Built-Ins Appliance Allow. 1 2,806 1,908 Fireplaces Exterior 1 Story 1 6,605 4,491 Wood Stove 1 2,588 1,760 Totals: 168,062 115,650																		
Notes: ECF (4006 OFF LAKE 1) 0.751 => TCv: 86,853																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KULICK THOMAS A & SUSAN B	YANCHO JAMES & KRISTINA	15,500	03/27/2020	WD	20-MULTI PARCEL SALE REF	1172:0906	PROPERTY TRANSFER	100.0				
KULICK CAROLYN F	KULICK THOMAS A	0	03/26/2020	AFF	21-NOT USED/OTHER	1172:0903	OTHER	0.0				
KULICK CAROLYN F		0	11/19/2010	OTH	07-DEATH CERTIFICATE	1172:902	OTHER	0.0				
KULICK JOHN J		0	04/17/1985	LC	07-DEATH CERTIFICATE	1172:0901	OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status			
E HOUGHTON LAKE & BYERS		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
YANCHO JAMES & KRISTINA 5422 DELAND RD FLUSHING MI 48433		SA:										
		2024 Est TCV Tentative										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-364 P-436 234 BEG AT NE COR OF LOT 16 BYER'S FOREST TH S 60 FT TH W 168.5 FT TH N 50 FT TH E TO POB PART OF LOTS 16, 17, & 18 BYERS FOREST PARCEL G.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP2	56.67	168.00	1.0000	1.0000	150	100		8,500
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 8,500								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/04/2023	INSPECTED	2023	4,300	0	4,300	4,300S				
		MH 08/08/2017	INSPECTED	2022	4,300	0	4,300	4,300S				
		DMG 09/19/2009	INSPECTED	2021	6,300	0	6,300	6,300S				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KULICK THOMAS A & SUSAN B	YANCHO JAMES & KRISTINA	15,500	03/27/2020	WD	19-MULTI PARCEL ARM'S LEN	1172:0906	PROPERTY TRANSFER	100.0				
KULICK CAROLYN F	KULICK THOMAS A	0	03/26/2020	AFF	21-NOT USED/OTHER	1172:0903	OTHER	0.0				
KULICK CAROLYN F		0	11/19/2010	OTH	07-DEATH CERTIFICATE	1172:902	OTHER	0.0				
KULICK CAROLYN F	KULICK CAROLYN F &	0	11/18/2010	QC	09-FAMILY	1172:0905	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status			
BYERS LANE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
YANCHO JAMES & KRISTINA 5422 DELAND RD FLUSHING MI 48433		SA:										
		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Tax Description		Public Improvements		* Factors *								
L-364 P-435 234 COM AT NE COR OF LOT 16 BYER'S FOREST TH S 60 FT FOR POB TH S 60 FT TH W 167.5 FT TH N 50 FT TH E 168.5 FT TO POB PART OF LOTS 16, 17 & 18 BYERS RESORT PARCEL F.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		OFF LAKE GROUP2	56.67	168.00	1.0000	1.0000	150	100		8,500
		X Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 8,500								
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		X Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/04/2023 INSPECTED	4,300	0	4,300			4,300S				
		CSZ 01/27/2016 INSPECTED	4,300	0	4,300			4,300S				
		DMG 09/19/2009 INSPECTED	6,300	0	6,300			6,300S				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BECKER WM H & CLISTA M TRU	YANCHO JAMES M & KRISTINA	237,500	05/17/2019	WD	20-MULTI PARCEL SALE REF	1169:2618	PROPERTY TRANSFER	100.0					
BECKER WILLIAM H		0	02/11/2018	OTH	07-DEATH CERTIFICATE	1166:0633	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
BYERS LANE		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
YANCHO JAMES M & KRISTINA K 5422 DELAND RD FLUSHING MI 48433		SA:											
Tax Description		2024 Est TCV Tentative											
L-679 P-373 234 COM AT NE COR OF LOT 16 BYER'S FOREST TH S 120 FT FOR POB TH S 60 FT TH W 166 75 FT TH N 50 FT E 167.25 FT TO POB PART OF LOTS 16, 17 & 18 BYERS FOREST PARCEL E.		X Improved		Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			OFF LAKE GROUP1	60.00	150.00	1.0000	1.0000	400	100		24,000
		Paved Road			60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 24,000								
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/04/2023	INSPECTED		12,000	5,100	17,100	14,077C					
Licensed To: Township of Lake, County of		MH 08/08/2017	INSPECTED		10,500	4,300	14,800	13,407C					
Roscommon, Michigan		DMG 09/19/2009	INSPECTED		9,800	4,200	14,000	12,979C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1990 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 960			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: D Effec. Age: 29 Floor Area: 0 Total Base New : 20,534 Total Depr Cost: 14,579 Estimated T.C.V: 10,949			E.C.F. X 0.751		Bsmnt Garage:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 20,534 Total Depr Cost: 14,579 Estimated T.C.V: 10,949			E.C.F. X 0.751		Bsmnt Garage:	
Yr Built 1990	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71			Cls D Blt 1990		
Condition: Good		Lg	Ord	Small	X			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost		
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Other Additions/Adjustments		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			0 Amps Service			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)			Garages			Base Cost 960 25,958 18,430 No Concrete Floor 960 -5,424 -3,851 Totals: 20,534 14,579			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 10,949			
X	Metal Insulation	(6) Ceilings		Many Ave. Few			(13) Plumbing			Other Additions/Adjustments			Totals: 20,534 14,579			
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Garages			Totals: 20,534 14,579			
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			(14) Water/Sewer			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Totals: 20,534 14,579			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Totals: 20,534 14,579			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Totals: 20,534 14,579			
(3) Roof		(9) Basement Finish		3 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Totals: 20,534 14,579			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Totals: 20,534 14,579			
	Asphalt Shingle X Metal	(10) Floor Support		Lump Sum Items:			(14) Water/Sewer			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Totals: 20,534 14,579			
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			(14) Water/Sewer			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			Totals: 20,534 14,579			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
9007 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			GARAGE	04/10/2015	PB15-0031	COMPLETE			
Owner's Name/Address		P.R.E. 100% 08/19/2014			ADDITION	09/30/2013	13237	COMPLETE			
REICH KENNETH D & MARY L 9007 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	55.00	150.00	1.0000	1.0000	2800	100	154,000
				LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100	168,000
				115 Actual Front Feet, 0.40 Total Acres				Total Est. Land Value =		322,000	
		X		Land Improvement Cost Estimates							
		X		Description	Rate			Size % Good		Cash Value	
		X		D/W/P: 3.5 Concrete	6.68			2050 71		9,723	
		X		D/W/P: 3.5 Concrete	6.68			2184 71		10,358	
		X		D/W/P: 4in Ren. Conc.	8.29			144 86		1,027	
		X		D/W/P: 4in Ren. Conc.	8.29			412 86		2,937	
		X		Total Estimated Land Improvements True Cash Value =				24,045			
Comments/Influences		X		Work Description for Permit PB15-0031, Issued 04/10/2015: 32*44 DETACHED GARAGE							
Split/Comb. on 02/21/2015 completed		X		**DEMO 14*22 GARAGE							
02/21/2015 CHUCK OWNERS REQUEST ;		X		Work Description for Permit 13237, Issued 09/30/2013: 24*28 ADDITION							
Parent Parcel(s): 006-150-016-0600,		X		Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
006-150-016-0300;		X		Rolling	2024	Tentative	Tentative	Tentative			Tentative
Child Parcel(s): 006-150-016-0350;		X		Low	2023	161,000	122,200	283,200			129,093C
-----		X		High	2022	138,000	95,400	233,400			122,946C
-----		X		Landscaped	2021	126,500	91,100	217,600			119,019C
-----		X		Swamp							
-----		X		Wooded							
-----		X		Pond							
-----		X		Waterfront							
-----		X		Ravine							
-----		X		Wetland							
-----		X		Flood Plain							
The Equalizer. Copyright (c) 1999 - 2009.		QT		04/04/2023	INSPECTED						
Licensed To: Township of Lake, County of		MH		08/08/2017	INSPECTED						
Roscommon, Michigan		CSZ		01/27/2016	INSPECTED						

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48	Type WCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1376 % Good: 94 Storage Area: 0 No Conc. Floor: 0																																																																																																															
X	Wood Frame	(4) Interior																																																																																																																													
Building Style: RANCH		X	Drywall Paneled						Plaster Wood T&G																																																																																																																						
Yr Built 0	Remodeled 0	Trim & Decoration		Ex	X	Ord		Min		X	Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																				
Condition: Good		Size of Closets		Lg	X	Ord		Small																																																																																																																							
Room List		Doors:		Solid	X	H.C.					Central Air Wood Furnace																																																																																																																				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			150 Amps Service																																																																																																																								
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			X Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls C Blt 0																																																																																																																		
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Heat & Cool			Ground Area = 1673 SF Floor Area = 1673 SF.																																																																																																																		
	Insulation			(13) Plumbing			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76			Building Areas																																																																																																																		
(2) Windows		(7) Excavation		2 3 Fixture Bath			2 3 Fixture Bath			Stories Exterior Foundation			Size Cost New Depr. Cost																																																																																																																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1673 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space			1,673		Total: 219,562 166,866																																																																																																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			3 Fixture Bath		1 4,711 3,580																																																																																																																
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Porches			WCP (1 Story)		48 3,056 2,323																																																																																																																
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer		1 1,515 1,151																																																																																																																
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:			Water Well, 100 Feet			1 5,890 4,476																																																																																																																		
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Built-Ins			Appliance Allow.			1 2,806 2,133																																																																																																																		
<table border="0" style="width:100%"> <tr> <td colspan="10">Class: C</td> <td colspan="2">E.C.F.</td> <td colspan="4"></td> </tr> <tr> <td colspan="10">Effec. Age: 24</td> <td colspan="2">X 1.072</td> <td colspan="4"></td> </tr> <tr> <td colspan="10">Floor Area: 1,673</td> <td colspan="2"></td> <td colspan="4"></td> </tr> <tr> <td colspan="10">Total Base New : 282,425</td> <td colspan="2"></td> <td colspan="4"></td> </tr> <tr> <td colspan="10">Total Depr Cost: 222,721</td> <td colspan="2"></td> <td colspan="4"></td> </tr> <tr> <td colspan="10">Estimated T.C.V: 238,757</td> <td colspan="2"></td> <td colspan="4"></td> </tr> <tr> <td colspan="10">Totals:</td> <td colspan="2"></td> <td colspan="4"></td> </tr> </table>																Class: C										E.C.F.						Effec. Age: 24										X 1.072						Floor Area: 1,673																Total Base New : 282,425																Total Depr Cost: 222,721																Estimated T.C.V: 238,757																Totals:															
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SARTORI FRANCES L 50%	SARTORI FRANCES L TRUST 50%	0	07/25/2018	WD	21-NOT USED/OTHER	1166:2429	PROPERTY TRANSFER	0.0				
SARTORI ROBERT L TRUST	SARTORI ROBERT L TRUST 50%	0	07/24/2018	WD	21-NOT USED/OTHER	1162:428	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
200 BYERS		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 12/04/2003										
SARTORI ROBERT L TRUST & SARTORI FRANCES L TRUST 200 BYERS LN HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-830 P-197 (L-576 P-485) 234 COM AT NE COR OF LOT 16 BYERS FOREST TH S27'W 240 FT FOR POB TH S27'W 184.6 FT TO SH OF HOUGHTON LAKE TH N74DEG04'W ON SH 59.5 FT TH N31'E ON LOT LINE 169.4FT TH S88DEG38'E 57.2 FT TO POB PART OF LOT 16 BYERS FOREST		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		168,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Fencing: Wd, Split, 2 Rail				Rate	Size		% Good	Cash Value
		Sewer		D/W/P: 4in Ren. Conc.				16.72	40	21		140
		Electric		D/W/P: 3.5 Concrete				8.29	216	71		1,272
		Gas		D/W/P: Patio Blocks				6.68	964	71		4,572
		Curb		D/W/P: 4in Ren. Conc.				15.83	388	46		2,825
		Street Lights						8.29	305	71		1,795
		Standard Utilities		Total Estimated Land Improvements True Cash Value =								10,604
		Underground Utils.										
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		QT	04/04/2023	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative	
		MH	08/08/2017	INSPECTED	2023	84,000	111,400	195,400			139,415C	
		DMG	06/22/2012	INSPECTED	2022	72,000	86,400	158,400			132,777C	
					2021	66,000	82,500	148,500			128,536C	

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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame				X Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X Gas Wood Oil Coal Elec. Steam  Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling				1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Area Type 63 CCP (1 Story) 144 CGEP (1 Story)				Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 836 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:			
X Wood Frame				(4) Interior X Drywall Paneled Plaster Wood T&G Trim & Decoration				Central Air Wood Furnace				Class: C +5 Effec. Age: 29 Floor Area: 1,765 Total Base New : 300,789 Total Depr Cost: 213,558 Estimated T.C.V: 228,934				E.C.F. X 1.072											
Building Style: RANCH				Ex X Ord Min				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family RANCH				Cls C 5 Blt 0											
Yr Built Remodeled 0 0				Size of Closets Lg X Ord Small				X Ex. Ord. Min				(11) Heating System: Forced Heat & Cool				Ground Area = 1765 SF Floor Area = 1765 SF.											
Condition: Good				Doors: Solid X H.C.				No. of Elec. Outlets Many X Ave. Few				Phy/Ab. Phy/Func/Econ/Comb. % Good=71/100/100/100/71				Building Areas											
Room List Basement 1st Floor 2nd Floor Bedrooms				(5) Floors Kitchen: Other: Other:				(12) Electric 150 Amps Service				Stories Exterior Foundation 1 Story Siding/Brick Crawl Space				Size Cost New Depr. Cost 1,765 246,731 175,176											
(1) Exterior Wood/Shingle X Aluminum/Vinyl Brick Insulation				(6) Ceilings				(13) Plumbing Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,345 Porches CCP (1 Story) 63 1,884 1,338 CGEP (1 Story) 144 10,009 7,106 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 836 29,494 20,941 Common Wall: 1 Wall 1 -2,251 -1,598 Water/Sewer Public Sewer 1 1,515 1,076 Water Well, 100 Feet 1 5,890 4,182 Built-Ins Appliance Allow. 1 2,806 1,992				Totals: 300,789 213,558											
X Many Avg. Large X Avg. Small Few Small				(7) Excavation Basement: 0 S.F. Crawl: 1765 S.F. Slab: 0 S.F. Height to Joists: 0.0				(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 228,934															
X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens				(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Lump Sum Items:																			
(3) Roof X Gable Hip Flat X Gambrel Mansard Shed				(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Joists: Unsupported Len: Cntr.Sup:																			
X Asphalt Shingle				(10) Floor Support																							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BECKER WM H & CLISTA M TRU	YANCHO JAMES M & KRISTINA	237,500	09/09/2019	WD	19-MULTI PARCEL ARM'S LEN	1169:2617, 2618	PROPERTY TRANSFER	100.0					
BECKER WILLIAM H		0	02/11/2018	OTH	07-DEATH CERTIFICATE	1166:0633	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
9003 BYERS		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
YANCHO JAMES M & KRISTINA K 5422 DELAND RD FLUSHING MI 48433		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
234 L-679 P-374 COM AT NE COR OF LOT 16 BYERS FOREST TH S 27' W 240 FT TH N 88 DEG 38' W 57.2FT FOR POB TH S 31' W 169.4 FT TO SH OF HOUGHTON LAKE TH N 74 DEG 04' W ON SH 59.5 FT TH N 35' E 154.6 FT TH S 88 DEG 38' E 57.3 FT TO POB PART OF LOT 17 BYERS FOREST.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		X	Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.68	276	46	848				
		X	Sewer		Wood Frame/Conc.	41.37	69	71	2,027				
		X	Electric		Wood Frame	35.58	64	21	478				
		X	Gas		Total Estimated Land Improvements True Cash Value = 3,353								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	84,000	64,300	148,300			121,310C		
		X	High		2022	72,000	49,300	121,300			115,534C		
		X	Landscaped		2021	66,000	47,300	113,300			111,844C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/04/2023	INSPECTED	2023	84,000	64,300	148,300			121,310C		
		MH	08/08/2017	INSPECTED	2022	72,000	49,300	121,300			115,534C		
		DMG	06/22/2012	INSPECTED	2021	66,000	47,300	113,300			111,844C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									64 360 260 40	CCP (1 Story) Treated Wood Treated Wood Wood Balcony					
Building Style: RANCH			Drywall X Paneled		Plaster Wood T&G	Trim & Decoration			Class: C Effec. Age: 39 Floor Area: 1,404 Total Base New : 206,245 Total Depr Cost: 125,810 Estimated T.C.V: 134,868											
Yr Built	Remodeled		Ex	X	Ord			Min	E.C.F. X 1.072											
Condition: Good		Size of Closets			Lg	X	Ord		Small	Total Depr Cost: 125,810										
Room List		Doors:		Solid	X			H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			100 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 1404 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61			Cls C Blt 0			
(1) Exterior																				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			Many	X	Ave.		Few	(13) Plumbing			Stories Exterior Foundation 1.5 Story Siding Crawl Space Size 936 Cost New 166,590 Depr. Cost 101,620				
(2) Windows		(7) Excavation			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches CCP (1 Story) Deck Treated Wood Treated Wood Balcony Wood Balcony Water/Sewer Public Sewer Water Well, 100 Feet									
Many	X Avg.		Large	X Avg.		Small	Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches CCP (1 Story) Deck Treated Wood Treated Wood Balcony Wood Balcony Water/Sewer Public Sewer Water Well, 100 Feet							
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. Fireplaces Interior 1 Story Carports Comp.Shingle						
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes:									
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			ECF (4004 LAKEVIEW) 1.072 => TCv:										
X	Asphalt Shingle																			
Chimney: Brick																				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
STUDT ROBERT M & JODI S PO BOX 43 ASHLEY MI 48806		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-697 P-302 234 W 5 FT OF LOT 18 BYERS FOREST.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	5.00	150.00	1.0000	1.0000	2800	100	14,000
		Paved Road		5 Actual Front Feet, 0.02 Total Acres				Total Est. Land Value =		14,000	
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/04/2023	INSPECTED	2023	7,000	0	7,000	4,967C			
Licensed To: Township of Lake, County of		CSZ 01/27/2016	INSPECTED	2022	6,000	0	6,000	4,731C			
Roscommon, Michigan		DMG 09/19/2009	INSPECTED	2021	5,500	0	5,500	4,580C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LOCKWOOD DENNIS K & GAYLE	BOLT KYLE L & JULIA F	315,000	06/15/2020	WD	03-ARM'S LENGTH	1172:2265	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
131 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		01/03/2012	1	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
BOLT KYLE L & JULIA F 4220 N BARRY RD WHEELER MI 48662		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
(L-975P-1447&L-970P-1816&L-447P-77) 234 L-1027 P-2510 LOT 19 BYERS FOREST SUBD. 131 BLOSSOM CT		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	51.00	150.00	1.0000	1.0000	2800	100	142,800
		Paved Road		51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 142,800							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description		Rate		Size % Good		Cash Value	
		Water		D/W/P: 3.5 Concrete		6.25		888 86		4,773	
		Sewer		D/W/P: 4in Ren. Conc.		7.45		328 86		2,102	
		Electric		D/W/P: Patio Blocks		14.47		208 46		1,385	
		Gas		Total Estimated Land Improvements True Cash Value = 8,260							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative		
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/04/2023	INSPECTED	2023	71,400	78,300	149,700		124,300C		
Licensed To: Township of Lake, County of		MH 08/08/2017	INSPECTED	2022	61,200	60,800	122,000		118,381C		
Roscommon, Michigan		DMG 11/29/2012	INSPECTED	2021	56,100	58,500	114,600		114,600S		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 266	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 37 Floor Area: 1,884 Total Base New : 237,078 Total Depr Cost: 149,361 Estimated T.C.V: 160,115			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Good		Lg	X	Ord		Small											
Room List		Doors:		Solid	X	H.C.	(5) Floors			(12) Electric							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls CD		Blt 0		
(1) Exterior		Ex.	X	Ord.		Min	No. of Elec. Outlets			Ground Area = 1404 SF Floor Area = 1884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			X	Ave.		Few	(13) Plumbing						
	Insulation			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Block Slab 1 Story Siding Overhang			Size 1,404 480 Total:	Cost New 194,151	Depr. Cost 122,317		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1404 S.F. Height to Joists: 0.0						Other Additions/Adjustments Plumbing 3 Fixture Bath Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			1 266 576 1 1 1	3,803 4,812 19,498 1,345 5,720 1,961 5,788	2,396 3,032 12,284 847 3,604 1,235 3,646		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV:							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof		(10) Floor Support		Lump Sum Items:													
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle																
Chimney: Brick																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KUNATH TERENCE		0	11/15/2020	OTH	07-DEATH CERTIFICATE		OTHER	0.0			
FRY, ROBERT & CYNTHIA	KUNATH, TERENCE	155,000	10/15/2012	WD	03-ARM'S LENGTH	1120/1073	OTHER	100.0			
FRY, ROBERT & CYNTHIA	FRY, ROBERT & CYNTHIA REV	0	03/12/2008	QC	09-FAMILY	1069/2289	OTHER	0.0			
NORRIS BUDDY M & MARLENE A	FRY, ROBERT & CYNTHIA	275,500	08/29/2007	WD	03-ARM'S LENGTH	1063/1855	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
129 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
KUNATH TERENCE ESTATE 11251 CAMPFIELD DR UNIT 1204 JACKSONVILLE FL 32256		SA:									
Tax Description		2024 Est TCV Tentative									
L-888 P-12 (L-593 P-655) 234 LOT 20 BYERS FOREST.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	51.00	150.00	1.0000	1.0000	2800	100	142,800
		Paved Road		51 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =		142,800
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		D/W/P: 3.5 Concrete			Rate	Size % Good		Cash Value	
		Sewer		D/W/P: 3.5 Concrete			6.68	792	71	3,757	
		Electric		D/W/P: Patio Blocks			6.68	132	71	626	
		Gas		Total Estimated Land Improvements			15.83	190	46	1,384	
		Curb		Total Estimated Land Improvements True Cash Value =							5,767
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		QT	04/04/2023	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
		MH	08/08/2017	INSPECTED	2023	71,400	64,400	135,800			92,044C
		DMG	05/16/2012	INSPECTED	2022	61,200	49,700	110,900		110,900C	87,661C
					2021	56,100	47,700	103,800		103,800C	84,861C

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

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 112 305	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 864 % Good: 71 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame Block	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C Effec. Age: 44 Floor Area: 1,144 Total Base New : 210,182 Total Depr Cost: 123,862 Estimated T.C.V: 132,780			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:									
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G			Trim & Decoration			Condition: Excellent			Size of Closets		Lg Ord Small									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			(12) Electric			100 Amps Service			No./Qual. of Fixtures		Ex. X Ord. Min									
Room List		Doors:	Solid	H.C.	(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			Many Ave. Few			(13) Plumbing								
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			No. of Elec. Outlets			Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1144 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		
(2) Windows	Many Avg. Few	X	Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Other Additions/Adjustments			Porches WCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			Total: 112 305 864 1 1 1 1 1 1			Cost New 5,293 5,536 30,240 1,515 5,890 2,806 6,605 210,182			Depr. Cost 3,758 3,931 21,470 848 3,298 1,571 3,699 123,862			Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 132,780			
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	Total: 152,297			Total: 85,287			Totals: 210,182			Totals: 123,862			Totals: 132,780									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANLWAARDEN TOM & CAROL AN	VAN IWAARDEN IRREVOCABLE T	0	10/29/2015	CD	09-FAMILY	1154-2411	PROPERTY TRANSFER	0.0
DECKER FRANCES V TRUST	VANLWAARDEN, CAROL	1	11/02/2007	WD	21-NOT USED/OTHER	1066/2449	OTHER	100.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status
125 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/03/2021	PB21-0130	COMPLETE
Owner's Name/Address		P.R.E. 0%		ADDITION		08/01/2014	140149	COMPLETE
VAN IWAARDEN IRREVOCABLE TRUST LINCOURT KELLIE & VANIWARRDEN STEVE 3559 EASTERN AVE HOLLAND MI 49424		SA:		2024 Est TCV Tentative				
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW		
L-746 P-526-527 234 125 BLOSSOM CT LOT 21 BYERS FOREST.		X		Public Improvements		* Factors *		
Comments/Influences		Dirt Road		Gravel Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value		
		X		Paved Road		LAKEVIEW 51.00 150.00 1.0000 1.0000 2800 100 142,800		
		X		Storm Sewer		51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 142,800		
		X		Sidewalk		Land Improvement Cost Estimates		
		X		Water		Description Rate Size % Good Cash Value		
		X		Sewer		Fencing: Wd, Split, 3 Rail 17.41 90 21 329		
		X		Electric		D/W/P: 3.5 Concrete 6.25 240 71 1,065		
		X		Gas		D/W/P: 3.5 Concrete 6.25 60 46 172		
		X		Curb		D/W/P: 4in Ren. Conc. 7.45 306 91 2,075		
		X		Street Lights		Wood Frame 21.86 240 71 3,725		
		X		Standard Utilities		Total Estimated Land Improvements True Cash Value = 7,366		
		X		Underground Utils.		Work Description for Permit PB21-0130, Issued 05/03/2021: RE-ROOF		
		X		Topography of Site		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value		
		X		Level		2024 Tentative Tentative Tentative		
		X		Rolling		2023 71,400 49,100 120,500 84,266C		
		X		Low		2022 61,200 37,700 98,900 80,254C		
		X		High		2021 56,100 36,500 92,600 77,691C		
		X		Landscaped				
		X		Swamp				
		X		Wooded				
		X		Pond				
		X		Waterfront				
		X		Ravine				
		X		Wetland				
		X		Flood Plain				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/04/2023 INSPECTED		MH 08/08/2017 INSPECTED		DMG 05/16/2012 INSPECTED		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area Type 32 CCP (1 Story) 32 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame Block	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 0	Remodeled 0	Ex	X	Ord	Min										
Condition: Good		Size of Closets		Lg	X	Ord	Small								
Room List		Doors:		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
(1) Exterior			Kitchen: Other: Other:	100 Amps Service											
	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(6) Ceilings		No./Qual. of Fixtures											
X				Ex.	X	Ord.	Min								
(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing											
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1090 S.F. Height to Joists: 0.0	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family RANCH										Class: CD		E.C.F.		Bsmnt Garage:	
(11) Heating System: Forced Air w/ Ducts										Effec. Age: 37		X 1.072		Carport Area: Roof:	
Ground Area = 1090 SF Floor Area = 1090 SF.										Floor Area: 1,090		Total Base New : 145,267		No Conc. Floor:	
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63										Total Depr Cost: 91,519		Estimated T.C.V: 98,108		Storage Area:	
Building Areas										Total Depr Cost: 91,519		Estimated T.C.V: 98,108		No Conc. Floor:	
Stories Exterior Foundation										Total: 125,587		79,121		No Conc. Floor:	
1 Story Block Slab										Total: 125,587		79,121		No Conc. Floor:	
Other Additions/Adjustments										Total: 125,587		79,121		No Conc. Floor:	
Exterior										Total: 125,587		79,121		No Conc. Floor:	
Stone Veneer										Total: 125,587		79,121		No Conc. Floor:	
Porches										Total: 125,587		79,121		No Conc. Floor:	
CCP (1 Story)										Total: 125,587		79,121		No Conc. Floor:	
Deck										Total: 125,587		79,121		No Conc. Floor:	
Treated Wood										Total: 125,587		79,121		No Conc. Floor:	
Water/Sewer										Total: 125,587		79,121		No Conc. Floor:	
Public Sewer										Total: 125,587		79,121		No Conc. Floor:	
Water Well, 100 Feet										Total: 125,587		79,121		No Conc. Floor:	
Built-Ins										Total: 125,587		79,121		No Conc. Floor:	
Appliance Allow.										Total: 125,587		79,121		No Conc. Floor:	
Fireplaces										Total: 125,587		79,121		No Conc. Floor:	
Exterior 1 Story										Total: 125,587		79,121		No Conc. Floor:	
Notes:										Total: 125,587		79,121		No Conc. Floor:	
ECF (4004 LAKEVIEW) 1.072 => TCV:										Total: 125,587		79,121		No Conc. Floor:	
										Total: 125,587		79,121		No Conc. Floor:	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ALBRECHT TAMARA K	ALBRECHT ADAM & ALBRECHT S	0	03/08/2016	QC	09-FAMILY	1158-1189	PROPERTY TRANSFER	0.0			
ALBRECHT TAMARA K TRUST	ALBRECHT TAMARA K	0	03/08/2016	OTH	09-FAMILY	1158-1188	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
123 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ALBRECHT ADAM & ALBRECHT STEPHEN K 171 S WATTLES RD BATTLE CREEK MI 49014		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-1038 P-391 (L-853P-261&L-589P-93) 234 LOT 22 & TOGETHER WITH LANDS LYING BET SLY BOUNDRY OF SAID LOT & NORTH SHORE OF HOUGHTON LAKE WITHIN ELY & WLY BOUNDRY OF SAID LOT EXT SLY BYERS FOREST SUBD		X	Public Improvements	* Factors *							
Comments/Influences			Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			Gravel Road	LAKEVIEW	51.00	150.00	1.0000	1.0000	2800	100	142,800
			Paved Road	51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 142,800							
			Storm Sewer	Land Improvement Cost Estimates							
			Sidewalk	Description	Rate	Size	% Good	Cash Value			
			Water	D/W/P: 3.5 Concrete	5.86	558	71	2,322			
			Electric	D/W/P: 3.5 Concrete	5.86	36	71	150			
			Gas	D/W/P: 3.5 Concrete	5.86	600	71	2,496			
			Curb	D/W/P: 3.5 Concrete	5.86	45	46	121			
			Street Lights	Total Estimated Land Improvements True Cash Value = 5,089							
			Standard Utilities								
			Underground Utils.								
			Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			Rolling	2024	Tentative	Tentative	Tentative			Tentative	
			Low	QT 04/04/2023	INSPECTED	71,400	53,200	124,600		80,662C	
			High	MH 08/08/2017	INSPECTED	61,200	41,000	102,200		76,821C	
			Landscaped	DMG 05/16/2012	INSPECTED	56,100	39,200	95,300		74,367C	
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								

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Roscommon, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 2 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 204 45	Type CGEP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 86 Storage Area: 720 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 43 Floor Area: 728 Total Base New : 157,378 Total Depr Cost: 101,870 Estimated T.C.V: 109,205			E.C.F. X 1.072					
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 728 SF Floor Area = 728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57 Building Areas					Cls D Blt 0			
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	X Ex. Ord. Min			Other Additions/Adjustments								
Condition: Good		Size of Closets			No. of Elec. Outlets			Plumbing			Porches							
Room List		Doors:		Solid	X	H.C.	(13) Plumbing			Garages								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 960 32,890 Storage Over Garage 720 10,030 Water/Sewer Public Sewer 1 1,192 Water Well, 100 Feet 1 5,584 Built-Ins Appliance Allow. 1 1,662 Fireplaces Exterior 1 Story 2 10,078 Deck w/Roof (Roof portion) 45 778							
(1) Exterior		(6) Ceilings			(14) Water/Sewer			Notes:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
(2) Windows		(8) Basement			Lump Sum Items:			Notes:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 728 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Notes:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Lump Sum Items:			Notes:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
(3) Roof		(10) Floor Support			Lump Sum Items:			Notes:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Totals:															157,378		101,870	
ECF (4004 LAKEVIEW) 1.072 => TCV:																	109,205	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		115,000	09/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
121 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS			GARAGE	08/04/2014	140160	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
OBRIEN NORMAN P & MARILYN B 4225 BRISTOL TROY MI 48098		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-707 P-554 234 121 BLOSSOM CT LOT 23 BYERS FOREST.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		1268 86		6,815		
		Sewer		D/W/P: 3.5 Concrete	6.25		60 46		172		
		Electric		Total Estimated Land Improvements True Cash Value = 6,987							
		Gas		Work Description for Permit 140160, Issued 08/04/2014: 24*40 GARAGE WITH 14*40							
		Curb		LOFT							
		Street Lights		DEMO OLD GARAGE							
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	70,000	66,500	136,500			91,781C	
		High		2022	60,000	51,000	111,000			87,411C	
		Landscaped		2021	55,000	48,800	103,800			84,619C	
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/04/2023	INSPECTED	2023	70,000	66,500	136,500		91,781C	
		MH	08/08/2017	INSPECTED	2022	60,000	51,000	111,000		87,411C	
		CSZ	01/27/2016	INSPECTED	2021	55,000	48,800	103,800		84,619C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 288	Type Treated Wood	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 92 Storage Area: 720 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: RANCH			Drywall X Paneled		Plaster Wood T&G												
Yr Built 0	Remodeled 0		Ex	X	Ord		Min										
Condition: Good		Size of Closets			Lg	X	Ord		Small								
Room List		Doors:		Solid	X		H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service										
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls CD		Blt 0		
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts							
X	Aluminum Insulation									Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73							
(2) Windows		(7) Excavation		(13) Plumbing						Building Areas							
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 864 Total: 105,339 76,897							
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Other Additions/Adjustments							
(3) Roof		(9) Basement Finish		(14) Water/Sewer						Deck Treated Wood 288 5,219 3,810 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 960 32,890 30,259 *9 Storage Over Garage 720 10,030 9,228 Water/Sewer Public Sewer 1 1,345 982 Water Well, 100 Feet 1 5,720 4,176 Built-Ins Appliance Allow. 1 1,961 1,432 Totals: 162,504 126,784							
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:		135,912		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
CAMPFIELD KENNETH E	CAMPFIELD KENNETH E TRUST	0	01/16/2015	WD	21-NOT USED/OTHER	1146-1946	PROPERTY TRANSFER	0.0					
LEWAN DAVID J & LORRAINE	CAMPFIELD, KENNETH & MAURE	160,000	01/29/2010	WD	03-ARM'S LENGTH	1090/1476	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
119 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS		DEMO		03/27/2023	LU23-4554	INSPECT					
		P.R.E. 100% 10/10/2021		SHED		03/27/2023	LU23-4555	INSPECT					
Owner's Name/Address		SA:		ADDITION		04/19/2019	PB19-0049	COMPLETE					
CAMPFIELD KENNETH E TRUST 119 BLOSSOM CT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-516 P-577 234 119 BLOSSOM CTLOT 24 BYERS FOREST.		X	Public Improvements		* Factors *								
Comments/Influences					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LAKEVIEW	51.00	150.00	1.0000	1.0000	2800	100		142,800
					51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 142,800								
					Land Improvement Cost Estimates								
					Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.25	1874	71	8,316				
		X	Sewer		D/W/P: 3.5 Concrete	6.25	56	46	161				
		X	Electric		D/W/P: 3.5 Concrete	6.25	246	93	1,430				
			Gas		Wood Frame	31.63	64	71	1,437				
			Curb		Total Estimated Land Improvements True Cash Value = 11,344								
		X	Street Lights		Work Description for Permit LU23-4554, Issued 03/27/2023: DEMO 8X8 SHED								
		X	Standard Utilities		Work Description for Permit LU23-4555, Issued 03/27/2023: NEW 10X16 SHED								
		X	Underground Utils.		Work Description for Permit PB19-0049, Issued 04/19/2019: ONE STY RES ADDITION & ROOFED PORCH								
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	Tentative	Tentative	Tentative					
		QT	04/04/2023	INSPECTED	2023	71,400	93,400	164,800				106,434C	
		KH	10/30/2019	INSPECTED	2022	61,200	72,600	133,800				101,366C	
		MH	08/08/2017	INSPECTED	2021	56,100	69,200	125,300				98,128C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 108 96	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 880 % Good: 84 Storage Area: 440 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 35 Floor Area: 1,568 Total Base New : 238,429 Total Depr Cost: 176,751 Estimated T.C.V: 189,477			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1568 SF Floor Area = 1568 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls CD Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures			Building Areas							
Condition: Good		Lg	X Ord		Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors:	Solid	X	H.C.	(12) Electric			1 Story Siding Crawl Space 1,112							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			1 Story Siding Crawl Space 456						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Total: 181,516 131,978						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 2,798 2,602						
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1568 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 880 30,694 25,783 Storage Over Garage 440 6,129 5,148 Water/Sewer Public Sewer 1 1,345 874 Water Well, 100 Feet 1 5,720 3,718						
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Built-Ins Appliance Allow. Fireplaces Exterior 1 Story						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			Totals: 238,429 176,751						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: ECF (4004 LAKEVIEW) 1.072 => TCv:			1,961 1,275						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
AUXIER CLIFFORD D & CAREY	EHLERT WILLIAM	307,500	06/19/2014	WD	03-ARM'S LENGTH	1140/1578	OTHER	100.0				
		125,900	08/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
117 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS			DECK	05/22/2023	LU23-4574					
Owner's Name/Address		P.R.E. 100% 06/19/2014			ADDITION	07/31/2017	PB17-0246	COMPLETE				
EHLERT WILLIAM 51666 HALE LANE NEW BALTIMORE MI 48051		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-804 P-73 234 LOT 25 BYERS FOREST.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	51.00	150.00	1.0000	1.0000	2800	100		142,800
		Paved Road		51 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		142,800		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size		% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete	6.68			660		71	3,130	
		X Sewer		D/W/P: 3.5 Concrete	6.68			178		71	844	
		Electric		D/W/P: 3.5 Concrete	6.68			126		71	598	
		Gas		D/W/P: Asphalt Paving	3.15			1988		46	2,881	
		Curb		Wood Frame	27.04			152		63	2,589	
		Street Lights		Total Estimated Land Improvements True Cash Value = 10,042								
		X Standard Utilities		Work Description for Permit LU23-4574, Issued 05/22/2023: 6X12 UPPER DECK ON GARAGE W/STAIR SYSTEM, NEW TRUSSES AND DORMER								
		Underground Utils.		Work Description for Permit PB17-0246, Issued 07/31/2017: 16X28 ADDITION AND DORMERS								
Topography of Site		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	71,400	153,300	224,700			153,762C		
		High		2022	61,200	118,600	179,800			146,440C		
		Landscaped		2021	56,100	113,200	169,300			141,762C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009.		QT	04/04/2023	INSPECTED								
Licensed To: Township of Lake, County of Roscommon, Michigan		MH	12/21/2017	INSPECTED								
		MH	08/08/2017	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 880 % Good: 0 Storage Area: 440 No Conc. Floor: 0																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 16 Floor Area: 2,086 Total Base New : 347,727 Total Depr Cost: 298,070 Estimated T.C.V: 319,531			192	CCP (1 Story)		Bsmnt Garage:																								
Building Style: RANCH		Drywall	Plaster	Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			E.C.F. X 1.072		Cls C 10 Blt 0																							
Yr Built	Remodeled	X	Paneled	Wood T&G	Ex	X	Ord	Min	100	Amps Service	Ground Area = 1624 SF Floor Area = 2086 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84																											
Condition: Good		Trim & Decoration		No. of Elec. Outlets			(13) Plumbing			Building Areas																												
Room List		Lg	X	Ord	Small	Average Fixture(s)			Stories			Total:																										
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1+ Story Siding Crawl Space 560 1.75 Story Siding Basement 616 1 Story Siding Crawl Space 448			279,624		240,297																							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments																												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Vaulted	Many			X	Ave.	Few	Exterior																												
(2) Windows		(7) Excavation		Basement: 616 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Foundation																												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Stone Veneer																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing																												
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Exterior																												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing																											
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Plumbing																												
<table border="1"> <thead> <tr> <th>Stories</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1+ Story</td> <td>Siding</td> <td>Crawl Space</td> <td>560</td> </tr> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>616</td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>448</td> </tr> <tr> <td colspan="2">Total:</td> <td></td> <td>279,624</td> </tr> </tbody> </table>															Stories	Size	Cost New	Depr. Cost	1+ Story	Siding	Crawl Space	560	1.75 Story	Siding	Basement	616	1 Story	Siding	Crawl Space	448	Total:			279,624				
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1+ Story	Siding	Crawl Space	560																																			
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Total:			279,624																																			
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Area	Type	Cost New	Depr. Cost																																			
192	CCP (1 Story)																																					
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Totals:		347,727	298,070																																			
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																																						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PATRICK JEFFREY R & ERIN M	PATRICK JEFFREY R & ERIN M	0	03/16/2021	QC	18-LIFE ESTATE	1176:1341	DEED	0.0
WEBER FAMILY TRUST	PATRICK JEFFREY R & ERIN M	230,000	05/22/2015	WD	03-ARM'S LENGTH	1150-965	PROPERTY TRANSFER	100.0
		95,000	09/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
115 BLOSSOM CT	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
PATRICK JEFFREY R & ERIN M [LE] 49757 LEYLAND CIRCLE NOVI MI 48374	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	52.00	150.00	1.0000 1.0000	2800 100		145,600
			52 Actual Front Feet, 0.18 Total Acres		Total Est. Land Value =		145,600		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
	X		Dirt Road	6.68	858	46	2,636		
	X		Gravel Road	6.68	550	46	1,690		
	X		Paved Road	6.68	12	46	37		
	X		Storm Sewer	6.68	78	46	240		
	X		Sidewalk	28.40	120	46	1,568		
	X		Water	Total Estimated Land Improvements		True Cash Value =		6,171	
	X		Sewer						
	X		Electric						
	X		Gas						
	X		Curb						
	X		Street Lights						
	X		Standard Utilities						
	X		Underground Utils.						
			Topography of Site						
	X		Level						
	X		Rolling						
	X		Low						
	X		High						
	X		Landscaped						
	X		Swamp						
	X		Wooded						
	X		Pond						
	X		Waterfront						
	X		Ravine						
	X		Wetland						
	X		Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	Tentative	Tentative	Tentative			Tentative
	QT	04/04/2023	INSPECTED	72,800	98,100	170,900			119,395C
	MH	08/08/2017	INSPECTED	62,400	75,800	138,200			113,710C
	DMG	05/16/2012	INSPECTED	57,200	72,500	129,700			110,078C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																												
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 336 96	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0																											
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas				Class: C Effec. Age: 32 Floor Area: 1,920 Total Base New : 281,048 Total Depr Cost: 191,113 Estimated T.C.V: 204,873		Bsmnt Garage: Carport Area: Roof:																											
Building Style: 2 STORY		X	Drywall Paneled		Plaster Wood T&G																																						
Yr Built 0	Remodeled 0	Ex	X	Ord	Min																																						
Condition: Good		Size of Closets																																									
Room List		Doors:		Solid	X	H.C.																																					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors																																									
(1) Exterior		Kitchen: Other: Other:																																									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																																									
	Insulation																																										
(2) Windows		(7) Excavation																																									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																																									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																									
(3) Roof		(9) Basement Finish																																									
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																							
X	Asphalt Shingle	(10) Floor Support																																									
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																									
										Central Air Wood Furnace		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:											
										Cost Est. for Res. Bldg: 1 Single Family 2 STORY		Cls C		Blt 0		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1344 SF Floor Area = 1920 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 768		2 Story Siding Crawl Space 576		Total: 228,586 155,440													
										Other Additions/Adjustments		Plumbing		3 Fixture Bath 1 4,711 3,203		Deck		Treated Wood 336 5,904 4,015		Treated Wood 96 2,540 1,727		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 572 22,491 15,294		Water/Sewer		Public Sewer 1 1,515 1,030		Water Well, 100 Feet 1 5,890 4,005		Built-Ins		Appliance Allow. 1 2,806 1,908		Fireplaces		Exterior 1 Story 1 6,605 4,491		Totals: 281,048 191,113	
										Notes:		ECF (4004 LAKEVIEW) 1.072 => TCV:		204,873																													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DALEY, KEVIN & TERRY LYNN	ROBERTS, BRENNAN & TERESA	214,000	08/15/2008	WD	03-ARM'S LENGTH	1075/52	OTHER	100.0				
PRINCE CHARLES J ETAL	DALEY, KEVIN & TERRY LYNN	0	02/20/2007	WD	21-NOT USED/OTHER	1056/1236	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
113 N BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION	01/01/2016	PB16-0326	COMPLETE				
Owner's Name/Address		P.R.E. 0%			ADDITION	10/22/2012	-2361	COMPLETE				
ROBERTS BRENNAN T & TERESA A 2349 MAYFAIR DR WHITE LAKE MI 48383		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-1056P-1236(L-1049P-1117&L691P-461-462)2 34 LOT 27 BYERS FOREST.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	52.00	150.00	1.0000	1.0000	2800	100		145,600
		Paved Road		52 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		145,600		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Fencing: Wd, Split, 2 Rail				Rate	Size		% Good	Cash Value
		Sewer		D/W/P: 3.5 Concrete				15.75	40	21		132
		Electric		D/W/P: Brick on Sand				6.25	2314	63		9,112
		Gas		Wood Frame				16.77	320	86		4,615
		Curb		Total Estimated Land Improvements True Cash Value =				25.81	105	71		1,924
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	72,800	117,100	189,900			111,027C		
		High		2022	62,400	90,700	153,100			105,740C		
		Landscaped		2021	57,200	87,100	144,300			102,363C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/04/2023	INSPECTED	2023	72,800	117,100	189,900			111,027C	
		MH	08/07/2017	INSPECTED	2022	62,400	90,700	153,100			105,740C	
		MH	12/27/2016	INSPECTED	2021	57,200	87,100	144,300			102,363C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 37 Floor Area: 1,502 Total Base New : 217,468 Total Depr Cost: 157,830 Estimated T.C.V: 169,194		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH		Cls C		Blt 0		
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 1318 SF Floor Area = 1502 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63						
Condition: Good		Size of Closets		Lg	X Ord	Small	(13) Plumbing			Building Areas						
Room List		Doors:	Solid	X	H.C.	(12) Electric			Stories		Foundation		Size			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		100 Amps Service			Average Fixture(s)			1.25 Story Siding		Crawl Space		736		
		Kitchen: Other: Other:		Ex. X Ord. Min			2 3 Fixture Bath			1 Story Siding		Crawl Space		70		
(1) Exterior		(6) Ceilings		Many X Ave. Few			2 Fixture Bath			1+ Story Siding		Crawl Space		512		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(14) Water/Sewer			Softener, Auto			Other Additions/Adjustments						
	Insulation	Basement: 0 S.F. Crawl: 1318 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water			Softener, Manual			Plumbing						
(2) Windows		(8) Basement		1 Public Sewer			Solar Water Heat			3 Fixture Bath		1		4,711		2,968
Many X Avg. Few	Large X Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Water Well			No Plumbing			Water/Sewer						
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		1000 Gal Septic			Extra Toilet			Public Sewer		1		1,515		954
X	Double Hung Horiz. Slide Casement			2000 Gal Septic			Extra Sink			Water Well, 100 Feet		1		5,890		3,711
X	Double Glass			Lump Sum Items:			Separate Shower			Built-Ins		1		2,806		1,768
X	Patio Doors						Ceramic Tile Floor			Appliance Allow.		1		5,414		3,411
X	Storms & Screens						Ceramic Tile Wains			Fireplaces		1		217,468		157,830
(3) Roof		(10) Floor Support					Ceramic Tub Alcove			Interior 1 Story		Totals:		197,132		145,018
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:					Vent Fan			Notes:						
X	Asphalt Shingle									ECF (4004 LAKEVIEW) 1.072 => TCV:				169,194		
	Chimney: Brick															

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 19 Floor Area: 624 Total Base New : 76,996 Total Depr Cost: 62,366 Estimated T.C.V: 66,856			E.C.F. X 1.072		Bsmnt Garage:				
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	X			Cost Est. for Res. Bldg: 2 Single Family RANCH (11) Heating System: Space Heater Ground Area = 624 SF Floor Area = 624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81 Building Areas					Cls CD		Blt 0		
Yr Built 0	Remodeled 2017	Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			1 Story Siding Slab 624								
Room List		Doors:	Solid	H.C.	(12) Electric			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			Built-Ins									
(1) Exterior		Kitchen: Other: Other:		Ex. Ord. Min			Appliance Allow. 1 1,961 1,588									
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many Ave. Few			Notes:									
	Insulation			(13) Plumbing			ECF (4004 LAKEVIEW) 1.072 => TCV: 66,856									
(2) Windows		(7) Excavation		Average Fixture(s)			Totals: 76,996 62,366									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 624 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Asphalt Shingle		(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BITTELL ROGER W & SUSAN K	BITTELL ROGER W & SUSAN K	0	06/29/2022	QC	15-LADY BIRD	1181:1801	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
111 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
BITTELL ROGER W & SUSAN K [LE] 3241 WITTER GULCH RD EVERGREEN CO 80439-4500		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-928 P-271-277 (L-505 P-215) 234 LOT 28 BYERS FOREST SUBD. & LANDS LYING BET SLY BOUNDRY OF LOT & N SHORE OF LAKE		Public Improvements		* Factors *				Value				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	52.00	150.00	1.0000	1.0000	2800	100		145,600
		Paved Road		52 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		145,600		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	%	Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	5.86	54	21		66			
		Sewer		D/W/P: 3.5 Concrete	5.86	104	21		128			
		Electric		Wood Frame/Conc.	25.02	280	71		4,974			
		Gas		Wood Frame	22.51	120	46		1,242			
		Curb		Total Estimated Land Improvements True Cash Value =								6,410
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2024	Tentative	Tentative	Tentative			Tentative		
			Low	2023	72,800	30,600	103,400			69,317C		
			High	2022	62,400	23,800	86,200			66,017C		
			Landscaped	2021	57,200	22,900	80,100			63,909C		
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/04/2023	INSPECTED	2023	72,800	30,600	103,400			69,317C	
		MH	08/08/2017	INSPECTED	2022	62,400	23,800	86,200			66,017C	
		DMG	05/16/2012	INSPECTED	2021	57,200	22,900	80,100			63,909C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 136 42	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 474 % Good: 38 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: RANCH			Drywall X Paneled				Plaster Wood T&G											
Yr Built 0	Remodeled 0		Ex	X	Ord		Min											
Condition: Good		Size of Closets			Lg	X	Ord		Small									
Room List		Doors:		Solid	X		H.C.				Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			60 Amps Service											
	(1) Exterior	Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. Ord. X Min			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls D		Blt 0			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Air w/ Ducts			Ground Area = 572 SF		Floor Area = 572 SF.			
	Insulation			(13) Plumbing			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56			Building Areas					
	(2) Windows	(7) Excavation		1 3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 572 S.F. Height to Joists: 0.0		No Plumbing			Extra Toilet			Extra Sink			Separate Shower			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors			(9) Basement Finish			(14) Water/Sewer			Public Water			1 Public Sewer			1 Water Well		
X	Storms & Screens									1000 Gal Septic			2000 Gal Septic			Lump Sum Items:		
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Gable Hip Flat		Gambrel Mansard Shed															
X	Asphalt Shingle	(10) Floor Support																
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																
										Notes:		ECF (4004 LAKEVIEW) 1.072 => TCv:		59,425				
										Total Base New : 103,835		E.C.F. X 1.072		Total Depr Cost: 55,434		Estimated T.C.V: 59,425		
										Total: 67,727		37,927		7,624		4,269		
										Total: 42		1,591		891				
										Total: 474		15,078		5,730		*3		
										Total: 1		1,192		668				
										Total: 1		5,584		3,127				
										Total: 1		5,039		2,822				
										Totals: 103,835		55,434						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FRAHM JAMES R & KAY L	FRAHM JAMES R REVOC TRUST	0	01/14/2020	WD	21-NOT USED/OTHER	1171:1449	PROPERTY TRANSFER	0.0			
SANDERS JAMES K & ROSA	FRAHM, JAMES & KAY	160,000	06/22/2012	WD	08-ESTATE	1116/1817	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
109 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS		GARAGE		08/12/2014	3913	COMPLETE			
Owner's Name/Address		SA:		2024 Est TCV Tentative							
FRAHM JAMES R REVOC TRUST 314 HARLAN FRANKENMUTH MI 48734		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Tax Description		Public Improvements		* Factors *							
234 L-534 P-471 LOT 29 BYERS FOREST.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		LAKEVIEW	52.00	150.00	1.0000	1.0000	2800	100	145,600
		Paved Road		52 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =		145,600
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description		Rate		Size % Good		Cash Value	
		Water		Fencing: Wd, Split, 2 Rail		15.75		20 21		66	
		X Sewer		D/W/P: 3.5 Concrete		6.25		2523 71		11,196	
		Electric		Total Estimated Land Improvements True Cash Value =							11,262
		Gas		Work Description for Permit 3913, Issued 08/12/2014: DEMO OLD 14*20 GARAGE & NEW							
		Curb		26*34 GARAGE							
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/04/2023	INSPECTED	2023	72,800	87,900	160,700	98,183C			
Licensed To: Township of Lake, County of		MH 08/08/2017	INSPECTED	2022	62,400	68,200	130,600	93,508C			
Roscommon, Michigan		DMG 05/16/2012	INSPECTED	2021	57,200	65,000	122,200	90,521C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120 203 25	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 884 % Good: 92 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 29 Floor Area: 1,414 Total Base New : 223,996 Total Depr Cost: 165,796 Estimated T.C.V: 177,733			E.C.F. X 1.072							
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1414 SF Floor Area = 1414 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71					Cls CD Blt 0					
Yr Built 0	Remodeled 0	Ex	X Ord		Min	100 Amps Service			Building Areas											
Condition: Good		Size of Closets		Lg	X Ord		Small	(13) Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,414		Cost New 161,294		Depr. Cost 114,520		
Room List		Doors:	Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Plumbing										
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath Porches CGEP (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet			1 120		3,915 7,854		2,780 5,576			
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Built-Ins			1		1,961		1,392			
(2) Windows		Many Avg. Few		X Avg. Small		Basement: 0 S.F. Crawl: 1414 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces Exterior 1 Story			1		5,788		4,109	
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(7) Excavation		(8) Basement			(14) Water/Sewer			Notes:										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:										
X Asphalt Shingle		(9) Basement Finish		(10) Floor Support			Lump Sum Items:			ECF (4004 LAKEVIEW) 1.072 => TCV:							177,733			
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LUKE RICHARD J	LUKE RICHARD J [LE]	0	12/20/2022	WD	15-LADY BIRD	1183:1249	DEED	0.0			
LUKE DALE J & LINDA J	LUKE, RICHARD J.	185,000	08/01/2008	WD	09-FAMILY	1071/2117	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
107 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 08/01/2008									
LUKE RICHARD J [LE] 107 BLOSSOM CT HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-645 P-512 234 107 BLOSSOM CT LOT 30 BYERS FOREST.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	53.00	150.00	1.0000	1.0000	2800	100	148,400
		Paved Road		53 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	148,400	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value
		Electric						6.68	140	71	664
		Gas		Total Estimated Land Improvements True Cash Value =							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	74,200	66,500	140,700		97,553C	
		QT	04/04/2023	INSPECTED	2022	63,600	50,800	114,400	114,400R	92,908C	
		MH	08/08/2017	INSPECTED	2021	58,300	48,600	106,900	106,900R	89,940C	
		DMG	05/16/2012	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 278 24	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 82 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas					
Building Style: RANCH			Drywall X Paneled				Plaster Wood T&G				Class: CD Effec. Age: 29 Floor Area: 1,176 Total Base New : 183,683 Total Depr Cost: 132,739 Estimated T.C.V: 142,296					
Yr Built 0	Remodeled 0		Ex	X	Ord		Min				E.C.F. X 1.072					
Condition: Good		Size of Closets			Lg	X	Ord		Small				Bsmnt Garage: Carport Area: Roof:			
Room List		Doors:		Solid	X		H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service									
		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71			Cls CD Blt 0			
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas						
				(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,176 Cost New 137,614 Depr. Cost 97,705						
(2) Windows	Many X Avg. Few		Large X Avg. Small	Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0						Other Additions/Adjustments						
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(7) Excavation		(8) Basement						Plumbing 3 Fixture Bath Deck Treated Wood 278 5,101 3,622 Treated Wood 24 1,088 772 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 704 23,225 19,044 *8 Common Wall: 1 Wall 1 -2,074 -1,701 Water/Sewer Public Sewer 1 1,345 955 Water Well, 100 Feet 1 5,720 4,061 Built-Ins Appliance Allow. 1 1,961 1,392 Fireplaces Exterior 1 Story 1 5,788 4,109 Totals: 183,683 132,739						
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 142,296						
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
	Chimney: Vinyl	(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
105 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/03/1994										
POLENS PATRICIA M TRUST 105 BLOSSOM CT HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1049 P-1902 (L-491P-358) 234 LOT 31 BYERS FOREST.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	53.00	150.00	1.0000	1.0000	2800	100		148,400
		Paved Road		53 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		148,400		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: Asphalt Paving				3.15	864	46	1,252	
		Sewer		D/W/P: Patio Blocks				15.83	166	46	1,209	
		Electric		Metal Prefab				18.70	100	46	860	
		Gas		Total Estimated Land Improvements True Cash Value = 3,321								
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	04/04/2023	INSPECTED	2023	74,200	84,200	158,400			102,324C	
		MH	08/08/2017	INSPECTED	2022	63,600	64,600	128,200			97,452C	
		DMG	05/16/2012	INSPECTED	2021	58,300	61,900	120,200			94,339C	

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 360 16	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 29 Floor Area: 1,380 Total Base New : 233,484 Total Depr Cost: 165,774 Estimated T.C.V: 177,710			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls C		Blt 0		
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No. of Elec. Outlets			Ground Area = 1260 SF Floor Area = 1380 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71								
Condition: Good		Size of Closets		Lg	X Ord		Few	(13) Plumbing			Building Areas						
Room List		Doors:	Solid	X	H.C.	(12) Electric			Stories			Size		Cost New			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			1+ Story Siding			780				
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			2.25 Story Siding			480				
						Many X Ave.			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 181,066			128,558		
(2) Windows	Many X Avg. Few		Large X Avg. Small	Basement: 0 S.F. Crawl: 1260 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Other Additions/Adjustments			Plumbing			3 Fixture Bath	
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(7) Excavation		(9) Basement Finish			(14) Water/Sewer			Deck			Treated Wood			360	
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood			16			741	
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost	
	X Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Sewer			Water/Sewer			Public Sewer			1	
Chimney:										Built-Ins			Appliance Allow.			1	
										Fireplaces			Wood Stove			1	
										Notes:			Totals:			233,484	
										ECF (4004 LAKEVIEW) 1.072 => TCV:						177,710	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CRON JOHN W & CONNIE E	CRON JOHN W & CONNIE E	10	10/07/2014	QC	21-NOT USED/OTHER	1144-276	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
103 BLOSSOM CT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
CRON JOHN W & CONNIE E 5314 S DEHMEL FRANKENMUTH MI 48734		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-1024 P-1294 (L-1022P-161&L-625P-546) 234 LOT 32 BYERS FOREST		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	52.00	150.00	1.0000	1.0000	2800	100		145,600
		Paved Road		52 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		145,600		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Fencing: Wd, Solid, 6 ft.				Rate		Size % Good		Cash Value
		Sewer		D/W/P: 3.5 Concrete				31.32		150 46		2,161
		Electric		Wood Frame/Conc.				6.68		338 71		1,603
		Gas		Wood Frame				42.25		64 71		1,920
		Curb		Total Estimated Land Improvements True Cash Value =				28.40		120 46		7,252
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/04/2023	INSPECTED	2023	72,800	78,100	150,900	99,879C				
Licensed To: Township of Lake, County of		MH 08/08/2017	INSPECTED	2022	62,400	60,000	122,400	95,123C				
Roscommon, Michigan		DMG 05/16/2012	INSPECTED	2021	57,200	57,600	114,800	92,085C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240 96	Type CCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 29 Floor Area: 1,560 Total Base New : 211,004 Total Depr Cost: 149,812 Estimated T.C.V: 160,598			E.C.F. X 1.072 Bsmnt Garage: Carport Area: Roof:		
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets										
Condition: Good		Lg	X Ord		Small											
Room List		Doors:	Solid	X	H.C.	(5) Floors			(12) Electric							
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			100 Amps Service								
(1) Exterior					No./Qual. of Fixtures											
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets											
X	Aluminum Insulation				Many			X	Ave.	Few						
(2) Windows		(7) Excavation			(13) Plumbing											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1176 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1176 SF Floor Area = 1560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas			Stories      Exterior      Foundation      Size      Cost New      Depr. Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Story      Siding      Slab      384 1 Story      Siding      Slab      792			Total:      188,063      133,524					
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing 3 Fixture Bath      1      4,711      3,345 Porches CCP (1 Story)      240      6,230      4,423 Water/Sewer Public Sewer      1      1,515      1,076 Water Well, 100 Feet      1      5,890      4,182 Built-Ins Appliance Allow.      1      2,806      1,992 Deck w/Roof (Roof portion)      96      1,789      1,270			Notes: ECF (4004 LAKEVIEW) 1.072 => TCv:      160,598				
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-COMMON		Zoning: R-1	Building Permit(s)	Date	Number	Status		
BLOSSOM AND LINCOLN		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
REFERENCE ONLY 2827 TOWNLINE RD HOUGHTON LAKE MI 48629		SA:								
		2024 Est TCV Tentative								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW					
L-427 P-699 234 LOT 33 BYERS FOREST.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		0.00 Total Acres Total Est. Land Value =						0
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
					2022	0	0	0		0
					2021	0	0	0		0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CHURCHES LARRY J		0	10/01/2019	OTH	07-DEATH CERTIFICATE	1173:997	OTHER	0.0			
CHURCHES LARRY J	CHURCHES LARRY & SUZANNE T	0	05/31/2006	QC	21-NOT USED/OTHER	1173:998	PROPERTY TRANSFER	0.0			
CHURCHES M SUZANNE		0	08/09/2005	OTH	07-DEATH CERTIFICATE	1173:996	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
2827 TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
CHURCHES LARRY J ESTATE 7911 ALDEN NASH AVE SE ALTO MI 49302-9760		SA:									
Tax Description		2024 Est TCV Tentative									
L-427 P-699 234 1/5TH INTEREST LOT 33 (UNIT # 1) BYERS FOREST PP: 006-150-033-0000 (05) Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				LAKEVIEW	18.00	150.00	1.0000	1.0000	2800	100	50,400
				18 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 50,400							
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/04/2023	INSPECTED	2023	25,200	48,400	73,600	40,419C		
		MH	08/08/2017	INSPECTED	2022	21,600	36,300	57,900	38,495C		
		DMG	09/21/2009	INSPECTED	2021	19,800	35,100	54,900	37,266C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 55	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 3/4 STORY		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 0	Remodeled 0	Ex	X	Ord	Min											
Condition: Good		Trim & Decoration		Size of Closets												
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		60 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures												
(2) Windows		Ex.	X	Ord.	Min	No. of Elec. Outlets										
Many Avg. Few		Large Avg. Small		Many			X	Ave.	Few							
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(7) Excavation		(13) Plumbing												
Basement: 0 S.F. Crawl: 0 S.F. Slab: 554 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
(3) Roof		(8) Basement														
Gable	X	Gambrel	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Hip		Mansard	(9) Basement Finish													
Flat		Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
										Class: C Effec. Age: 29 Floor Area: 1,011 Total Base New : 136,660 Total Depr Cost: 97,030 Estimated T.C.V: 104,016		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
										Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 554 SF Floor Area = 1011 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Slab 554 0.75 Story Siding Overhang 55 Total: 120,075 85,254 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,345 Porches CCP (1 Story) 55 1,663 1,181 Water/Sewer Public Sewer 1 1,515 1,076 Water Well, 100 Feet 1 5,890 4,182 Built-Ins Appliance Allow. 1 2,806 1,992 Totals: 136,660 97,030 Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 104,016						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
2825 TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
PAGE JACQUELYN F 5642 WOODSTOCK LANSING MI 48917		SA:											
		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-427 P-699 234 1/5 INTEREST LOT 33 (UNIT # 2) BYERS FOREST PP: 006-150-033-0000 (05)		Public Improvements			* Factors *								
Comments/Influences		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			LAKEVIEW	18.00	150.00	1.0000	1.0000	2800	100		50,400
		Paved Road			18 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 50,400								
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/04/2023	INSPECTED	2023	25,200	56,300	81,500	42,645C				
		MH	08/08/2017	INSPECTED	2022	21,600	42,500	64,100	40,615C				
		DMG	09/21/2009	INSPECTED	2021	19,800	41,000	60,800	39,318C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 126	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																	
Building Style: 2 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration																																		
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets																																
Condition: Good		Lg	X Ord		Small	Central Air Wood Furnace																																
Room List		Doors:	Solid	X	H.C.	(12) Electric																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			60 Amps Service																															
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																														
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			(13) Plumbing																															
X	Aluminum Insulation	(7) Excavation		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 525 S.F. Height to Joists: 0.0																																		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish																																		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																		
(3) Roof		Joists: Unsupported Len: Cntr.Sup:																																				
X	Gable Hip Flat	Gambrel Mansard Shed																																				
X	Asphalt Shingle																																					
Chimney:																																						
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 525 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Slab</td> <td>525</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>126</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>140,675</td> <td>99,880</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,345 Porches CCP (1 Story) 126 3,525 2,503 Water/Sewer Public Sewer 1 1,515 1,076 Water Well, 100 Feet 1 5,890 4,182 Built-Ins Appliance Allow. 1 2,806 1,992 Totals: 159,122 112,978															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Slab	525			1 Story	Siding	Overhang	126			Total:				140,675	99,880
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
2 Story	Siding	Slab	525																																			
1 Story	Siding	Overhang	126																																			
Total:				140,675	99,880																																	
Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 121,112																																						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
THORNTON KATIE L	THORNTON KATIE L [LE]	0	11/07/2019	WD	18-LIFE ESTATE	1171:74	PROPERTY TRANSFER	0.0			
THORNTON DALLAS M		0	12/17/2013	OTH	07-DEATH CERTIFICATE	1171:73	OTHER	0.0			
HOUSER ALLEN	THORNTON, KATIE & DALLAS	68,000	09/08/2011	WD	03-ARM'S LENGTH	1108/614	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
2825 TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
THORNTON KATIE L [LE] 447 RED CEDAR BLVD WILLIAMSTON MI 48895		SA:									
Tax Description		2024 Est TCV Tentative									
L-427 P-699 234 1/5TH INTEREST LOT 33 (UNIT # 3) BYERS FOREST PP: 006-150-033-0000 (05)		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	18.00	150.00	1.0000	1.0000	2800	100	50,400
		Paved Road		18 Actual Front Feet, 0.06 Total Acres				Total Est. Land Value =		50,400	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.25	18	46	52			
		X	Sewer	Wood Frame	35.39	22	21	164			
		Electric		Wood Frame	35.39	32	21	238			
		Gas		Total Estimated Land Improvements True Cash Value =							454
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	25,200	29,900	55,100			32,554C	
		High		2022	21,600	22,200	43,800			31,004C	
		Landscaped		2021	19,800	21,500	41,300			30,014C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/04/2023	INSPECTED	2023	25,200	29,900	55,100			32,554C
		MH	08/08/2017	INSPECTED	2022	21,600	22,200	43,800			31,004C
		DMG	09/21/2009	INSPECTED	2021	19,800	21,500	41,300			30,014C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 100 90	Type CGEP (1 Story) Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 34 Floor Area: 600 Total Base New : 90,177 Total Depr Cost: 59,518 Estimated T.C.V: 63,803			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min											
Condition: Good		Size of Closets		Lg	X	Ord		Small									
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			60 Amps Service										
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls CD		Blt 0		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Ground Area = 480 SF Floor Area = 600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66							
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Slab 480 Total: 70,899 46,795							
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 S.F. Height to Joists: 0.0		Other Additions/Adjustments Porches CGEP (1 Story) 100 6,865 4,531 Balcony Wood Balcony 90 3,387 2,235 Water/Sewer Public Sewer 1 1,345 888 Water Well, 100 Feet 1 5,720 3,775 Built-Ins Appliance Allow. 1 1,961 1,294 Totals: 90,177 59,518													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 63,803													
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:													
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ZEEB ROBERT & VIRGINIA L	ZEEB PATRICK & JILL	0	06/19/2013	WD	21-NOT USED/OTHER	1129/2637	OTHER	100.0				
ZEEB PATRICK & JILL	ZEEB PATRICK JON & JILL L	40,000	06/19/2013	WD	09-FAMILY		OTHER	100.0				
ZEEB ROBERT & VIRGINIA	ROBERT D ZEEB TRUST #1	0	01/09/2008	WD	09-FAMILY	1067/2149	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
2823 TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ZEEB PATRICK JON & JILL LYNN 3200 HERBISON BATH MI 48808		SA:										
Tax Description		2024 Est TCV Tentative										
L-1067 P-2149L-427 P-699 234 1/5 INTEREST LOT 33 (UNIT # 4) BYERS FOREST PP: 006-150-033-0000 (05)		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	18.00	150.00	1.0000	1.0000	2800	100		50,400
		Paved Road		18 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 50,400								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		Wood Frame	31.55		24		21	159		
		X Sewer		Total Estimated Land Improvements True Cash Value = 159								
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	04/04/2023	INSPECTED	2023	25,200	25,800	51,000			30,837C	
		MH	08/08/2017	INSPECTED	2022	21,600	19,200	40,800			29,369C	
		DMG	09/21/2009	INSPECTED	2021	19,800	18,600	38,400			28,431C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 42 Floor Area: 630 Total Base New : 88,889 Total Depr Cost: 51,556 Estimated T.C.V: 55,268			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: RANCH		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH					Cls D Blt 0			
Condition: Good		Size of Closets		Lg	X	Ord		Min	60 Amps Service			Ground Area = 630 SF Floor Area = 630 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58						
Room List		Doors:		Solid	X	H.C.	No. of Elec. Outlets			Building Areas								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			Stories Exterior Foundation			Size		Cost New Depr. Cost			
(1) Exterior		Kitchen: Other: Other:		60 Amps Service			Many X Ave. Few			1 Story Siding Slab			630		73,353 42,545			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments			Total:		73,353 42,545			
(2) Windows		(7) Excavation		Average Fixture(s)			1 3 Fixture Bath			Porches			80		7,098 4,117			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 630 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WGEP (1 Story)			1		1,192 691			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1		5,584 3,239			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes:			Appliance Allow.			1		1,662 964			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:			88,889 51,556				
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			ECF (4004 LAKEVIEW) 1.072 => TCV: 55,268											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FOSTER DIANE A	FOSTER DIANE A [LE]	0	06/08/2020	QC	09-FAMILY	1172:2224	PROPERTY TRANSFER	0.0			
FOSTER DIANE A [LE]	FOSTER DIANE A	0	06/07/2020	QC	21-NOT USED/OTHER	1172:2223	PROPERTY TRANSFER	0.0			
FOSTER LILLARD J		0	09/01/2019	OTH	07-DEATH CERTIFICATE	1172:2222	OTHER	0.0			
FOSTER LILLARD J & DIANE A	FOSTER LILLARD J & DIANE A	0	01/23/2018	QC	18-LIFE ESTATE	1164:1990	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
2821 N TOWNLINE RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FOSTER DIANE A [LE] 465 STONEHAVEN CT MILAN MI 48160-1656		SA:									
Tax Description		2024 Est TCV Tentative									
L-427 P-699 234 1/5 INTEREST LOT 33 (UNIT #5) BYERS FOREST PP:006-150-033-0000 (05)		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	18.00	150.00	1.0000	1.0000	2800	100	50,400
		Paved Road		18 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 50,400							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.25	42	46	121			
		Sewer		D/W/P: Asphalt Paving	2.93	306	71	637			
		Electric		Wood Frame	32.26	60	21	407			
		Gas		Wood Frame	34.61	45	21	327			
		Curb		Total Estimated Land Improvements True Cash Value = 1,492							
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	25,200	51,000	76,200			39,740C	
		High		2022	21,600	38,600	60,200			37,848C	
		Landscaped		2021	19,800	37,100	56,900			36,639C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/04/2023	INSPECTED	2023	25,200	51,000	76,200		39,740C	
		MH	08/08/2017	INSPECTED	2022	21,600	38,600	60,200		37,848C	
		DMG	09/21/2009	INSPECTED	2021	19,800	37,100	56,900		36,639C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 126 15	Type CGEP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 24 Floor Area: 980 Total Base New : 132,752 Total Depr Cost: 100,890 Estimated T.C.V: 108,154			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls CD		Blt 0			
Condition: Good		Size of Closets		Lg	X	Ord		Small	0 Amps Service			Total Depr Cost: 100,890			X 1.072			
Room List		Doors:		Solid	X	H.C.	(12) Electric			Ground Area = 665 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Building Areas								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	(13) Plumbing				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 665 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories			Exterior	Foundation	Size	Cost New	Depr. Cost	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Story			Siding	Slab	350 315	Total:	111,370	84,641			
Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Other Additions/Adjustments						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Plumbing 3 Fixture Bath			1	3,915	2,975			
(3) Roof		X		Gable Hip Flat		Gambrel Mansard Shed	Notes:			Porches CGEP (1 Story) Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Deck w/Roof (Roof portion)			126	8,126	6,176			
X		Asphalt Shingle		Chimney: Vinyl			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1			1,961	1,490				
													15	315	239			
													Totals:	132,752	100,890			
													ECF (4004 LAKEVIEW) 1.072 => TC		108,154			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
133 CRISTI LN & N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
ELWELL BILLY J PO BOX 193 PRUDENVILLE MI 48651		SA:										
Tax Description		2024 Est TCV Tentative										
L-533 P-465 234 LOTS 1 & 2 CAIN'S PINE CREST.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	120.00	75.00	1.0000	0.7071	225	100		19,092
		Paved Road		120 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		19,092		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size		% Good	Cash Value
		Water		D/W/P: 3.5 Concrete				6.25	220		74	1,017
		Sewer		Wood Frame				26.62	96		49	1,252
		Electric		Wood Frame				35.39	16		49	277
		Gas		Total Estimated Land Improvements True Cash Value =								2,546
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
The Equalizer. Copyright (c) 1999 - 2009.		QT	05/04/2021	INSPECTED	2023	9,500	23,600	33,100		18,696C		
Licensed To: Township of Lake, County of		DMG	07/27/2012	INSPECTED	2022	6,400	19,200	25,600		17,806C		
Roscommon, Michigan		DMG	09/16/2009	INSPECTED	2021	9,000	8,600	17,600		17,238C		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	X	Eavestrough	X	Gas			1	Appliance Allow.		Interior 1 Story	Area	Type	216	WGEP (1 Story)	Year Built:	
	Mobile Home	X	Insulation		Wood		Oil		Cook Top		Interior 2 Story						
	Town Home	0	Front Overhang	X	Forced Warm Air	Wall Furnace	Warm & Cool Air	Heat Pump	Dishwasher		2nd/Same Stack	48	WGEP (1 Story)			Class: CD	
	Duplex	0	Other Overhang						Garbage Disposal		Two Sided	80	Treated Wood		Exterior 1 Story	16	Treated Wood
	A-Frame								Bath Heater		Exterior 2 Story	770	Roof Cover Onl			Brick Ven.: 0	
X	Wood Frame	(4) Interior							Vent Fan		Prefab 1 Story					Stone Ven.: 0	
		Drywall		Plaster					Hot Tub		Prefab 2 Story					Common Wall: Detache	
	Building Style:	Paneled		Wood T&G					Unvented Hood		Heat Circulator					Foundation: 18 Inch	
	MOBILE HOME	Trim & Decoration							Vented Hood		Raised Hearth					Finished ?:	
	Yr Built	Ex	Ord	Min					Intercom		Wood Stove					Auto. Doors: 0	
	Remodeled								Jacuzzi Tub		Direct-Vented Gas					Mech. Doors: 0	
	0								Jacuzzi repl.Tub							Area: 480	
	Condition: Good	Size of Closets							Oven							% Good: 0	
		Lg	Ord	Small					Microwave		Class: Fair					Storage Area: 0	
	Room List	Doors:	Solid	H.C.					Standard Range		Effec. Age: 25					No Conc. Floor: 0	
	Basement								Self Clean Range		Floor Area:					Bsmnt Garage:	
	1st Floor	(5) Floors							Sauna		Total Base New : 127,720					E.C.F.	
	2nd Floor	Kitchen:							Trash Compactor		Total Depr Cost: 44,700					X 1.074	
	Bedrooms	Other:							Central Vacuum		Estimated T.C.V: 48,008						
		Other:							Security System								
(1)	Exterior	No./Qual. of Fixtures															
		Ex.	X	Ord.	Min												
	Wood/Shingle	(6) Ceilings															
	Aluminum/Vinyl	No. of Elec. Outlets															
	Brick																
X	Metal																
	Insulation	(13) Plumbing															
(2)	Windows	(7) Excavation															
		Average Fixture(s)															
X	Many																
	Avg.	X															
	Few																
	Large	Basement: 0 S.F.															
	Small	Crawl: 0 S.F.															
		Slab: 216 S.F.															
		Height to Joists: 0.0															
X	Wood Sash	(8) Basement															
	Metal Sash	Conc. Block															
	Vinyl Sash	Poured Conc.															
	Double Hung	Stone															
X	Horiz. Slide	Treated Wood															
	Casement	Concrete Floor															
	Double Glass	(9) Basement Finish															
	Patio Doors	Lump Sum Items:															
X	Storms & Screens	(14) Water/Sewer															
(3)	Roof	Public Water															
X	Gable	Public Sewer															
	Hip	1 Water Well															
	Flat	1 1000 Gal Septic															
		2000 Gal Septic															
X	Asphalt Shingle	(10) Floor Support															
		Joists:															
	Chimney:	Unsupported Len:															
		Cntr.Sup:															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
131 CRISTI LN		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
BRADFORD MARVIN W & JEAN S 9317 WOODSIDE TRAIL SWARTZ CREEK MI 48473		SA:											
		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-602 P-458 234 131 CHRISTI LANE 48653LOT 3 CAIN'S PINE CREST		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RV/CN W/SCHOOL	83.00	150.00	1.0000	1.0000	225	100		18,675
			Paved Road		83 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 18,675								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description								
			Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
			Sewer		D/W/P: 3.5 Concrete				6.25	12	49		37
			Electric		D/W/P: 3.5 Concrete				6.25	60	49		184
			Gas		D/W/P: 3.5 Concrete				6.25	12	49		37
			Curb		Wood Frame/Conc.				28.79	192	74		4,091
			Street Lights		Wood Frame				24.34	144	74		2,594
		X	Standard Utilities		Total Estimated Land Improvements True Cash Value = 6,943								
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009.		QT	05/04/2021	INSPECTED	2023	9,300	39,600	48,900			29,721C		
Licensed To: Township of Lake, County of		DMG	07/27/2012	INSPECTED	2022	6,200	32,600	38,800			28,306C		
Roscommon, Michigan		DMG	09/16/2009	INSPECTED	2021	6,200	23,800	30,000			27,402C		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 32 Floor Area: 768 Total Base New : 106,900 Total Depr Cost: 72,692 Estimated T.C.V: 78,071			30	CCP (1 Story)				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.074			Bsmnt Garage:			
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Depr Cost: 72,692			Carport Area: Roof:		
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			Plumbing			Total: 92,180			Blt 0		
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments			Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Cost New			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Porches			Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 768 S.F. Height to Joists: 0.0			1 1000 Gal Septic 2000 Gal Septic			Deck CCP (1 Story) Treated Wood Appliance Allow.			72,692			
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			78,071			
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Totals: 106,900						
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(3) Roof		Gable Hip Flat			Gambrel Mansard Shed			Chimney:						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
CRISTI LANE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BRADFORD MARVIN W & JEAN S 9317 WOODSIDE TRAIL SWARTZ CREEK MI 48473		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
L-602 P-458 234 131 CHRISTI LANE 48653LOT 4 CAIN'S PINE CREST		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	80.00	150.00	1.0000	1.0000	225	100	18,000
		Paved Road		80 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =		18,000	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 05/04/2021	INSPECTED	2023	9,000	0	9,000	4,714C			
Licensed To: Township of Lake, County of		MH 12/29/2016	INSPECTED	2022	6,000	0	6,000	4,490C			
Roscommon, Michigan		DMG 09/16/2009	INSPECTED	2021	6,000	0	6,000	4,347C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		120,000	04/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
125 CRISTI LANE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 07/31/2006										
AMBROSE CHRIS & SUZANNE 125 CRISTI LANE HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-883 P-396 (L-765 P-431) 234 LOTS 5 & 6 CAIN'S PINE CREST		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		RV/CN W/SCHOOL	155.00	75.00	1.0000	0.7071	225	100	24,660	
		Paved Road		155 Actual Front Feet, 0.27 Total Acres				Total Est. Land Value =		24,660		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete			Rate	Size % Good		Cash Value		
		Sewer		D/W/P: 3.5 Concrete			6.25	415	48	1,245		
		Electric		Wood Frame/Conc.			6.25	1200	88	6,600		
		Gas					32.25	100	48	1,548		
		Curb		Total Estimated Land Improvements True Cash Value =							9,393	
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 05/04/2021 INSPECTED		2023	12,300	69,500	81,800			44,573C				
DMG 09/16/2009 INSPECTED		2022	8,200	58,200	66,400			42,451C				
		2021	11,600	38,300	49,900			41,095C				

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Licensed To: Township of Lake, County of Roscommon, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 128 264	Type WSEP (1 Story) 4in Concrete	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: 171 Roof: Aluminum																																																																																																
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Good Effec. Age: 11 Floor Area: Total Base New : 178,288 Total Depr Cost: 130,407 Estimated T.C.V: 140,057			E.C.F. X 1.074																																																																																																			
Building Style: MANUFACTURED		Drywall Paneled	Plaster Wood T&G																																																																																																													
Yr Built 0		Remodeled 0		Ex	Ord	Min																																																																																																										
Condition: Good		Size of Closets			Lg	Ord	Small																																																																																																									
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																																																																											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric																																																																																																											
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																																																																																											
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures																																																																																																											
Insulation					Ex.	X	Ord.	Min																																																																																																								
(2) Windows		(7) Excavation			No. of Elec. Outlets																																																																																																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.	Few																																																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing																																																																																																											
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																											
X Asphalt Shingle		(9) Basement Finish			(14) Water/Sewer																																																																																																											
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																																											
		(10) Floor Support			Lump Sum Items:																																																																																																											
		Joists: Unsupported Len: Cntr.Sup:																																																																																																														
Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0 (11) Heating System: Warm & Cool Air Ground Area = 1624 SF Floor Area = 1624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>1624</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>135,252</td> <td>100,087</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>42" frost-free footings, foundation</td> <td></td> <td>172</td> <td>11,249</td> <td>8,324</td> </tr> <tr> <td>Water/Sewer</td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>3,977</td> <td>2,943</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>5,716</td> <td>4,230</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>6,333</td> <td>4,686</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td></td> <td>WSEP (1 Story)</td> <td></td> <td>128</td> <td>5,989</td> <td>4,432</td> </tr> <tr> <td></td> <td>4in Concrete</td> <td></td> <td>264</td> <td>2,748</td> <td>2,034</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>4,031</td> <td>2,983</td> </tr> <tr> <td colspan="6">Carports</td> </tr> <tr> <td></td> <td>Aluminum</td> <td></td> <td>171</td> <td>2,993</td> <td>688</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>178,288</td> <td>130,407</td> </tr> </tbody> </table>															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	1624			Total:				135,252	100,087	Other Additions/Adjustments						Plumbing	42" frost-free footings, foundation		172	11,249	8,324	Water/Sewer	3 Fixture Bath		1	3,977	2,943		1000 Gal Septic		1	5,716	4,230		Water Well, 100 Feet		1	6,333	4,686	Porches							WSEP (1 Story)		128	5,989	4,432		4in Concrete		264	2,748	2,034	Built-Ins							Appliance Allow.		1	4,031	2,983	Carports							Aluminum		171	2,993	688	Totals:				178,288	130,407	Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 140,057	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																											
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
124 CRISTI LANE		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 12/19/2006											
AMBROSE CHRIS & SUZANNE 125 CRISTI LANE HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-883 P-396 (L-765 P-431) 234 LOT 7 CAIN'S PINE CREST.		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225	100		13,500
		Paved Road			60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 13,500								
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT	05/04/2021	INSPECTED	2023	6,800	9,300	16,100	9,293C				
Licensed To: Township of Lake, County of		DMG	08/10/2011	INSPECTED	2022	4,500	8,000	12,500	8,851C				
Roscommon, Michigan		DMG	09/16/2009	INSPECTED	2021	4,500	5,200	9,700	8,569C				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 26 Floor Area: 0 Total Base New : 25,364 Total Depr Cost: 18,769 Estimated T.C.V: 20,158			E.C.F. X 1.074		Bsmnt Garage:				
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74								
Condition: Good		Lg	Ord	Small	Doors: Solid H.C.			No. of Elec. Outlets			Building Areas			Size		Cost New Depr. Cost			
Room List		(5) Floors		(12) Electric			Plumbing			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		Totals:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100 Amps Service			Average Fixture(s)			Notes:			676		25,364		18,769		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			(13) Plumbing			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			25,364		18,769		20,158		
				Ex. X Ord. Min			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(2) Windows	Many Avg. X Large Avg. X Few Small	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Lump Sum Items:												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish															
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer														
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
Chimney:		Joists: Unsupported Len: Cntr.Sup:																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
CRISTI LANE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 12/19/2006									
AMBROSE CHRIS & SUZANNE 125 CRISTI LANE HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-883 P-396 (L-765 P-431) 234 LOT 8 CAIN'S PINE CREST.		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225	100	13,500
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		13,500	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	05/04/2021	INSPECTED	2023	6,800	0	6,800		3,531C	
		DMG	09/16/2009	INSPECTED	2022	4,500	0	4,500		3,363C	
					2021	4,500	0	4,500		3,256C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SCOTT FRIEDA M.	HAVEN HOMESTEADS LLC	21,000	11/28/2011	WD	21-NOT USED/OTHER	1109/2139	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
119 CRISTI LN		School: HOUGHTON LAKE COMM SCHOOLS			HOUSE		10/13/2017	PB17-0360	COMPLETE				
Owner's Name/Address		P.R.E. 0%			DEMO		01/23/2015	3939	COMPLETE				
HAVEN HOMESTEADS LLC 5747 HARPER ROAD HOLT MI 48842		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-391 P-680 234 LOTS 9 & 10 CAIN'S PINE CREST.		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RV/CN W/SCHOOL	120.00	75.00	1.0000	0.7071	225	100		19,092
			Paved Road		120 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 19,092								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		D/W/P: 3.5 Concrete	6.68	1857	83	10,296				
			Sewer		Total Estimated Land Improvements True Cash Value = 10,296								
			Electric		Work Description for Permit PB17-0360, Issued 10/13/2017: 1 STY DOUBLE WIDE								
			Gas		MANUFACTURED 27X48, 22X24 DETACHED GARAGE								
			Curb		PB17-0360A FOR 27X8 COVERED WD DECK								
			Street Lights		Work Description for Permit 3939, Issued 01/23/2015: DEMO BURNDT MOBILE HOME ONLY								
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	9,500	54,000	63,500			42,843C		
			High		2022	6,400	44,700	51,100			40,803C		
			Landscaped		2021	9,000	30,500	39,500			39,500S		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	11/13/2018	INSPECTED	2023	9,500	54,000	63,500			42,843C		
		MH	12/21/2017	INSPECTED	2022	6,400	44,700	51,100			40,803C		
		MH	12/29/2016	INSPECTED	2021	9,000	30,500	39,500			39,500S		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage
X	Single Family	X	Eavestrough	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:			
	Mobile Home		Insulation	Wood	Coal	Steam		Cook Top					Interior 2 Story	Car Capacity:	
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher	2nd/Same Stack	216	WCP (1 Story)	Class:			
	Duplex	0	Other Overhang	Wall Furnace			Garbage Disposal	Two Sided	16	Treated Wood	Exterior:				
	A-Frame			Warm & Cool Air			Bath Heater	Exterior 1 Story	16	Treated Wood	Brick Ven.:				
X	Wood Frame	(4) Interior		Heat Pump			Vent Fan	Exterior 2 Story			Stone Ven.:				
		X	Drywall		Plaster		Hot Tub	Prefab 1 Story			Common Wall:				
	Building Style:		Paneled		Wood T&G		Unvented Hood	Prefab 2 Story			Foundation:				
	MANUFACTURED	Trim & Decoration					Vented Hood	Heat Circulator			Finished ?:				
	Yr Built		Ex	Ord	Min		Intercom	Raised Hearth			Auto. Doors:				
	Remodeled						Jacuzzi Tub	Wood Stove			Mech. Doors:				
	2018	0					Jacuzzi repl.Tub	Direct-Vented Gas			Area:				
	Condition: Average	Size of Closets					Oven				% Good:				
			Lg	Ord	Small		Microwave				Storage Area:				
	Room List	Doors:		Solid	H.C.		Standard Range				No Conc. Floor:				
	Basement	(5) Floors			Central Air		Self Clean Range				Bsmnt Garage:				
	1st Floor				Wood Furnace		Sauna								
	2nd Floor				(12) Electric		Trash Compactor				Carport Area:				
	Bedrooms				100 Amps Service		Central Vacuum				Roof:				
	(1) Exterior				No./Qual. of Fixtures		Security System								
	Wood/Shingle	X	Ex.	Ord.	Min		Cost Est. for Res. Bldg: 1 Mobile Home				MANUFACTURED	Cls Average	Blt 2018		
	Aluminum/Vinyl				No. of Elec. Outlets		(11) Heating System: Forced Warm Air								
	Brick				Many X Ave. Few		Ground Area = 1296 SF								
	Insulation				(13) Plumbing		Floor Area = 1296 SF.								
	(2) Windows				Average Fixture(s)		Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87								
	Many					2	Building Areas								
	Avg.					3	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost			
	Few					2	Main Home	Siding	Comp.Shingle	1296					
	Large					2				Total:	88,874	77,322			
	X Avg.					2	Other Additions/Adjustments								
	X Avg.					2	Skirting, Metal or Vinyl, Vertical			150	1,728	1,503			
	Few					2	Plumbing								
	Small					2	3 Fixture Bath			1	3,097	2,694			
	Basement				(8) Basement		Porches								
	Wood Sash				Conc. Block		No Plumbing								
	Metal Sash				Poured Conc.		WCP (1 Story)			216	7,808	6,793			
	X Vinyl Sash				Stone		Water/Sewer								
	Double Hung				Treated Wood		Public Sewer			1	1,515	1,318			
	Horiz. Slide				Concrete Floor		Water Well, 100 Feet			1	5,890	5,124			
	Casement				(9) Basement Finish		Built-Ins								
	Double Glass						Appliance Allow.			1	2,806	2,441			
	Storms & Screens						Deck								
	(3) Roof				(14) Water/Sewer		Treated Wood			16	741	645			
	X Gable					1	Treated Wood			16	741	645			
	Hip					1									
	Flat					1	Notes:								
	X Asphalt Shingle					1	ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:						105,773		
	Chimney:				(10) Floor Support										
					Joists:										
					Unsupported Len:										
					Cntr.Sup:										
					Lump Sum Items:										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RICHARDSON VIRGINIA A	RICHARDSON VIRGINIA A REVOC	0	05/18/2020	QC	14-INTO/OUT OF TRUST	1172:1707	PROPERTY TRANSFER	0.0				
		11,000	09/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
111 CRISTI LANE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 03/29/2000										
RICHARDSON VIRGINIA A REVOC TRUST 111 CHRISTI LN HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-657 P-524 234 LOTS 11 & 12 CAIN'S PINE CREST.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	120.00	75.00	1.0000	0.7071	225	100		19,092
		Paved Road		120 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		19,092		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.25	1345	73	6,136	
		Sewer		Wood Frame				25.25	120	73	2,212	
		Electric		Total Estimated Land Improvements				True Cash Value =		8,348		
		Gas										
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative				
QT 05/04/2021 INSPECTED				2023	9,500	52,400	61,900	32,016C				
DMG 09/16/2009 INSPECTED				2022	6,400	44,300	50,700	30,492C				
				2021	9,000	22,400	31,400	29,518C				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood Oil Coal Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas		Area	Type		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																						
X	Wood Frame	(4) Interior			X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																														
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																																																
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Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																																																																															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																																																																																															
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																																																																																															
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures																																																																																																															
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(2) Windows		(7) Excavation			(13) Plumbing																																																																																																															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																													
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Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Good Blt 1999 (11) Heating System: Warm & Cool Air Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>1456</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>129,048</td> <td>68,396</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>42" frost-free footings, foundation</td> <td></td> <td></td> <td>156</td> <td>10,202</td> <td>5,407</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>3,977</td> <td>2,108</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>5,716</td> <td>3,029</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>6,333</td> <td>3,356</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>480</td> <td>19,915</td> <td>10,555</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>4,031</td> <td>2,136</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Stove</td> <td></td> <td></td> <td>1</td> <td>3,745</td> <td>1,985</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>182,967</td> <td>96,972</td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 104,148															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	1456			Total:				129,048	68,396	Other Additions/Adjustments						42" frost-free footings, foundation			156	10,202	5,407	3 Fixture Bath			1	3,977	2,108	Water/Sewer						1000 Gal Septic			1	5,716	3,029	Water Well, 100 Feet			1	6,333	3,356	Garages						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost			480	19,915	10,555	Built-Ins						Appliance Allow.			1	4,031	2,136	Fireplaces						Wood Stove			1	3,745	1,985	Totals:				182,967	96,972
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RICHARDSON VIRGINIA A	RICHARDSON VIRGINIA A REVOC	0	05/18/2020	QC	14-INTO/OUT OF TRUST	1172:1708	PROPERTY TRANSFER	0.0				
		5,000	09/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status				
CRISTI LANE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 03/29/2000										
RICHARDSON VIRGINIA A REVOC TRUST 111 CHRISTI LN HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-852 P-680 (L-783 P-543) 234 LOT 13 CAIN'S PINE CREST.		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	75.00	150.00	1.0000	1.0000	225	100		16,875
		Paved Road		75 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		16,875		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		Wood Frame				25.35	192	74	3,602	
		Sewer		Total Estimated Land Improvements				True Cash Value =		3,602		
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	8,400	1,700	10,100			5,629C		
		High		2022	5,600	1,600	7,200			5,361C		
		Landscaped		2021	5,600	1,200	6,800			5,190C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	05/04/2021	INSPECTED	2023	8,400	1,700	10,100			5,629C	
		DMG	09/16/2009	INSPECTED	2022	5,600	1,600	7,200			5,361C	
					2021	5,600	1,200	6,800			5,190C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		29,000	11/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
CRISTI LANE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 04/29/2008									
TRIER HARRY M & CHERLY L 4881 N HIGGINS LAKE RD HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
(L-867 P-214&L-863P-267&L-793 P-166) 234 L-1019 P-1940 (L-870P-81) LOT 14 CAIN'S PINE CREST		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	110.00	75.00	1.0000	0.7071	225	100	17,501
		Paved Road		110 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =		17,501	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size % Good		Cash Value
		Water		Fencing: Wd, Solid, 6 ft.				31.32	16 24		120
		Sewer		Wood Frame				29.95	96 49		1,409
		Electric		Total Estimated Land Improvements True Cash Value =				1,529			
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	05/04/2021	INSPECTED	2023	8,800	700	9,500			6,825C
		MH	12/29/2016	INSPECTED	2022	5,800	700	6,500			6,500S
		DMG	09/16/2009	INSPECTED	2021	8,300	800	9,100			8,885C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
		9,500	07/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status							
CRISTI LANE		School: HOUGHTON LAKE COMM SCHOOLS			FOUNDATION/CRAWL	04/22/2011	110034	COMPLETE							
Owner's Name/Address		P.R.E. 100% 04/29/2008			GARAGE	07/21/2010	156	COMPLETE							
TRIER HARRY M & CHERYL L 4881 N HIGGINS LAKE RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT										
(L-870P-81&L-850P-357-360&L-797P-63) 234 L-1019 P-1940 LOTS 15 & 16 CAIN'S PINE CREST.		X	Public Improvements		* Factors *										
Comments/Influences					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					RV/CN W/SCHOOL	130.00	75.00	1.0000	0.7071	225	100		20,683		
					130 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		20,683				
					Land Improvement Cost Estimates										
					Description	Rate	Size	% Good	Cash Value						
					D/W/P: 3.5 Concrete	6.68	1281	89	7,616						
					D/W/P: 3.5 Concrete	6.68	40	69	184						
					Wood Frame	23.28	364	84	7,118						
					Total Estimated Land Improvements True Cash Value =				14,918						
					Topography of Site										
		X	Level						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling						2024	Tentative	Tentative	Tentative			Tentative
			Low						2023	10,300	28,500	38,800			21,803C
			High						2022	6,900	24,700	31,600			20,765C
			Landscaped						2021	9,800	12,400	22,200			20,102C
			Swamp												
			Wooded												
			Pond												
		X	Waterfront												
			Ravine												
			Wetland												
			Flood Plain												
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		DMG	09/16/2009	INSPECTED											

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2010 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 12 Floor Area: 0 Total Base New : 48,930 Total Depr Cost: 43,058 Estimated T.C.V: 46,244		E.C.F. X 1.074		Bsmnt Garage:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures								
Condition: Excellent		Lg	Ord	Small	X			100 Amps Service								
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			100								
(1) Exterior					No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 0			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			(11) Heating System: No Heating/Cooling			Ground Area = 0 SF		Floor Area = 0 SF.			
X	Insulation				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(2) Windows		(7) Excavation			(13) Plumbing			Average Fixture(s)			Garages		Other Additions/Adjustments			
Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 1500 48,930		Totals: 48,930 43,058			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:		46,244			
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof		(9) Basement Finish			Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Chimney:		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
4841 N HIGGINS LAKE & CRISTI		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
WISE CHARLENE A 1016 HARRISON BAY CITY MI 48706		SA:											
Tax Description		2024 Est TCV Tentative											
L-367 P-317 234 LOT 17 CAIN'S PINE CREST. Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
			Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225	100		13,500
					60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =	13,500			
					Land Improvement Cost Estimates								
					Description					Rate		Size % Good	Cash Value
					Metal Prefab					16.54		60 49	486
					Total Estimated Land Improvements True Cash Value =				486				
					Topography of Site								
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	Tentative	Tentative	Tentative			Tentative		
		QT	05/03/2021	INSPECTED	2023	6,800	22,700	29,500			14,344C		
		DMG	09/16/2009	INSPECTED	2022	4,500	18,700	23,200			13,661C		
					2021	4,500	10,000	14,500			13,225C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 18	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric											
(1) Exterior		Kitchen: Other: Other:			0 Amps Service											
		No./Qual. of Fixtures														
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets											
X Insulation					Many X Ave. Few											
(2) Windows		(7) Excavation			(13) Plumbing											
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens		(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic											
X Asphalt Shingle		(10) Floor Support			Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
								Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 480 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 480 Total: 60,164 38,506 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,323 2,767 Water Well, 100 Feet 1 5,584 3,574 Porches CPP 18 456 292 Totals: 70,527 45,139 Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 48,479								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WISE CHARLENE &	WISE CHARLENE, METEVIA CHAI	0	04/18/2008	WD	09-FAMILY	1070/2401	OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status		
N HIGGINS LAKE ROAD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
WISE CHARLENE 1016 HARRISON BAY CITY MI 48706		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
234 L-887 P-699-700 LOT 18 CAIN'S PINE CREST.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225	100	13,500
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 13,500							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 05/03/2021	INSPECTED	2023	6,800	0	6,800	4,725C			
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 09/16/2009	INSPECTED	2022	4,500	0	4,500	4,500S			
				2021	4,500	1,000	5,500	5,062C			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LESTER PAMELA R	KOSKI KEN & ANGELINA	25,000	09/30/2020	WD	03-ARM'S LENGTH	1174:499	PROPERTY TRANSFER	100.0				
MELNIC PROPERTIES LLC	MORRIS PAMELA R (LESTER)	0	09/24/2020	QC	05-CORRECTING TITLE	1174:0498	OTHER	0.0				
LESTER MICHAEL J	LESTER PAMELA R	0	10/27/2014	QC	09-FAMILY	1148-800	PROPERTY TRANSFER	0.0				
STUDT BETTY J	MELNIC PROPERTIES LLC	15,000	10/12/2005	WD	03-ARM'S LENGTH	1035:450	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
4803 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KOSKI KEN & ANGELINA 17795 CR1 FLORISSANT CO 80816		SA:										
Tax Description		2024 Est TCV Tentative										
L-1035 P-450 (L-444 P-679) 234 LOT 19 CAIN'S PINE CREST. **UNCLEAR TITLE CONVEYANCE 1148:800** Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225	100		13,500
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 13,500								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	5.86	92	24	129				
		Sewer		Metal Prefab	12.74	130	24	397				
		Electric		Total Estimated Land Improvements True Cash Value = 526								
		Gas										
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2023	6,800	11,400	18,200		14,175C		
		QT	05/03/2021	INSPECTED	2022	4,500	9,000	13,500		13,500S		
		DMG	09/16/2009	INSPECTED	2021	4,500	13,500	18,000		18,000S		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
4791 N HIGGINS LAKE		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/03/1994								
Owner's Name/Address		SA:		2024 Est TCV Tentative								
GRAHAM BETTY J 4791 N HIGGINS LAKE RD HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Tax Description		Public Improvements		* Factors *				Value				
L-997 P-2272 (L-709 P-609) 234 4791 N HIGGINS LK DR LOT 20 CAIN'S PINE CREST.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225	100		13,500
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		13,500		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Solid, 6 ft.	31.32	72	24	541				
		Sewer		D/W/P: 3.5 Concrete	6.68	644	74	3,183				
		Electric		D/W/P: 3.5 Concrete	6.68	240	74	1,186				
		Gas		Wood Frame	29.95	96	49	1,409				
		Curb		Wood Frame	27.38	144	49	1,932				
		Street Lights		Total Estimated Land Improvements True Cash Value = 8,251								
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
The Equalizer. Copyright (c) 1999 - 2009.		QT	05/03/2021	INSPECTED	2023	6,800	50,700	57,500		28,067C		
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG	09/16/2009	INSPECTED	2022	4,500	41,900	46,400		26,731C		
					2021	4,500	25,000	29,500		25,878C		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240 50 16	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.074	Bsmnt Garage: Carport Area: 240 Roof: Aluminum						
													(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 27 Floor Area: 748 Total Base New : 128,682 Total Depr Cost: 93,938 Estimated T.C.V: 100,889	
													Drywall Paneled		Plaster Wood T&G		Trim & Decoration	
X Wood Frame		Condition: Good		Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 748 SF Floor Area = 748 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 748 Total: 104,251 76,103		Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,933 3,601 Water Well, 100 Feet 1 5,890 4,300 Deck Treated Wood 240 4,738 3,459 Treated Wood 50 1,778 1,298 Treated Wood 16 741 541 Built-Ins Appliance Allow. 1 2,806 2,048 Carports Aluminum 240 3,545 2,588 Totals: 128,682 93,938						
Building Style: 1 STORY		Yr Built Remodeled 0 0		Condition: Good		Room List Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 100,889						
Yr Built Remodeled 0 0		Condition: Good		Room List Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation Basement: 0 S.F. Crawl: 748 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:						
Condition: Good		Room List Basement 1st Floor 2nd Floor Bedrooms		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:										
Room List Basement 1st Floor 2nd Floor Bedrooms		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
(1) Exterior		(6) Ceilings		(13) Plumbing		Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 100,889												
Wood/Shingle X Aluminum/Vinyl Brick		(7) Excavation Basement: 0 S.F. Crawl: 748 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
X Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												
(2) Windows Many Avg. Large X Avg. X Avg. Few Small		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		(15) Built-ins Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System												
(3) Roof X Gable Hip Flat X Asphalt Shingle		(11) Heating/Cooling Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		(15) Built-ins Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		(15) Fireplaces Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas												
Chimney:		(15) Fireplaces Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		(16) Porches/Decks Area Type 240 Treated Wood 50 Treated Wood 16 Treated Wood		(17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: 240 Roof: Aluminum												
Chimney:		(16) Porches/Decks Area Type 240 Treated Wood 50 Treated Wood 16 Treated Wood		(17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: 240 Roof: Aluminum														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSCOMMON COUNTY TREASURER	TRIER HARRY M & CHERYL L	3,800	08/27/2013	QC	21-NOT USED/OTHER	1131/2249	OTHER	100.0
SWANSON, ERIC & TRACI	ROSCOMMON COUNTY TREASURER	0	06/19/2013	OTH	21-NOT USED/OTHER	1129/650	OTHER	100.0
BENSON HAROLD D & PEGGY A	SWANSON, ERIC & TRACI	16,000	04/06/2007	WD	03-ARM'S LENGTH		OTHER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status			
N HIGGINS LAKE & PINECREST	School: HOUGHTON LAKE COMM SCHOOLS		DEMO	06/29/2022	LU22-4513	COMPLETE			
Owner's Name/Address	P.R.E. 0%								
TRIER HARRY M & CHERYL L 4881 N HIGGINS LAKE RD HOUGHTON LAKE MI 48629	SA:								
Tax Description	2024 Est TCV Tentative								
L-488 P-63 234 LOTS 21 & 22 CAIN'S PINE CREST.	Improved	X Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences	Public Improvements		* Factors *						
	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road		RV/CN W/SCHOOL	120.00	75.00	1.0000	0.7071	225 100	19,092
	Paved Road		120 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =		19,092		
	Storm Sewer		Land Improvement Cost Estimates						
	Sidewalk		Description	Rate		Size % Good		Cash Value	
	Water		Wood Frame	24.49		140 49		1,680	
	Sewer		Total Estimated Land Improvements True Cash Value =		1,680				
	Electric		Work Description for Permit LU22-4513, Issued 06/29/2022: DEMO SHED						
	Gas								
	Curb								
	Street Lights								
	X Standard Utilities								
	Underground Utils.								
	Topography of Site								
	X Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	X Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	2024	Tentative	Tentative	Tentative			Tentative		
	QT 11/03/2022	INSPECTED	9,500	800	10,300		7,350C		
	QT 05/03/2021	INSPECTED	6,400	1,100	7,500		7,500S		
	DMG 09/16/2009	INSPECTED	9,000	0	9,000		8,678C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DETHLOFF CATHERINE J	KOTRANZA, ROBERT	0	01/31/2011	LC	03-ARM'S LENGTH	1100/2657	OTHER	100.0			
		65,000	07/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 02/13/2013									
KOTRANZA ROBERT R 110 PINECREST HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-731 P-84 234 LOTS 23 & 24 CAIN'S PINE CREST 1ST ADD.		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *				Value			
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	135.00	75.00	1.0000	0.7071	225	100	21,478
		Paved Road		135 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 21,478							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	04/05/2021	INSPECTED	2023	10,700	0	10,700		7,560C	
		DMG	08/10/2012	INSPECTED	2022	7,200	0	7,200		7,200S	
					2021	10,100	0	10,100		9,815C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DETHLOFF CATHERINE J	KOTRANZA, ROBERT	50,000	01/31/2011	LC	03-ARM'S LENGTH	1100/2657	OTHER	100.0				
		59,000	10/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
110 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 02/13/2013										
KOTRANZA ROBERT R 110 PINECREST HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-731 P-84 234 110 PINECREST DR LOTS 25 AND 26 CAINS PINE CREST 1ST ADD		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	145.00	75.00	1.0000	0.7071	225	100		23,069
		Paved Road		145 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 23,069								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 4in Concrete	7.06		1044		89	6,560		
		Sewer		Total Estimated Land Improvements True Cash Value = 6,560								
		Electric										
		Gas										
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		MH	04/05/2021	DENIED ACC	2024	Tentative	Tentative	Tentative			Tentative	
		DMG	08/10/2012	INSPECTED	2023	11,500	66,000	77,500			38,187C	
					2022	7,700	54,600	62,300			36,369C	
					2021	10,900	29,900	40,800			35,208C	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 192 168	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 21 Floor Area: 720 Total Base New : 159,322 Total Depr Cost: 125,865 Estimated T.C.V: 135,179			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service									
(1) Exterior					No./Qual. of Fixtures												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets												
	X Insulation				Many X Ave. Few												
(2) Windows		(7) Excavation			(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 720 Total: 100,698 79,551							
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 576 27,717 21,896 Common Wall: 1/2 Wall 1 -1,122 -886 Built-Ins Appliance Allow. 1 2,806 2,217 Fireplaces Wood Stove 1 2,588 2,045 Breezeways Frame Wall 168 11,726 9,264 Totals: 159,322 125,865									
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 135,179								
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		79,900	06/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
116 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 01/09/2002											
HICKMAN KEVIN & MADELIN 116 PINE CREST DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
(L-888P-25&L-867P-1-2&L-805P-25) 234 L-942 P-2004 LOTS 27 & 28 CAIN'S PINE CREST 1ST ADD		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RV/CN W/SCHOOL	170.00	150.00	1.0000	1.0000	225	100		38,250
			Paved Road		170 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 38,250								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description								
			Water						Rate	Size		% Good	Cash Value
			Sewer		D/W/P: Asphalt Paving				2.93	1326	49		1,904
			Electric		Fencing: Wire Mesh, #11				3.26	128	49		204
			Gas		Fencing: Gates, Mesh, 3'				388.14	1	49		190
			Curb		Total Estimated Land Improvements True Cash Value = 2,298								
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009.		QT	04/05/2021	INSPECTED	2023	19,100	63,300	82,400			33,584C		
Licensed To: Township of Lake, County of		DMG	08/10/2012	INSPECTED	2022	12,800	52,900	65,700			31,985C		
Roscommon, Michigan		RG	01/01/2000	INSPECTED	2021	12,800	22,000	34,800			30,964C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						32		WGEP (1 Story)					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets													
0	0				Lg	Ord	Small											
Condition: Good		Doors:		Solid	H.C.		Central Air Wood Furnace											
Room List		(5) Floors		(12) Electric														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service														
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min														
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets														
X	Insulation			Many X Ave. Few														
(2) Windows		(7) Excavation		(13) Plumbing														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1584 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:														
Chimney:		Joists: Unsupported Len: Cntr.Sup:																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1584 SF Floor Area = 1584 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,584 Total: 177,797 113,789 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,614 2,953 Water Well, 100 Feet 1 5,720 3,661 Porches WGEP (1 Story) 32 4,536 2,903 Built-Ins Appliance Allow. 1 1,961 1,255 Totals: 194,628 124,561 Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 133,779																		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 05/03/1994									
LEATHERMAN MAX W & THERESA H 120 PINE CREST DRIVE HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-459 P-460 234 LOT 29 CAIN'S PINE CREST 1ST ADD.		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	75.00	150.00	1.0000	1.0000	225	100	16,875
		Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 16,875							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/05/2021	INSPECTED	2023	8,400	0	8,400	4,377C			
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 08/10/2012	INSPECTED	2022	5,600	0	5,600	4,169C			
				2021	5,600	0	5,600	4,036C			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
120 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 05/03/1994									
LEATHERMAN MAX W & THERESA H 120 PINECREST DRIVE HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-459 P-460 234 LOT 30 CAIN'S PINE CREST 1ST ADD.		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements			* Factors *						
		Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Gravel Road			RV/CN W/SCHOOL	80.00	150.00	1.0000	1.0000	225 100	18,000
		Paved Road			80 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 18,000						
		Storm Sewer			Land Improvement Cost Estimates						
		Sidewalk			Description	Rate	Size	% Good	Cash Value		
		Water			D/W/P: 3.5 Concrete	6.25	1412	74	6,530		
		Sewer			Total Estimated Land Improvements True Cash Value = 6,530						
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/05/2021	INSPECTED	2023	9,000	59,700	68,700	39,754C			
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 08/10/2012	INSPECTED	2022	6,000	49,900	55,900	37,861C			
				2021	6,000	35,700	41,700	36,652C			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 135	Type CCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1042 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min												
Condition: Good		Size of Closets														
Room List		Doors:	Solid	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
	X Insulation			Ex. X Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many X Ave. Few												
X	Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 988 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
(3) Roof		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer												
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
Chimney:		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 0				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 988 SF Floor Area = 988 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 988																
Total: 118,354 81,664																
Other Additions/Adjustments																
Water/Sewer																
1000 Gal Septic 1 4,614 3,184																
Water Well, 100 Feet 1 5,720 3,947																
Porches																
CCP (1 Story) 135 3,436 2,371																
Built-Ins																
Appliance Allow. 1 1,961 1,353																
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 1042 30,437 21,002																
Totals: 164,522 113,521																
Notes:																
ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:														121,922		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 05/03/1994									
LEATHERMAN MAX W & THERESA H 120 PINE CREST DRIVE HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-459 P-460 234 LOT 31 CAIN'S PINE CREST 1ST ADD.		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	78.00	150.00	1.0000	1.0000	225	100	17,550
		Paved Road		78 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 17,550							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/05/2021	INSPECTED	2023	8,800	0	8,800	4,549C			
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 08/10/2012	INSPECTED	2022	5,900	0	5,900	4,333C			
				2021	5,900	0	5,900	4,195C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KURIPLA RONALD J	KURIPLA RONALD J &	0	08/14/2014	QC	21-NOT USED/OTHER	1142-470	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
126 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS			POLE BUILDING	09/20/2013	13215	COMPLETE					
Owner's Name/Address		P.R.E. 100% 05/03/1994											
KURIPLA RONALD J & PATTERSON KRIS R JR 126 PINE CREST DRIVE HOUGHTON LAKE MI 48629		SA: NEW FOR 2014											
Tax Description		2024 Est TCV Tentative											
L1055/P2377 L580/P514 234 126 PINE CREST DRIVE 48629 LOTS 32, 33 & 34 CAIN'S PINE CREST 1ST ADD SPLIT/COMBINED ON 01/22/2014 FROM 006-161-032-0000, 006-161-033-0000, 006-161-034-0000;		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			RV/CN W/SCHOOL	210.00	150.00	1.0000	1.0000	225	100		47,250
		Paved Road			210 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 47,250								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description								
		Water			D/W/P: 3.5 Concrete		6.25	380	49			1,164	
		Sewer			D/W/P: 3.5 Concrete		6.25	347	74			1,605	
		Electric			Total Estimated Land Improvements True Cash Value = 2,769								
		Gas											
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		QT	04/05/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative		
		DMG	12/04/2013	INSPECTED	2023	23,600	51,000	74,600			35,124C		
		DMG	08/10/2012	INSPECTED	2022	15,800	42,400	58,200			33,452C		
					2021	15,800	25,700	41,500			32,384C		

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 230 192	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 36 Floor Area: 624 Total Base New : 148,000 Total Depr Cost: 99,500 Estimated T.C.V: 106,863			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets														
Condition: Good		Lg	Ord	Small															
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service											
(1) Exterior					No./Qual. of Fixtures														
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			No. of Elec. Outlets											
	X Insulation				Many X Ave. Few			(13) Plumbing											
(2) Windows		(7) Excavation			Average Fixture(s)														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 624 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Exterior Stone Veneer Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: CD Exterior: Pole (Unfinished) Base Cost			Size 624 108 1 1 230 384 1 720 720			Cost New 79,166 3,744 4,614 5,720 4,503 15,199 -2,074 17,705		Depr. Cost 50,666 2,396 2,953 3,661 2,882 9,727 -1,327 16,112	
X	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish			(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Breezeways Frame Wall			1 1 192			1,961 5,788 11,674		1,255 3,704 7,471		
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:						Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:						148,000 99,500 106,863					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEAMAN RAY D		0	07/19/2022	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0
SEAMAN RAY D & CHRISTINA L	SEAMAN RAY D & CHRISTINA L	0	06/24/2021	QC	14-INTO/OUT OF TRUST	1177:807	PROPERTY TRANSFER	0.0
FRANK CURTIS	SEAMAN RAY & CHRISTINA	8,500	10/21/2016	WD	21-NOT USED/OTHER	1160-1420	PROPERTY TRANSFER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status		
PINECREST DR	School: HOUGHTON LAKE COMM SCHOOLS							
	P.R.E. 100% 10/21/2016							
Owner's Name/Address	SA:							
SEAMAN RAY D & CHRISTINA L TRUST 131 PINECREST DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative							
	Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT				
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		RV/CN W/SCHOOL	80.00	150.00	1.0000 1.0000	225 100 18,000		
		80 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value = 18,000		
Tax Description								
L-289 P-130 234 LOT 35 CAIN'S PINE CREST 1ST ADD.	X	Dirt Road						
Comments/Influences		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
	X	Standard Utilities						
		Underground Utils.						
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
	X	Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
	QT	04/05/2021	INSPECTED	2023	9,000	0	9,000	6,273C
	MH	12/29/2016	INSPECTED	2022	6,000	0	6,000	5,975C
	DMG	08/22/2011	INSPECTED	2021	6,000	0	6,000	5,785C

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEAMAN RAY D		0	07/19/2022	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0
SEAMAN RAY D & CHRISTINA L	SEAMAN RAY D & CHRISTINA L	0	06/24/2021	WD	14-INTO/OUT OF TRUST	1177:807	PROPERTY TRANSFER	0.0
		7,600	12/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
131 PINECREST DR	School: HOUGHTON LAKE COMM SCHOOLS		HOUSE	02/16/2014	9999-9999	COMPLETE
	P.R.E. 100% 04/21/2005		ADDITION	11/22/2013	13278	COMPLETE

  

Owner's Name/Address	SA:
SEAMAN RAY D & CHRISTINA L TRUST 131 PINECREST DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
L-1018 P-2627 (L-960P-1172&L-777P-105) 234 LOT 36 CAIN'S PINE CREST 1ST ADD.	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	225	100	11,250
			50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 11,250							
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 3.5 Concrete	6.25	624	44	1,716			
			Wood Frame	29.13	80	0	0			
	X		Wood Frame	34.14	48	0	0			
			Total Estimated Land Improvements True Cash Value = 1,716							
			Work Description for Permit 9999-9999, Issued 02/16/2014: HOUSE OMITTED PLEASE MAKE SURE THIS HOUSE ISNT THE SAME AS OTHER HOUSE HE OWNS ON 131 PINECREST, CHECK 2015 HEADLEE NEW ON THIS AND OTHER PARCEL							
			Work Description for Permit 13278, Issued 11/22/2013: 14*24 ADDITION							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			2024	Tentative	Tentative	Tentative			Tentative	
			2023	5,600	18,000	23,600			13,998C	
			2022	3,800	15,400	19,200	19,200M		13,332C	
			2021	3,800	10,600	14,400			12,907C	

  

Who	When	What
MH	12/29/2016	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	08/10/2012	INSPECTED

  

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1980 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 0 Total Base New : 45,587 Total Depr Cost: 34,395 Estimated T.C.V: 36,940			E.C.F. X 1.074		Bsmnt Garage:	
Building Style: GARAGE		X	Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace										
Yr Built Remodeled 1980 0		Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls		C	Blt 1980	
Condition: Good		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Size		Cost New	Depr. Cost	
Room List		Doors:		Solid	X	H.C.	(12) Electric			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Stories Exterior Foundation						
(1) Exterior		Kitchen: Laminate Other: Carpeted Other: Laminate		200 Amps Service			No./Qual. of Fixtures			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Garages						
X	Insulation	X	Drywall	Many			X	Ave.	Few	Class: D Exterior: Pole (Unfinished) Base Cost 630 13,910 13,075 *9 No Concrete Floor 630 -3,560 -3,346 Class: C Exterior: Pole (Unfinished) Base Cost 1440 35,237 24,666						
(2) Windows		(7) Excavation		(13) Plumbing			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:						
X	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 45,587 34,395						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Lump Sum Items:									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Joists: Unsupported Len: Cntr.Sup:									
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support												
X	Asphalt Shingle	(9) Basement Finish														
Chimney: Brick																

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LEWIS BRIAN A	CAMERON LORI S	70,000	12/17/2019	WD	03-ARM'S LENGTH	1171:800	PROPERTY TRANSFER	100.0					
ORR TODD C & LISA MARIE	LEWIS BRIAN A	68,900	05/12/2017	WD	03-ARM'S LENGTH	1162:1182	PROPERTY TRANSFER	100.0					
DAGOSTINO JOSEPH M & SHANN	ORR TODD C & LISA MARIE	62,000	06/09/2016	WD	03-ARM'S LENGTH	1159-0622	PROPERTY TRANSFER	100.0					
MASUR DAVID & PAMELA	DAGOSTINO JOSEPH M	57,000	11/06/2014	WD	21-NOT USED/OTHER	1144-2471	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
140 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
CAMERON LORI S 8240 MONTGOMERY RD AFTON MI 49705		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-963 P-299 (L-777 P-106) 234 LOTS 37 & 38 CAIN'S PINE CREST 1ST ADD. **LEGAL DESCRIPTION RECORDED IN 1171:800 DOES NOT MATCH TAX DESCRIPTION**		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RV/CN W/SCHOOL	120.00	75.00	1.0000	0.7071	225	100		19,092
			Paved Road		120 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 19,092								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		D/W/P: 3.5 Concrete	5.86	1131	24	1,591				
			Sewer		Wood Frame	21.97	136	24	717				
			Electric		Total Estimated Land Improvements True Cash Value = 2,308								
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	9,500	40,500	50,000			36,878C		
			High		2022	6,400	33,600	40,000			35,122C		
			Landscaped		2021	9,000	25,000	34,000			34,000S		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/05/2021	INSPECTED									
		DMG	08/10/2012	INSPECTED									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240 72	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 41 Floor Area: 768 Total Base New : 133,546 Total Depr Cost: 78,792 Estimated T.C.V: 84,623			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas					Cls D Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 768		Cost New 88,901		Depr. Cost 52,450		
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments			Totals:		133,546		78,792		
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Water/Sewer			Totals:		133,546		78,792		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:					84,623				
(1) Exterior		(6) Ceilings			(13) Plumbing			(14) Water/Sewer												
X	Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets															
	Insulation																			
(2) Windows		(7) Excavation																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	Wood Sash	(8) Basement																		
X	Metal Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																		
X	Vinyl Sash																			
X	Double Hung																			
X	Horiz. Slide Casement Double Glass Patio Doors																			
X	Storms & Screens	(9) Basement Finish																		
(3) Roof																				
X	Gable	Gambrel																		
X	Hip	Mansard																		
X	Flat	Shed																		
X	Asphalt Shingle	(10) Floor Support																		
Chimney:																				
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
VALLERO CECILE	VALLERO CECILE [LE]	0	08/11/2021	OTH	18-LIFE ESTATE	1177:2287	PROPERTY TRANSFER	0.0			
BENNETT ANNETTE	BENNETT ANNETTE [LE]	0	07/27/2021	OTH	18-LIFE ESTATE	1177:2023	PROPERTY TRANSFER	0.0			
MASTERSON DENISE	MASTERSON DENISE [LE]	0	07/27/2021	OTH	18-LIFE ESTATE	1177:2024	PROPERTY TRANSFER	0.0			
VALLERO DELPHINE B ESTATE	BENNETT ANNETTE & VALLERO	0	07/26/2021	OTH	09-FAMILY	1177:2021	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
142 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BENNETT ANNETTE & VALLERO CECILE & MASTERSON DENISE 37328 HACKER STERLING HEIGHTS MI 48310		SA:									
Tax Description		2024 Est TCV Tentative									
L-936 P-2477 (L-698 P-537) 234 LOT 39 CAIN'S PINE CREST 1ST ADD.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225	100	13,500
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 13,500							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		Wood Frame	29.13		80 24		559		
		Sewer		Total Estimated Land Improvements True Cash Value = 559							
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/05/2021	INSPECTED	2023	6,800	52,700	59,500	28,426C			
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 08/10/2012	INSPECTED	2022	4,500	43,700	48,200	27,073C			
				2021	4,500	26,800	31,300	26,209C			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 255 16 26	Type Composite Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 32 Floor Area: 1,152 Total Base New : 154,408 Total Depr Cost: 104,997 Estimated T.C.V: 112,767			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:																																																																			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																																												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																														
Condition: Good		Lg	Ord	Small																																																																															
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																																																																											
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																																																																											
(1) Exterior					No./Qual. of Fixtures																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets																																																																														
					Many X Ave. Few																																																																														
(2) Windows		(7) Excavation			(13) Plumbing																																																																														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																																																																																	
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																	
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																																														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																													
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																														
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1152 SF Floor Area = 1152 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,152</td> <td>135,195</td> <td>91,932</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>4,614</td> <td>3,138</td> </tr> <tr> <td>Deck</td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,720</td> <td>3,890</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>26</td> <td>1,209</td> <td>822</td> </tr> <tr> <td>Composite</td> <td></td> <td></td> <td>255</td> <td>4,983</td> <td>3,388</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>16</td> <td>726</td> <td>494</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>1,961</td> <td>1,333</td> </tr> <tr> <td colspan="4">Totals:</td> <td>154,408</td> <td>104,997</td> </tr> </tbody> </table> <p>Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =&gt; TCV: 112,767</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,152	135,195	91,932	Other Additions/Adjustments							Water/Sewer	1000 Gal Septic		1	4,614	3,138	Deck	Water Well, 100 Feet		1	5,720	3,890	Treated Wood			26	1,209	822	Composite			255	4,983	3,388	Treated Wood			16	726	494	Built-Ins						Appliance Allow.			1	1,961	1,333	Totals:				154,408	104,997
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																													
1 Story	Siding	Crawl Space	1,152	135,195	91,932																																																																														
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
148 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
HOVERMAN MARY L TRUST 15264 US 33 LAKEVIEW OH 43331		SA:											
Tax Description		2024 Est TCV Tentative											
L-891 P-297 (L-721 P-599) 234 E 1/2 OF LOT 40 - LOT 41 CAIN'S PINE CREST 1ST ADD.		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			RV/CN W/SCHOOL	90.00	150.00	1.0000	1.0000	225	100		20,250
		Paved Road			90 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 20,250
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description				Rate	Size	% Good	Cash Value	
		Water			D/W/P: 3.5 Concrete				6.25	100	74	462	
		Sewer			Fencing: Wire Mesh, #11				3.26	144	49	230	
		Electric			Fencing: Gates, Mesh, 3'				388.14	1	49	190	
		Gas			Total Estimated Land Improvements True Cash Value = 882								
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative					
QT	04/05/2021	INSPECTED	2023	10,100	45,300	55,400		32,706C					
DMG	08/10/2012	INSPECTED	2022	6,800	37,500	44,300		31,149C					
			2021	6,800	24,400	31,200		30,154C					

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 96 192	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min												
Condition: Good		Size of Closets														
Room List		Doors:	Solid	H.C.												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X Insulation				Ex. X Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many X Ave. Few												
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
(3) Roof		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer												
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
Chimney: Metal		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 768 Total: 95,037 60,823 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,614 2,953 Water Well, 100 Feet 1 5,720 3,661 Deck Treated Wood 96 2,478 1,586 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 15,199 9,727 Common Wall: 1/2 Wall 1 -1,037 -664 Built-Ins Appliance Allow. 1 1,961 1,255 Fireplaces Interior 1 Story 1 4,767 3,051 Breezeways Frame Wall 192 11,674 7,471 Totals: 140,413 89,863 Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 96,513										E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VALLERO CECILE	VALLERO CECILE [LE]	0	08/11/2021	OTH	18-LIFE ESTATE	1177:2287	PROPERTY TRANSFER	0.0				
BENNETT ANNETTE	BENNET ANNETTE [LE]	0	07/27/2021	OTH	18-LIFE ESTATE	1177:2023	DEED	0.0				
MASTERSON DENISE	MASTERSON DENISE [LE]	0	07/27/2021	OTH	18-LIFE ESTATE	1177:2024	DEED	0.0				
VALLERO DELPHINE B ESTATE	BENNETT ANNETTE & VALLERO	0	07/26/2021	OTH	09-FAMILY	1177:2021	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status				
VACANT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
BENNETT ANNETTE & VALLERO CECILE & MASTERSON DENISE 37328 HACKER STERLING HEIGHTS MI 48310		SA:										
Tax Description		2024 Est TCV Tentative										
L-936 P-2477 (L-698 P-537) 234 W 1/2 OF LOT 40 CAIN'S PINE CREST 1ST ADD.		Improved X Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	30.00	150.00	1.0000	1.0000	225	100		6,750
		Paved Road		30 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 6,750								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/05/2021 INSPECTED	2023	3,400	0	3,400		1,844C				
		MH 12/29/2016 INSPECTED	2022	2,300	0	2,300		1,757C				
			2021	2,300	0	2,300		1,701C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
STINSON MARGARET S TRUST	HOVERMAN MARY LOU	12,000	05/29/2014	WD	03-ARM'S LENGTH	1140/500 1140	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HOVERMAN MARY LOU TRUST 15264 US ROUTE 33 WEST LAKEVIEW OH 43331		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
L-443 P-665 234 LOT 42 CAIN'S PINE CREST 1ST ADD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225	100	13,500
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		13,500	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	04/05/2021	INSPECTED	2023	6,800	0	6,800		4,705C	
					2022	4,500	0	4,500		4,481C	
					2021	4,500	0	4,500		4,338C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WELLS FARGO BANK NA	BURNELL THOMAS W & ROBIN M	74,900	05/22/2019	CD	12-FROM LENDING INSTITUTI	1169:1221	PROPERTY TRANSFER	100.0					
CIT BANK NA	WELLS FARGO BANK NA	0	11/22/2017	QC	17-LENDING TO LENDING	1164:1158	PROPERTY TRANSFER	0.0					
FABER JOHN	CIT BANK NA	53,113	11/17/2017	SD	10-FORECLOSURE	1164:0778	PROPERTY TRANSFER	0.0					
		94,500	06/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
154 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 05/22/2019											
BURNELL THOMAS W & ROBIN M 154 PINECREST DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-887 P-80 (L-651 P-529) 234 154 PINECREST LOTS 43 TO 46 INCL CAIN'S PINE CREST 1ST ADD. Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
			Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RV/CN W/SCHOOL	275.00	75.00	1.0000	0.7071	225	100		43,752
		X	Paved Road		275 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 43,752								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	%	Good	Cash	Value		
			Water		D/W/P: 3.5 Concrete	6.68	80	74		395			
			Sewer		D/W/P: Asphalt Paving	3.15	1740	49		2,686			
			Electric		Metal Prefab	20.95	80	89		1,492			
			Gas		Total Estimated Land Improvements True Cash Value = 4,573								
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low										
			High		2023	21,900	76,900	98,800			65,439C		
			Landscaped		2022	14,600	64,400	79,000			62,323C		
			Swamp		2021	20,600	39,900	60,500			60,333C		
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/05/2021	INSPECTED									
		DMG	08/10/2012	INSPECTED									
		RG	01/01/2000	INSPECTED									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								280 121 100 148 312	Treated Wood Treated Wood Treated Wood Treated Wood Brzwy, FW			
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace												
Yr Built 0		Trim & Decoration			(12) Electric												
Remodeled 0		Drywall Paneled			0 Amps Service												
Condition: Good		Plaster Wood T&G			No./Qual. of Fixtures												
Room List		Ex Ord Min			No. of Elec. Outlets												
Basement 1st Floor 2nd Floor Bedrooms		Lg Ord Small			Many X Ave. Few												
(1) Exterior		(5) Floors			(13) Plumbing												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			Average Fixture(s)												
X Insulation		Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(2) Windows		(7) Excavation			(14) Water/Sewer												
Many X Avg. Few		Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
X Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement			Lump Sum Items:												
(3) Roof		(9) Basement Finish															
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X Asphalt Shingle Metal		(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
Notes:											Class: C Effec. Age: 32 Floor Area: 1,040 Total Base New : 220,312 Total Depr Cost: 149,812 Estimated T.C.V: 160,898		E.C.F. X 1.074		Cls C Blt 0		
Cost Est. for Res. Bldg: 1 Single Family 1 STORY																	
(11) Heating System: Forced Heat & Cool																	
Ground Area = 1040 SF Floor Area = 1040 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68																	
Building Areas																	
Stories Exterior Foundation											Size		Cost New		Depr. Cost		
1 Story Siding Crawl Space											1,040						
Total:											144,250		98,091				
Other Additions/Adjustments																	
Plumbing																	
3 Fixture Bath											1		4,711		3,203		
Water/Sewer																	
1000 Gal Septic											1		4,933		3,354		
Water Well, 100 Feet											1		5,890		4,005		
Deck																	
Treated Wood											280		5,242		3,565		
Treated Wood											121		3,007		2,045		
Treated Wood											100		2,590		1,761		
Treated Wood											148		3,444		2,342		
Garages																	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost											624		23,912		16,260		
Common Wall: 1 Wall											1		-2,251		-1,531		
Built-Ins																	
Appliance Allow.											1		2,806		1,908		
Breezeways																	
Frame Wall											312		21,778		14,809		
Totals:											220,312		149,812				
ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:													160,898				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
159 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION	06/07/2007	PB07-0152	COMPLETE					
Owner's Name/Address		P.R.E. 100% 04/26/2007											
WOJCIECHOWSKI DANIEL 159 PINECREST DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-1035 P-2611 (L-723 P-360) 234 159 PINECREST DR LOT 47 CAIN'S PINE CREST 1ST ADD.		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			RV/CN W/SCHOOL	82.00	150.00	1.0000	1.0000	225	100		18,450
		Paved Road			82 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 18,450								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description	Rate		Size		% Good	Cash Value		
		Water			D/W/P: 3.5 Concrete	6.25		12		74	55		
		Sewer			Metal Prefab	15.09		130		24	471		
		Electric			Total Estimated Land Improvements True Cash Value = 526								
		Gas											
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative					
QT 04/05/2021 INSPECTED				2023	9,200	8,200	17,400	10,881C					
DMG 08/10/2012 INSPECTED				2022	6,200	7,000	13,200	10,363C					
				2021	6,200	4,800	11,000	10,032C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2007 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 2007	Remodeled 0	Ex	Ord	Min	(12) Electric											
Condition: Good		Trim & Decoration		0 Amps Service												
Room List		Lg	Ord	Small	No./Qual. of Fixtures											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Ex. X Ord. Min												
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Many X Ave. Few												
X	Metal Insulation			(13) Plumbing												
(2) Windows		(7) Excavation		Average Fixture(s)												
X	Many Avg. Few	X	Large Avg. Small	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Wood Sash Metal Sash Vinyl Sash		(8) Basement		(14) Water/Sewer												
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Double Glass Patio Doors	Treated Wood Concrete Floor		Lump Sum Items:												
X	Storms & Screens	(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
Asphalt Shingle Metal		(10) Floor Support														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
159 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 04/26/2007											
WOJCIECHOWSKI DANIEL 159 PINECREST DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-1035 P-2611 (L-723 P-360) 234 159 PINECREST DR LOT 48 CAIN'S PINE CREST 1ST ADD.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences			Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RV/CN W/SCHOOL	170.00	75.00	1.0000	0.7071	225	100		27,047
		X	Paved Road		170 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 27,047								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description								
			Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
			Sewer		Fencing: Wire Mesh, #11				7.69	6	48		22
			Electric		Fencing: Gates, Mesh, 3'				3.47	608	73		1,540
			Gas		Metal Prefab				490.29	1	73		358
			Curb						36.22	35	10		127
			Street Lights		Total Estimated Land Improvements True Cash Value = 2,047								
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
		QT	04/05/2021	INSPECTED	2023	13,500	65,800	79,300			44,451C		
		DMG	08/10/2012	INSPECTED	2022	9,000	54,600	63,600			42,335C		
					2021	12,800	37,100	49,900			40,983C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	X	Eavestrough	X	Gas		Oil		Elec.	1	Appliance Allow.		Interior 1 Story	Area	Type	Year Built:
	Mobile Home	X	Insulation	Wood		Coal		Steam			Cook Top		Interior 2 Story			
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas			64	Treated Wood	Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	Duplex	0	Other Overhang		Wall Furnace									Warm & Cool Air		
	A-Frame			Heat Pump									32	Treated Wood	Bsmnt Garage: Carport Area: Roof:	
X	Wood Frame	(4) Interior		Central Air			Wood Furnace			Class: Good			E.C.F. X 1.074			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358
Building Style: MANUFACTURED		Drywall	Plaster	(12) Electric			0 Amps Service			Floor Area:					Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358	
Yr Built		Paneled	Wood T&G	No./Qual. of Fixtures			Ex. X Ord. Min			Total Base New : 166,357			E.C.F. X 1.074			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358
Remodeled		Trim & Decoration		No. of Elec. Outlets			Many X Ave. Few			Total Depr Cost: 129,756					Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358	
0	0	Ex	Ord	Min	(13) Plumbing			Average Fixture(s)			Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
Condition: Good		Size of Closets		Lump Sum Items:			2 3 Fixture Bath			Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
Room List		Lg	Ord	Small	2 Fixture Bath			2 Fixture Bath			Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
Basement	1st Floor	(5) Floors		Kitchen:			Softener, Auto			Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
2nd Floor	Bedrooms	Kitchen:		Other:			Softener, Manual			Total: 130,880				Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
(1) Exterior		Other:		No. of Elec. Outlets			Solar Water Heat			Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
Wood/Shingle	Aluminum/Vinyl	No. of Elec. Outlets		Many X Ave. Few			No Plumbing			Total: 130,880				Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
Brick	Insulation	Many X Ave. Few		(14) Water/Sewer			Extra Toilet			Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
(2) Windows		(7) Excavation		Public Water			Extra Sink			Total: 130,880				Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
Many	X Avg.	X	Large	Public Sewer			Separate Shower			Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
Avg.	Few		Small	1 Water Well			Ceramic Tile Floor			Total: 130,880				Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
Wood Sash		(8) Basement		1 1000 Gal Septic			Ceramic Tile Wains			Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
X	Vinyl Sash	Conc. Block		1 2000 Gal Septic			Ceramic Tub Alcove			Total: 130,880				Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
X	Double Hung	Poured Conc.		Lump Sum Items:			Vent Fan			Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
X	Horiz. Slide	Stone		Joists:						Total: 130,880				Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
X	Double Glass	Treated Wood		Unsupported Len:						Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
X	Patio Doors	Concrete Floor		Cntr.Sup:						Total: 130,880				Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
X	Storms & Screens	(9) Basement Finish								Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
(3) Roof		Recreation SF								Total: 130,880				Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
X	Gable		Gambrel							Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
X	Hip		Mansard							Total: 130,880				Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
X	Flat		Shed							Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
X	Asphalt Shingle	(10) Floor Support								Total: 130,880				Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
Chimney:		Joists:								Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
		Unsupported Len:								Total: 130,880				Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		
		Cntr.Sup:								Total: 130,880			Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358			
										Total: 130,880				Total Base New : 166,357 Total Depr Cost: 129,756 Estimated T.C.V: 139,358		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HOLLAND PAULA D &	WOJCIECHOWSKI, DANIEL	10,000	09/17/2009	WD	21-NOT USED/OTHER	1087/1537	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
155 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 02/11/2010											
WOJCIECHOWSKI DANIEL 159 PINECREST HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-959 P-813 (L-952P-438&L-429P-244) 234 LOT 49 CAIN'S PINE CREST 2ND ADD.		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RV/CN W/SCHOOL	95.00	150.00	1.0000	1.0000	225	100		21,375
			Paved Road		95 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 21,375								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		D/W/P: 3.5 Concrete	6.25	216	49	661				
			Sewer		D/W/P: Asphalt Paving	2.93	360	24	253				
			Electric		Metal Prefab	17.67	80	10	141				
			Gas		Total Estimated Land Improvements True Cash Value = 1,055								
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	10,700	13,300	24,000			16,639C		
			High		2022	7,100	10,500	17,600			15,847C		
			Landscaped		2021	7,100	9,300	16,400			15,341C		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
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		DMG	08/10/2012	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 216	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 26 Floor Area: 0 Total Base New : 34,726 Total Depr Cost: 25,697 Estimated T.C.V: 27,599			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:				
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74			Cls CD		Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Building Areas			Size		Cost New	Depr. Cost		
Condition: Average		Lg	Ord	Small	Doors: Solid H.C.			Ex. X Ord. Min			Stories Exterior Foundation			Other Additions/Adjustments					
Room List		(5) Floors		(12) Electric			No. of Elec. Outlets			Water/Sewer			1000 Gal Septic		1		4,614	3,414	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			Many X Ave. Few			Deck			Treated Wood			216		4,318	3,195
(1) Exterior		(6) Ceilings		(13) Plumbing			Average Fixture(s)			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			576		20,074	14,855
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			Base Cost			Totals:		34,726	25,697
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			27,599			
(2) Windows		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well												
Many Avg. Few	X Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:															
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed															
X	Asphalt Shingle																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOOLE MICHAEL & CRYSTAL	HOWIE STEWART W	130,000	04/07/2022	WD	03-ARM'S LENGTH	1180:1196	PROPERTY TRANSFER	100.0
PIONTE GREGORY D & MCDONAL	TOOLE MICHAEL & CRYSTAL	89,900	04/12/2019	WD	03-ARM'S LENGTH	1169:0334	PROPERTY TRANSFER	100.0
		67,500	10/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
153 PINECREST DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 100% 04/07/2022								
Owner's Name/Address	SA: NEW FOR 2014								
HOWIE STEWART W 153 PINECREST DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			RV/CN W/SCHOOL	210.00	150.00	1.0000	1.0000	225 100	47,250
			210 Actual Front Feet, 0.72 Total Acres		Total Est. Land Value =		47,250		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			Fencing: Wd, Split, 2 Rail	14.83	77	24	274		
			Fencing: Wire Mesh, #11	3.20	520	24	399		
			D/W/P: 3.5 Concrete	5.86	576	49	1,654		
			Wood Frame	28.20	64	24	433		
			Metal Prefab	12.16	160	24	467		
			Total Estimated Land Improvements		True Cash Value =		3,227		
			Topography of Site						
	X Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	X Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	04/05/2021	INSPECTED	2023	23,600	44,500	68,100		68,100S
	DMG	08/10/2012	INSPECTED	2022	15,800	37,200	53,000		48,391C
				2021	15,800	31,200	47,000		46,846C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2013 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 91 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 46 Floor Area: 1,080 Total Base New : 148,385 Total Depr Cost: 86,142 Estimated T.C.V: 92,517			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service									
(1) Exterior					No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets												
	Insulation				Many			X	Ave.	Few							
(2) Windows		(7) Excavation			(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1080 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1080 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,080 114,017 61,568			Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,323 2,334 Water Well, 100 Feet 1 5,584 3,015 Deck Treated Wood 64 1,966 1,062 Treated Wood 192 3,907 2,110 Treated Wood 15 667 360 Garages Class: D Exterior: Pole (Unfinished) Base Cost 768 16,259 14,796 *9 Built-Ins Appliance Allow. 1 1,662 897 Totals: 148,385 86,142				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat	Gambrel Mansard Shed				Lump Sum Items:											
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 92,517																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
JOSEPH ERIC R	LEWIS BRIAN	134,000	01/15/2020	WD	03-ARM'S LENGTH	1171:1421	PROPERTY TRANSFER	100.0				
WYSKOWSKI WESLEY E & CARRI	JOSEPH ERIC R	117,000	05/25/2018	WD	03-ARM'S LENGTH	1166:156	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
145 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 01/17/2020										
LEWIS BRIAN 145 PINECREST DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
1122/2374-5 L694/P153 234 LOTS 53 & 54 CAINS PINE CREST 2ND ADD SPLIT/COMBINED ON 11/27/2017 FROM 006-162-053-0000, 006-162-054-0000;		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
Split/Comb. on 01/10/2018 completed 01/10/2018 MIKE OWNER REQUEST ; Parent Parcel(s): 006-162-053-0000, 006-162-054-0000; Child Parcel(s): 006-162-053-1000; -----		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	90.00	150.00	1.0000	1.0000	225	100		20,250
		Paved Road		RV/CN W/SCHOOL	75.00	150.00	1.0000	1.0000	225	100		16,875
		Storm Sewer		165 Actual Front Feet, 0.57 Total Acres				Total Est. Land Value =		37,125		
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate		Size		% Good	Cash Value		
		Sewer		D/W/P: 3.5 Concrete	5.86		840		24	1,181		
		Electric		Wood Frame	25.97		80		24	499		
		Gas		Total Estimated Land Improvements True Cash Value = 1,680								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative				
QT	11/13/2018	INSPECTED	2023	18,600	68,700	87,300		63,234C				
			2022	12,400	58,100	70,500		60,223C				
			2021	12,400	45,900	58,300		58,300S				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 320	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets											
Condition: Good		Lg	X Ord		Small												
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		100 Amps Service													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures													
		Ex.	X Ord.		Min	No. of Elec. Outlets											
		Many	X Ave.		Few	(13) Plumbing											
(2) Windows		(7) Excavation		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1814 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1814 SF Floor Area = 1814 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51 Building Areas										Class: D Effec. Age: 49 Floor Area: 1,814 Total Base New : 242,280 Total Depr Cost: 136,046 Estimated T.C.V: 146,113		E.C.F. X 1.074		Cls D Blt 0			
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Crawl Space 1,328																	
1 Story Siding Crawl Space 486																	
Total: 179,682 99,206																	
Other Additions/Adjustments																	
Plumbing																	
3 Fixture Bath 1 3,291 1,678																	
Water/Sewer																	
1000 Gal Septic 1 4,323 2,205																	
Water Well, 100 Feet 1 5,584 2,848																	
Deck																	
Treated Wood 320 5,462 2,786																	
Garages																	
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost 288 11,051 5,636																	
Common Wall: 1 Wall 1 -1,870 -954																	
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost 1120 28,907 19,657																	
Built-Ins																	
Appliance Allow. 1 1,662 848																	
Fireplaces																	
Interior 1 Story 1 4,188 2,136																	
Totals: 242,280 136,046																	
Notes:																	
ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 146,113																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
JONES ROBERT F & DIANNA	JONES ROBERT F & DIANNA [I	0	12/27/2017	QC	21-NOT USED/OTHER	1164:1515	PROPERTY TRANSFER	0.0		
JONES ROBERT F	JONES ROBERT F & DIANNA	0	12/26/2017	QC	09-FAMILY	1164:1514	PROPERTY TRANSFER	0.0		
JONES FRANKLYN T TRUST	JONES ROBERT F	0	06/17/2017	OTH	21-NOT USED/OTHER	1163:0806	PROPERTY TRANSFER	0.0		
JONES FRANKLIN T		0	04/24/2017	OTH	07-DEATH CERTIFICATE		PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status	
143 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
JONES ROBERT F & DIANNA [LE] 2472 JACKSON BLVD HIGHLAND MI 48356		SA:		2024 Est TCV Tentative						
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT					
234 L-995 P-94 LOT 55 CAIN'S PINE CREST 2ND ADD.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		RV/CN W/SCHOOL	75.00	150.00	1.0000	1.0000	225 100	16,875
		Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 16,875						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68	336	74	1,661		
		Sewer		D/W/P: Brick on Sand	18.28	781	74	10,565		
		Electric		Wood Frame	24.84	216	74	3,970		
		Gas		Total Estimated Land Improvements True Cash Value = 16,196						
		Curb								
		Street Lights								
		X	Standard Utilities							
		Underground Utils.								
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	Tentative	Tentative	Tentative			Tentative
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X	Waterfront							
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2023	8,400	54,800	63,200		29,148C
		QT	04/05/2021	INSPECTED	2022	5,600	45,800	51,400		27,760C
		DMG	08/10/2012	INSPECTED	2021	5,600	23,800	29,400		26,874C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 36 Floor Area: 816 Total Base New : 147,650 Total Depr Cost: 94,497 Estimated T.C.V: 101,490			48	CCP (1 Story)				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64			E.C.F. X 1.074		396	Treated Wood			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Total Depr Cost: 94,497		48	Roof Cover Onl		
Condition: Good		Size of Closets			No. of Elec. Outlets			Stories Exterior Foundation 1 Story Siding Crawl Space			Total Base New : 147,650					
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			Plumbing			Total Depr Cost: 94,497					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric			Average Fixture(s)			Total Depr Cost: 94,497					
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Depr Cost: 94,497					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Water/Sewer			Total Depr Cost: 94,497					
X	Insulation	(7) Excavation			Many X Ave. Few			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Total Depr Cost: 94,497					
(2) Windows		Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments			Total Depr Cost: 94,497					
X	Many Avg. X Avg. Few	Large Avg. Small			Average Fixture(s)			Water/Sewer			Total Depr Cost: 94,497					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Lump Sum Items:			Other Additions/Adjustments			Total Depr Cost: 94,497					
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Water/Sewer			Total Depr Cost: 94,497					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Total Depr Cost: 94,497					
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:			Other Additions/Adjustments			Total Depr Cost: 94,497					
Chimney: Brick		(10) Floor Support			Lump Sum Items:			Other Additions/Adjustments			Total Depr Cost: 94,497					
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Other Additions/Adjustments			Total Depr Cost: 94,497					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES ROBERT F & DIANNA	JONES ROBERT F & DIANNA [I	0	12/27/2017	QC	21-NOT USED/OTHER	1164:1515	PROPERTY TRANSFER	0.0
JONES ROBERT F	JONES ROBERT F & DIANNA	0	12/26/2017	QC	09-FAMILY	1164:1514	PROPERTY TRANSFER	0.0
JONES FRANKLYN T TRUST	JONES ROBERT F	0	06/17/2017	OTH	21-NOT USED/OTHER	1163:0806	PROPERTY TRANSFER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status		
VACANT	School: HOUGHTON LAKE COMM SCHOOLS							
	P.R.E. 0%							
Owner's Name/Address	SA:							
JONES ROBERT F & DIANNA [LE] 2472 JACKSON BLVD HIGHLAND MI 48356	2024 Est TCV Tentative							
	Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT				
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		RV/CN W/SCHOOL	65.00	150.00	1.0000 1.0000	225 100 14,625		
		65 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value = 14,625		
Tax Description	X	Dirt Road						
234 L-995 P-94 LOT 56 CAIN'S PINE CREST 2ND ADD.		Gravel Road						
Comments/Influences	X	Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
	X	Standard Utilities						
		Underground Utils.						
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
	X	Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
	QT	04/05/2021	INSPECTED	2023	7,300	0	7,300	3,872C
				2022	4,900	0	4,900	3,688C
				2021	4,900	0	4,900	3,571C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES ROBERT F & DIANNA	JONES ROBERT F & DIANNA [I	0	12/27/2017	QC	21-NOT USED/OTHER	1164:1515	PROPERTY TRANSFER	0.0
JONES ROBERT F	JONES ROBERT F & DIANNA	0	12/26/2017	QC	09-FAMILY	1164:1514	PROPERTY TRANSFER	0.0
JONES FRANKLYN T TRUST	JONES ROBERT F	0	06/17/2017	OTH	21-NOT USED/OTHER	1163:0806	PROPERTY TRANSFER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status		
	School: HOUGHTON LAKE COMM SCHOOLS							
	P.R.E. 0%							
Owner's Name/Address	SA:	2024 Est TCV Tentative						
JONES ROBERT F & DIANNA [LE] 2472 JACKSON BLVD HIGHLAND MI 48356		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
	Improved <input checked="" type="checkbox"/> Vacant	* Factors *						
	Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		RV/CN W/SCHOOL	75.00	150.00	1.0000 1.0000	225 100 16,875		
		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 16,875						
Tax Description	X	Dirt Road						
L-995 P-94 (L-281 P-617) 234 LOT 57		Gravel Road						
CAIN'S PINE CREST 2ND ADD.		Paved Road						
Comments/Influences		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
	X	Standard Utilities						
		Underground Utils.						
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
	X	Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
	QT	04/05/2021	INSPECTED	2023	8,400	0	8,400	4,377C
				2022	5,600	0	5,600	4,169C
				2021	5,600	0	5,600	4,036C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES ROBERT F & DIANNA	JONES ROBERT F & DIANNA [I	0	12/27/2017	QC	21-NOT USED/OTHER	1164:1515	PROPERTY TRANSFER	0.0
JONES ROBERT F	JONES ROBERT F & DIANNA	0	12/26/2017	QC	09-FAMILY	1164:1514	PROPERTY TRANSFER	0.0
JONES FRANKLYN T TRUST	JONES ROBERT F	0	06/17/2017	OTH	21-NOT USED/OTHER	1163:0806	PROPERTY TRANSFER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status		
	School: HOUGHTON LAKE COMM SCHOOLS							
	P.R.E. 0%							
Owner's Name/Address	SA:	2024 Est TCV Tentative						
JONES ROBERT F & DIANNA [LE] 2472 JACKSON BLVD HIGHLAND MI 48356		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	* Factors *						
	Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		RV/CN W/SCHOOL	130.00	75.00	1.0000 0.7071	225 100 20,683		
		130 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 20,683						
Tax Description		Dirt Road						
L-995 P-94 (L-320 P-100) 234 LOT 58	X	Gravel Road						
CAIN'S PINE CREST 2ND ADD.		Paved Road						
Comments/Influences		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
	X	Standard Utilities						
		Underground Utils.						
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
	X	Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
	QT	04/05/2021	INSPECTED	2023	10,300	0	10,300	5,393C
	MH	12/29/2016	INSPECTED	2022	6,900	0	6,900	5,137C
				2021	9,800	0	9,800	4,973C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MOZAL MICHELLE M	MOZAL MICHELLE M [LE]	0	02/13/2020	QC	18-LIFE ESTATE	1171:2431	PROPERTY TRANSFER	0.0			
MOZAL MICHELLE M & MOZAL D	MOZAL MICHELLE M	0	02/11/2020	QC	09-FAMILY	1171:2430	PROPERTY TRANSFER	0.0			
FRUSHOUR MARGARET R [LE]	MOZAL MICHELLE M & MOZAL I	0	03/23/2019	OTH	07-DEATH CERTIFICATE	1171:2429	PROPERTY TRANSFER	0.0			
FRUSHOUR RICHARD W & MARGA	FRUSHOUR MARGARET [LE]	0	04/11/2017	QC	09-FAMILY	1162:0278	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
139 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
MOZAL MICHELLE M [LE] 8741 23 MILE RD SHELBY TOWNSHIP MI 48316		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
L-631 P-22 234 139 PINE CREST DR 48629 LOT 59 CAIN'S PINE CREST 3RD ADD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	100.00	150.00	1.0000	1.0000	225	100	22,500
		Paved Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 22,500							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Fencing: Vnyl,Picket,36-48	22.98	24	74	408			
		Sewer		Fencing: Wire Mesh, #11	3.26	800	49	1,278			
		Electric		Fencing: Gates, Mesh, 10'	864.81	1	49	424			
		Gas		D/W/P: 3.5 Concrete	6.25	1380	74	6,382			
		Curb		Wood Frame	33.98	49	74	1,232			
		Street Lights		Total Estimated Land Improvements True Cash Value = 9,724							
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative		
		QT	04/05/2021	INSPECTED	2023	11,300	60,800	72,100	37,181C		
		DMG	08/10/2012	INSPECTED	2022	7,500	51,100	58,600	35,411C		
					2021	7,500	29,800	37,300	34,280C		

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Roscommon, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 416 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets												
0	0				Lg	Ord	Small										
Condition: Good		Doors:		Solid	H.C.		Central Air Wood Furnace										
Room List		(5) Floors		(12) Electric													
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0 Amps Service													
(1) Exterior		No./Qual. of Fixtures															
		Ex.	X	Ord.	Min												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets													
Insulation					Many	X	Ave.	Few									
(2) Windows		(7) Excavation		(13) Plumbing													
Many	Large	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Avg.	X	Avg.	Small													
Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
Notes:										Class: CD Effec. Age: 36 Floor Area: 1,200 Total Base New : 176,182 Total Depr Cost: 112,757 Estimated T.C.V: 121,101		E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:			
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 0					
(11) Heating System: Forced Air w/ Ducts										Ground Area = 960 SF		Floor Area = 1200 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64										Building Areas							
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost										
1 Story		Siding	Crawl Space	960													
0.5 Story		Siding	Overhang	480													
		Total:		131,025	83,856												
Other Additions/Adjustments																	
Plumbing		3 Fixture Bath		1	3,915	2,506											
Water/Sewer		1000 Gal Septic		1	4,614	2,953											
		Water Well, 100 Feet		1	5,720	3,661											
Porches		WGEP (1 Story)		144	11,300	7,232											
Deck		Treated Wood		72	2,122	1,358											
		Treated Wood		15	680	435											
Balcony		Wood Balcony		24	903	578											
Garages																	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)										Base Cost		416 16,016 10,250					
Common Wall: 1 Wall										1		-2,074 -1,327					
Built-Ins										Appliance Allow.		1 1,961 1,255					
Totals:										176,182		112,757					
ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:												121,101					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROBERSON CHARLES MICHAEL &	ROBERSON STACY L	0	02/08/2017	QC	21-NOT USED/OTHER	1161:1389	PROPERTY TRANSFER	0.0			
CARLETON, RICHARD B.	ROBERSON CHARLES M & STACY	0	06/11/2013	QC	21-NOT USED/OTHER	1130/727	OTHER	100.0			
ROBERSON CHARLES M.	CARLETON, RICHARD B.	0	07/19/2009	QC	21-NOT USED/OTHER	1085/1192	OTHER	0.0			
CARLETON RICHARD B	ROBERSON CHARLES M.	0	01/16/2009	QC	21-NOT USED/OTHER	1079/1662	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
135 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		04/27/2012	120056	COMPLETE			
Owner's Name/Address		P.R.E. 100% 11/28/2021		REMODEL		09/27/2007	PB07-0326	COMPLETE			
ROBERSON STACY L 135 PINECREST DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
L-483 P-690 234 LOTS 60-61 & 62 CAINS PINE CREST 3RD ADD PP: 006-163-060-0000 & 163-062-0000 (04		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	90.00	150.00	1.0000	1.0000	225	100	20,250
		Paved Road		RV/CN W/SCHOOL	170.00	75.00	1.0000	0.7071	225	100	27,047
		Storm Sewer		260 Actual Front Feet, 0.60 Total Acres Total Est. Land Value = 47,297							
		Sidewalk		Land Improvement Cost Estimates							
		Water		Description	Rate		Size % Good		Cash Value		
		Sewer		D/W/P: 3.5 Concrete	6.25		1548 49		4,741		
		Electric		Total Estimated Land Improvements True Cash Value = 4,741							
		Gas		Work Description for Permit 120056, Issued 04/27/2012: 16*22 ADDITION							
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative	Tentative		
		QT	04/05/2021	INSPECTED	2023	23,600	89,400	113,000	66,764C		
		CSZ	01/25/2016	INSPECTED	2022	15,800	75,400	91,200	63,585C		
		DMG	12/04/2013	INSPECTED	2021	19,500	48,700	68,200	68,200D	61,554C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 37 Floor Area: 1,852 Total Base New : 272,828 Total Depr Cost: 174,419 Estimated T.C.V: 187,326			36	WCP (1 Story)				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1852 SF Floor Area = 1852 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63			E.C.F. X 1.074		90	WGEP (1 Story)			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			60	CGEP (1 Story)				
Condition: Good		Size of Closets			No. of Elec. Outlets			Stories			60	CGEP (1 Story)				
Room List		Lg	Ord	Small	Average Fixture(s)			Other Additions/Adjustments			Cls CD		Blt 0			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total:		201,081	128,719		
(1) Exterior		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
X Insulation		(7) Excavation			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
(2) Windows		Basement: 0 S.F. Crawl: 1276 S.F. Slab: 576 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
Many X Avg. Few	X Large Avg. Small	(8) Basement			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
(3) Roof		(9) Basement Finish			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing							
X Asphalt Shingle		(10) Floor Support			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
Notes:										Totals:		1200	29,364	18,499		
ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:										272,828		272,828	174,419	187,326		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HERRMANN DAVID K	HERRMANN DAVID K	0	07/02/2013	QC	21-NOT USED/OTHER	1131/2033	OTHER	100.0					
		45,000	07/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
133 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS			REMODEL	01/15/2010	352	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
HERRMANN DAVID K 6824 NAPOLIAN ROAD JACKSON MI 49201		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-990 P-1549 (L-890P-591&L-306 P-65) 234 LOT 63 CAIN'S PINE CREST 3RD ADD.		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RV/CN W/SCHOOL	70.00	150.00	1.0000	1.0000	225	100		15,750
			Paved Road		70 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 15,750								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		D/W/P: 3.5 Concrete	6.25	1419	59	5,233				
			Sewer		Wood Frame	26.62	96	24	613				
			Electric		Total Estimated Land Improvements True Cash Value = 5,846								
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	7,900	45,500	53,400			35,415C		
			High		2022	5,300	37,800	43,100			33,729C		
			Landscaped		2021	5,300	30,300	35,600			32,652C		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/05/2021	INSPECTED									
		DMG	08/10/2012	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story 1 Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type		Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets													
0	0				Lg	Ord	Small											
Condition: Good		Doors:		Solid	H.C.		Central Air Wood Furnace											
Room List		(5) Floors		(12) Electric														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service														
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets														
	Wood/Shingle X Aluminum/Vinyl Brick	Ex.		X	Ord.	Min	Many			X	Ave.	Few						
X	Insulation	(13) Plumbing		(14) Water/Sewer														
(2) Windows		Average Fixture(s)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:											
	Many X Avg. Few		Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 840 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(8) Basement		(9) Basement Finish														
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																
Notes:		ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls CD		Blt 0														
(11) Heating System: Forced Air w/ Ducts		Ground Area = 840 SF		Floor Area = 840 SF.														
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost				
1 Story		Siding		Slab		840		99,663		63,783								
Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		1		4,614		2,953								
Porches		No Plumbing		Water Well, 100 Feet		1		5,720		3,661								
CCP (1 Story)		CPP		72		1,952		1,249										
Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		480		17,678		11,314								
Built-Ins		Appliance Allow.		1		1,961		1,255										
Fireplaces		Heat Circulator		1		606		388										
Totals:		133,903		85,697		92,039												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEAMAN RAY D		0	07/19/2022	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0
SEAMAN RAY D & CHRISTINA L	SEAMAN RAY D & CHRISTINA L	0	06/24/2021	WD	14-INTO/OUT OF TRUST	1177:807	PROPERTY TRANSFER	0.0
		91,000	03/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
131 PINECREST DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 100% 12/28/2000								
Owner's Name/Address	SA:								
SEAMAN RAY D & CHRISTINA L TRUST 131 PINECREST DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			RV/CN W/SCHOOL	170.00	75.00	1.0000	0.7071	225 100	27,047
			170 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 27,047						
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.25	1815	70	7,941		
			D/W/P: 3.5 Concrete	6.25	196	85	1,041		
			Wood Frame	31.63	64	45	911		
			Wood Frame	29.13	80	45	1,048		
			Total Estimated Land Improvements True Cash Value = 10,941						
	Topography of Site								
	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	Tentative	Tentative	Tentative			Tentative
	MH 12/29/2016 INSPECTED		2023	13,500	99,600	113,100			65,986C
	DMG 08/10/2012 INSPECTED		2022	9,000	84,200	93,200	93,200M		62,844C
	RG 01/01/2000 INSPECTED		2021	12,800	55,400	68,200			60,837C

  

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 500	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 30 Floor Area: 2,118 Total Base New : 270,295 Total Depr Cost: 189,205 Estimated T.C.V: 203,206			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Good		Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.	(5) Floors			(12) Electric						
	Basement 1st Floor 2nd Floor Bedrooms						Kitchen: Other: Other:			0 Amps Service						
(1) Exterior							No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			X Ex.			(11) Heating System: Forced Air w/ Ducts						
	Insulation						Many X Ave.			Ground Area = 2118 SF Floor Area = 2118 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Building Areas						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2118 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,782 1 Story Siding Crawl Space 336 Total: 227,929 159,549						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Other Additions/Adjustments						
(3) Roof		(9) Basement Finish		(14) Water/Sewer						1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.						
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 203,206						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:						Totals: 270,295 189,205						
Chimney: Vinyl				Joists: Unsupported Len: Cntr.Sup:												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
129 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 11/15/1995											
HALLEAD CLYDE A & DONNA L 129 PINECREST HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-761 P-222 234 129 PINE CREST DRIVE 48629 LOTS 65 & 66 CAIN'S PINE CREST 3RD ADD.		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			RV/CN W/SCHOOL	165.00	75.00	1.0000	0.7071	225	100		26,251
		Paved Road			165 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 26,251								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description				Rate	Size		% Good	Cash Value
		Water			D/W/P: 3.5 Concrete				6.68	693		74	3,425
		Sewer			D/W/P: 3.5 Concrete				6.68	50		74	247
		Electric			D/W/P: 3.5 Concrete				6.68	196		74	969
		Gas			Total Estimated Land Improvements True Cash Value = 4,641								
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/05/2021	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative		
		DMG	08/10/2012	INSPECTED	2023	13,100	70,700	83,800			47,223C		
					2022	8,800	58,900	67,700			44,975C		
					2021	12,400	40,600	53,000			43,539C		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets												
0	0				Lg	Ord	Small										
Condition: Good		Doors:		Solid	H.C.												
Room List		(5) Floors		(12) Electric													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service													
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets													
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		Ex.	Ord.	Min	Many	X	Ave.	Few							
X	Insulation	(13) Plumbing		(14) Water/Sewer													
(2) Windows		(7) Excavation		Average Fixture(s)													
	Many X Avg. Few		Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1232 S.F. Height to Joists: 0.0			2	3	Fixture Bath	Other Additions/Adjustments							
X	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		2			2	Fixture Bath	Plumbing								
(3) Roof		(9) Basement Finish		3			3	Fixture Bath	Water/Sewer								
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000	Gal	Septic	1000 Gal Septic							
X	Asphalt Shingle	(10) Floor Support		No Plumbing			1	1000	Gal	Septic							
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1	2000	Gal	Septic							
				Lump Sum Items:			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:							
							Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 0				
							(11) Heating System: Forced Air w/ Ducts			Ground Area = 1232 SF			Floor Area = 1232 SF.				
							Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68			Building Areas			Stories		Exterior		
							1 Story			Siding			Foundation		Slab		
							1,232			Size			1,232		Cost New		
							Total:			157,853			107,341				
							3			Fixture Bath			1		4,711		
							Water/Sewer			1		4,933		3,354			
							Water Well, 100 Feet			1		5,890		4,005			
							Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		768		
							Common Wall: 1 Wall			1		-2,251		-1,531			
							Built-Ins			1		2,806		1,908			
							Appliance Allow.			Totals:		201,682		137,143			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BLACKNEY CHARLES R & DEBRA A 935 FEDERAL AVENUE HOUGHTON LAKE MI 48629		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
L-459 P-452 234 LOT 67 CAIN'S PINE CREST 3RD ADD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225	100	13,500
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 13,500							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		QT	04/05/2021	INSPECTED	2023	6,800	0	6,800		3,531C	
Licensed To: Township of Lake, County of		MH	12/29/2016	INSPECTED	2022	4,500	0	4,500		3,363C	
Roscommon, Michigan		DMG	08/10/2012	INSPECTED	2021	4,500	0	4,500		3,256C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		5,500	05/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
123 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
EVANS DEAN A & ANNABELL M 903 EASTWIND CIRCLE LANSING MI 48917		SA:											
Tax Description		2024 Est TCV Tentative											
L-776 P-534 234 LOT 68 CAIN'S PINE CREST 3RD ADD.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences			Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225	100		13,500
		X	Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 13,500								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		Wood Frame	31.63	64	24	486				
			Sewer		Wood Frame	31.63	64	24	486				
			Electric		Total Estimated Land Improvements True Cash Value = 972								
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/05/2021	INSPECTED	2023	6,800	40,900	47,700			26,861C		
		DMG	08/10/2012	INSPECTED	2022	4,500	33,800	38,300			25,582C		
					2021	4,500	24,400	28,900			24,765C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 36 Floor Area: 864 Total Base New : 126,749 Total Depr Cost: 81,118 Estimated T.C.V: 87,121			352	Treated Wood					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64						Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	0 Amps Service			Ex. X Ord. Min			Total Depr Cost: 81,118 Estimated T.C.V: 87,121						
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Building Areas						
Room List		Doors:	Solid	H.C.	(12) Electric			(13) Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments						
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer 1000 Gal Septic Water Well, 100 Feet						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Deck Treated Wood Treated Wood Treated Wood Built-Ins Appliance Allow.						
	Insulation	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:						
(2) Windows		(9) Basement Finish			(14) Water/Sewer						Totals: 126,749						
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support						Totals: 126,749							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:						Totals: 126,749						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									Totals: 126,749						
X	Gable Hip Flat	Gambrel Mansard Shed									Totals: 126,749						
X	Asphalt Shingle										Totals: 126,749						
Chimney:											Totals: 126,749						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
WANSHON EDWARD L	PATTERSON ROBERT V JR & ROBERTA W	3,500	09/20/1979	WD	03-ARM'S LENGTH	0369:210	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status	
PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 100% 05/03/1994								
PATTERSON ROBERT V JR & ROBERTA W 119 PINE CREST DRIVE HOUGHTON LAKE MI 48629		SA:								
Tax Description		2024 Est TCV Tentative								
L-369 P-210 234 LOT 69 CAIN'S PINE CREST 3RD ADD.		Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT					
Comments/Influences		Public Improvements		* Factors *						
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225 100	13,500
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =						13,500
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate		Size % Good		Cash Value	
		Water		Fencing: Wire Mesh, #11	3.26		560 49		895	
		Sewer		Wood Frame	31.63		64 49		992	
		Electric		Total Estimated Land Improvements True Cash Value =						1,887
		Gas								
		Curb								
		Street Lights								
		X Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative		
QT 04/05/2021 INSPECTED				2023	6,800	800	7,600	3,531C		
DMG 08/10/2012 INSPECTED				2022	4,500	800	5,300	3,363C		
				2021	4,500	0	4,500	3,256C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
STANLEY DELMER G	PATTERSON ROBERT V & ROBE	1,000	08/08/1970	WD	03-ARM'S LENGTH	0241:294	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
119 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/03/1994										
PATTERSON ROBERT V & ROBERTA W 119 PINE CREST DRIVE HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
234 LOT 70 CAIN'S PINE CREST 3RD ADD.		X	Public Improvements		* Factors *							
Comments/Influences					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	225	100	13,500
					60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 13,500							
		X	Dirt Road									
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
			Electric									
			Gas									
			Curb									
			Street Lights									
		X	Standard Utilities									
			Underground Utils.									
			Topography of Site									
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/05/2021	INSPECTED	2023	6,800	75,300	82,100	34,453C				
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 08/10/2012	INSPECTED	2022	4,500	63,000	67,500	32,813C				
				2021	4,500	36,700	41,200	31,765C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 442 24 136	Type Treated Wood Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 36 Floor Area: 1,632 Total Base New : 235,638 Total Depr Cost: 150,808 Estimated T.C.V: 161,968			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1104 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64					Cls C Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Building Areas									
Condition: Good		Size of Closets		Lg			Ord			Small							
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Total Depr Cost: 150,808			X 1.074		Roof:	
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:			0 Amps Service			Estimated T.C.V: 161,968							
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1104 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Plumbing							
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			3 Fixture Bath 1000 Gal Septic Water Well, 100 Feet							
Many Avg. Few	X Large Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Deck							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(15) Fireplaces		Lump Sum Items:			Notes:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins Appliance Allow.							
X	Asphalt Shingle	(16) Porches/Decks		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Totals:			Totals:							
Chimney:		(17) Garage		Lump Sum Items:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			Totals:							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MELTON HOWARD N	PATTERSON ROBERT V JR & ROBERTA W	1,900	12/04/1972	WD	03-ARM'S LENGTH	0270:503	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
119 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 05/03/1994									
PATTERSON ROBERT V JR & ROBERTA W 119 PINE CREST DRIVE HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-270 P-503 234 LOT 71 CAIN'S PINE CREST 3RD ADD.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	55.00	150.00	1.0000	1.0000	225	100	12,375
		Paved Road		55 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =	12,375	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		Wood Frame	39.80		18 24		172		
		Sewer		Wood Frame	39.80		15 24		143		
		Electric		Total Estimated Land Improvements True Cash Value =							315
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
QT 04/05/2021 INSPECTED		2023	6,200	7,900	14,100			7,686C			
DMG 08/10/2012 INSPECTED		2022	4,100	6,800	10,900			7,320C			
		2021	4,100	3,700	7,800			7,087C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											Class: C Effec. Age: 31 Floor Area: 0 Total Base New : 22,596 Total Depr Cost: 15,591 Estimated T.C.V: 16,745		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration											E.C.F. X 1.074		
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets												
0	0				Lg	Ord	Small										
Condition: Good		Doors:		Solid	H.C.		Central Air Wood Furnace								Bsmnt Garage:		
Room List		(5) Floors		(12) Electric											Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Laminate Other: Carpeted Other: Laminate		100 Amps Service													
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets													
X	Insulation			Many X Ave. Few													
(2) Windows		(7) Excavation		(13) Plumbing													
Many	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Avg.	X	Avg.	Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
111 PINECREST DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
STOVER LARRY B 470 MULBERRY DR COMMERCE TOWNSHIP MI 48390		SA:									
		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
L-340 P-574 234 LOTS 72 TO 74 INCL CAIN'S PINE CREST 3RD ADD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		RV/CN W/SCHOOL	140.00	75.00	1.0000	0.7071	225	100	22,274
		Paved Road		140 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 22,274							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate			Size % Good		Cash Value	
		Water		Fencing: Wd, Split, 2 Rail	16.72			130 24		522	
		Sewer		Wood Frame	28.40			120 49		1,670	
		Electric		Total Estimated Land Improvements True Cash Value = 2,192							
		Gas									
		Curb									
		X Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative				
QT 04/05/2021 INSPECTED				2023	11,100	47,000	58,100	34,280C			
DMG 08/10/2012 INSPECTED				2022	7,400	38,600	46,000	32,648C			
				2021	10,500	27,000	37,500	31,606C			

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 12	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																	
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																																	
Condition: Good		Lg	Ord	Small																																																																																		
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																																																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																																																																	
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																																																																																	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures																																																																																	
X	Insulation				Ex. X Ord. Min																																																																																	
(2) Windows		(7) Excavation			No. of Elec. Outlets																																																																																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few																																																																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement			(13) Plumbing																																																																																	
X	Horiz. Slide Casement Double Glass	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																	
X	Patio Doors Storms & Screens	(9) Basement Finish																																																																																				
(3) Roof					(14) Water/Sewer																																																																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																				
Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Other Additions/Adjustments</td> <td>Total:</td> <td>117,084</td> <td>79,617</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>4,933</td> <td>3,354</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,890</td> <td>4,005</td> </tr> <tr> <td colspan="3">Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>192</td> <td>4,086</td> <td>2,778</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>12</td> <td>556</td> <td>378</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>2,806</td> <td>1,908</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>135,355</td> <td>92,040</td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 98,851															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	720			Other Additions/Adjustments			Total:	117,084	79,617	Water/Sewer							1000 Gal Septic		1	4,933	3,354		Water Well, 100 Feet		1	5,890	4,005	Deck							Treated Wood		192	4,086	2,778		Treated Wood		12	556	378	Built-Ins							Appliance Allow.		1	2,806	1,908	Totals:				135,355	92,040
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																	
1.25 Story	Siding	Crawl Space	720																																																																																			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WISTINGHAUSEN LAWRENCE J &	WISTINGHAUSEN LAWRENCE & J	0	02/19/2018	QC	18-LIFE ESTATE	1164:2482	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
4660 CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/03/1994								
Owner's Name/Address		SA:		2024 Est TCV Tentative								
WISTINGHAUSEN LAWRENCE & JEAN [LE] 4660 CAINS DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Tax Description		Public Improvements		* Factors *								
L-666 P-555 234 LOTS 1 & 2 CAIN'S RIVERSIDE GARDENS.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		CANAL/RIVER	100.00	150.00	1.0000	1.0000	850	100		85,000
		Paved Road		100 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =		85,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		1216		75	5,700		
		Sewer		Wood Frame	22.24		200		75	3,336		
		Electric		Total Estimated Land Improvements True Cash Value = 9,036								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	42,500	90,100	132,600			60,911C		
		High		2022	42,500	60,000	102,500			58,011C		
		Landscaped		2021	37,500	52,700	90,200			56,158C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/23/2022	INSPECTED	2023	42,500	90,100	132,600			60,911C	
		DMG	07/20/2012	INSPECTED	2022	42,500	60,000	102,500			58,011C	
		DMG	05/06/2010	INSPECTED	2021	37,500	52,700	90,200			56,158C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 45 120 10	Type CPP WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 35 Floor Area: 1,695 Total Base New : 264,544 Total Depr Cost: 171,952 Estimated T.C.V: 184,676		E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X Insulation				No. of Elec. Outlets												
(2) Windows		(7) Excavation		Many X Ave. Few												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1695 S.F. Height to Joists: 0.0			(13) Plumbing									
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer											
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
										Notes:		ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TC		V: 184,676		
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls C		Blt 0		
										(11) Heating System: Forced Air w/ Ducts						
										Ground Area = 1695 SF Floor Area = 1695 SF.						
										Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
										Building Areas						
										Stories Exterior Foundation		Size		Cost New Depr. Cost		
										1 Story Siding Slab		1,695				
										Total:		208,524		135,540		
										Other Additions/Adjustments						
										Plumbing						
										3 Fixture Bath		1		4,711 3,062		
										Porches						
										CPP		45		1,142 742		
										WCP (1 Story)		120		5,599 3,639		
										Garages						
										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost		840		29,602 19,241		
										Common Wall: 1/2 Wall		1		-1,122 -729		
										Water/Sewer						
										Public Sewer		1		1,515 985		
										Water Well, 100 Feet		1		5,890 3,828		
										Built-Ins						
										Appliance Allow.		1		2,806 1,824		
										Fireplaces						
										Interior 1 Story		1		5,414 3,519		
										Deck						
										Treated Wood		10		463 301		
										Totals:		264,544		171,952		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/03/1994										
WISTINGHAUSEN LAWRENCE & JEAN 4660 CAINS DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-666 P-555 234 4660 CAINS DR LOT 3 CAIN'S RIVERSIDE GARDENS.		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements			* Factors *							
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road			LG PT/N CANAL	88.00	150.00	1.0000	1.0000	750	100	66,000
		Paved Road			88 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 66,000							
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009.		QT 06/21/2022	INSPECTED	2023	33,000	8,500	41,500	25,495C				
Licensed To: Township of Lake, County of		DMG 07/20/2012	INSPECTED	2022	25,300	6,200	31,500	24,281C				
Roscommon, Michigan		DMG 05/06/2010	INSPECTED	2021	22,000	6,300	28,300	23,506C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 22,596 Total Depr Cost: 16,947 Estimated T.C.V: 18,201			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls C		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
Condition: Good		Lg	Ord	Small	Doors: Solid H.C.			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost		
Room List		(5) Floors		(12) Electric			Plumbing			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100 Amps Service			Average Fixture(s)			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 576 22,596		16,947	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Totals: 22,596		16,947	
(2) Windows	Many Avg. X Large Avg. X Few Small	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 18,201			
(3) Roof	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer									
X Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RICHARDS GERALD E & BARBAR	RICHARDS GREGORY G & BARBA	0	02/04/2015	QC	09-FAMILY	1147-1978	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status	
4656 CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
RICHARDS GERALD E & BARBARA L FAMILY TRUST 11184 LIPPINCOTT BLVD DAVISON MI 48423		SA:		2024 Est TCV Tentative						
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT					
234 L-737 P-317-318 LOT 4 & NELY 65 FT OF LOT 5 CAINS RIVERSIDE GARDENS		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		LG PT/N CANAL	183.00	100.00	1.0000	0.8165	750 100	112,064
		Paved Road		183 Actual Front Feet, 0.42 Total Acres Total Est. Land Value = 112,064						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate		Size % Good		Cash Value	
		Water		D/W/P: 3.5 Concrete	6.68		861 70		4,026	
		Electric		Total Estimated Land Improvements True Cash Value = 4,026						
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X	Level							
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X	Waterfront							
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2024	Tentative	Tentative	Tentative			Tentative		
		QT 06/23/2022	INSPECTED	2023	56,000	75,700	131,700	83,475C		
		DMG 07/20/2012	INSPECTED	2022	43,000	66,000	109,000	79,500C		
		DMG 05/06/2010	INSPECTED	2021	37,400	58,000	95,400	76,961C		

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Roscommon, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 312 84	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 546 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 27 Floor Area: 1,218 Total Base New : 202,369 Total Depr Cost: 147,728 Estimated T.C.V: 158,660			E.C.F. X 1.074		Bsmnt Garage: Carport Area: 224 Roof: Comp.Shingle						
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0							
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1218 SF Floor Area = 1218 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Building Areas		Stories		Size		Cost New		Depr. Cost			
Condition: Good		Size of Closets			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Building Areas		1 Story		Siding		Slab		1,218		Total: 156,274 114,079	
Room List		Doors:	Solid	H.C.	(12) Electric			Building Areas			Other Additions/Adjustments		Deck		Treated Wood		312		5,622 4,104			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		546		21,780 15,899			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Water/Sewer		Public Sewer		1		1,515		1,106			
X	Insulation	(7) Excavation			Many X Ave. Few			(13) Plumbing			Water Well, 100 Feet		Built-Ins		Appliance Allow.		1		2,806 2,048			
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1218 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces			Interior 1 Story		1		5,414		3,952			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Carports		Comp.Shingle		224		3,723		2,718			
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>		TCV:		158,660						
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:						Totals:		202,369		147,728							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BOMMARITO MICHAEL & ETAL	BOMMARITO MICHAEL & MICHEI	0	10/06/2020	QC	21-NOT USED/OTHER	1174:695	DEED	0.0					
		135,000	07/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
4646 CAINS DR		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	09/10/2020	PB20-0279	COMPLETE					
Owner's Name/Address		P.R.E. 0%			GARAGE	05/24/2010	119	COMPLETE					
BOMMARITO MICHAEL & MICHELLE & BOMMARITO MATHEW J & BARBARA & ETAL 42928 NEBEL TRL CLINTON TOWNSHIP MI 48038		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-1010 P-2428 (L-772 P-373-374) 234 4646 CAINS DR SW'LY 10 FT OF LOT 5 - LOT 6 CAIN'S RIVERSIDE GARDENS.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LG PT/N CANAL	75.00	150.00	1.0000	1.0000	750	100		56,250
		X	Paved Road		75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 56,250								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate		Size		% Good	Cash Value		
		X	Water		D/W/P: 3.5 Concrete	6.68		690		70	3,226		
		X	Sewer		Wood Frame	32.76		80		75	1,966		
		X	Electric		Total Estimated Land Improvements True Cash Value = 5,192								
		X	Gas		Work Description for Permit PB20-0279, Issued 09/10/2020: REROOF								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT 06/23/2022	INSPECTED	2023	28,100	59,200	87,300	45,369C					
Licensed To: Township of Lake, County of		DMG 07/20/2012	INSPECTED	2022	21,600	48,300	69,900	43,209C					
Roscommon, Michigan		DMG 05/06/2010	INSPECTED	2021	18,800	42,400	61,200	41,829C					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2010 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace											
Room List		Doors:	Solid	H.C.	(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			0 Amps Service								
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets											
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many			X	Ave.	Few						
X	Insulation	(13) Plumbing			Average Fixture(s)											
(2) Windows		(7) Excavation			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1034 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1034 SF Floor Area = 1034 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,034 Total: 135,241 90,611 Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 25,260 16,924 Common Wall: 1/2 Wall 1 -1,122 -752 Water/Sewer Public Sewer 1 1,515 1,015 Water Well, 100 Feet 1 5,890 3,946 Built-Ins Appliance Allow. 1 2,806 1,880 Totals: 169,590 113,624 Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 122,032																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAVERSTICK JAMES E JR&CYNT	FANNIE MAE	0	10/21/2010	OTH	21-NOT USED/OTHER		OTHER	0.0
FANNIE MAE	STRELECKI, JEFF & MARGUERITE	88,200	10/21/2010	OTH	21-NOT USED/OTHER	1097/1698	OTHER	100.0
		95,000	07/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
4642 CAINS DR	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	06/18/2020	PB20-0132	COMPLETE
	P.R.E. 0%					

  

Owner's Name/Address	SA:
STRELECKI JEFF A & MARGUERITE M 61588 MIRIAM DR WASHINGTON MI 48094-1422	2024 Est TCV Tentative

  

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT																																																															
(L-852P-215-216&L-822P-543&L-799P-637) 234 L-1047 P-1068 LOTS 7 & 8 CAIN'S RIVERSIDE GARDENS 4642 CAINS	X			<p>Public Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Dirt Road</td> <td>127.00</td> <td>100.00</td> <td>1.0000</td> <td>0.8165</td> <td>750</td> <td>100</td> <td></td> <td>77,771</td> </tr> <tr> <td>Gravel Road</td> <td colspan="7">127 Actual Front Feet, 0.29 Total Acres</td> <td>Total Est. Land Value =</td> <td>77,771</td> </tr> </tbody> </table> <p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Fencing: Wd, Solid, 6 ft.</td> <td>29.22</td> <td>64</td> <td>25</td> <td>467</td> </tr> <tr> <td>Fencing: Gates, Wood/SqFt</td> <td>15.50</td> <td>24</td> <td>25</td> <td>93</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.25</td> <td>1146</td> <td>50</td> <td>3,581</td> </tr> <tr> <td>D/W/P: Asphalt Paving</td> <td>2.93</td> <td>276</td> <td>50</td> <td>404</td> </tr> <tr> <td>D/W/P: Brick on Sand</td> <td>16.77</td> <td>314</td> <td>50</td> <td>2,633</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>7,178</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Dirt Road	127.00	100.00	1.0000	0.8165	750	100		77,771	Gravel Road	127 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	77,771	Description	Rate	Size	% Good	Cash Value	Fencing: Wd, Solid, 6 ft.	29.22	64	25	467	Fencing: Gates, Wood/SqFt	15.50	24	25	93	D/W/P: 3.5 Concrete	6.25	1146	50	3,581	D/W/P: Asphalt Paving	2.93	276	50	404	D/W/P: Brick on Sand	16.77	314	50	2,633	Total Estimated Land Improvements True Cash Value =				7,178
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																																											
Dirt Road	127.00	100.00	1.0000	0.8165	750	100		77,771																																																											
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D/W/P: Brick on Sand	16.77	314	50	2,633																																																															
Total Estimated Land Improvements True Cash Value =				7,178																																																															
Comments/Influences	X			<p>Work Description for Permit PB20-0132, Issued 06/18/2020: REROOF</p>																																																															

  

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain
	X									X				

  

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	Tentative	Tentative	Tentative			Tentative
2023	38,900	99,900	138,800			68,433C
2022	29,800	90,800	120,600			65,175C
2021	25,900	79,100	105,000			63,093C

  

Who	When	What
QT	06/23/2022	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	05/06/2010	INSPECTED

  

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 384 48	Type Treated Wood Brzwy, FW	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 39 Floor Area: 2,080 Total Base New : 317,086 Total Depr Cost: 193,424 Estimated T.C.V: 207,737			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0									
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 2080 SF Floor Area = 2080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61			Building Areas													
Condition: Good		Size of Closets			Lg			Ord	Small	Building Areas			Stories		Size		Cost New		Depr. Cost					
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			1 Story			Siding		Slab		1,504						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Siding		Slab		576			
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Plumbing			3 Fixture Bath		1		4,711		2,874	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 2080 S.F. Height to Joists: 0.0			Average Fixture(s)			Deck			Treated Wood			384		6,444		3,931			
X	Insulation	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		896		31,136		18,993	
(2) Windows		Many Avg.	X	Large Avg. Small	Basement Finish			(14) Water/Sewer			Appliance Allow.			Fireplaces			Exterior 1 Story		1		6,605		4,029	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Breezeways			Frame Wall			48		3,350		2,043			
(3) Roof		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>			TCV:		207,737								
X	Gable Hip Flat	Gambrel Mansard Shed																						
X	Asphalt Shingle																							
Chimney: Stone																								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
TERWILLIGER SALLY A	TERWILLIGER SALLY A REVOC	0	03/23/2018	QC	21-NOT USED/OTHER	1165:1241	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
12742 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/28/2020	PB20-0081	COMPLETE					
Owner's Name/Address		P.R.E. 100% 05/03/1994		SA:									
TERWILLIGER SALLY A REVOC TRUST PO BOX 236 HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-646 P-174-176 234 12742 E HOUGHTON LK DR 48629 LOT 9 - W'LY 25 FT OF LOT 10 CAIN'S RIVERSIDE GARDENS.		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LG PT/N CANAL	85.00	150.00	1.0000	1.0000	750	100		63,750
			Paved Road		85 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 63,750								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate	Size	% Good	Cash Value				
			Water		D/W/P: 3.5 Concrete	6.25	614	50	1,919				
		X	Sewer		Total Estimated Land Improvements True Cash Value = 1,919								
			Electric		Work Description for Permit PB20-0081, Issued 05/28/2020: REROOF								
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	31,900	56,400	88,300			50,258C		
			High		2022	24,400	46,400	70,800			47,865C		
			Landscaped		2021	21,300	40,700	62,000			46,336C		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/21/2022	INSPECTED									
		DMG	07/08/2013	INSPECTED									
		DMG	05/06/2010	INSPECTED									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type		Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																									
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																					
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																				
Condition: Good		Lg	Ord	Small																																																																					
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	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																																					
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																					
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures																																																																					
		Ex.	X	Ord.	Min	No. of Elec. Outlets																																																																			
		Many	X	Ave.	Few	(13) Plumbing																																																																			
(2) Windows		(7) Excavation		Average Fixture(s)																																																																					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																					
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																					
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																							
Class: CD Effec. Age: 32 Floor Area: 1,040 Total Base New : 163,516 Total Depr Cost: 111,191 Estimated T.C.V: 119,419 E.C.F. X 1.074 Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,040</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>123,748</td> <td>84,149</td> </tr> </tbody> </table> Other Additions/Adjustments Deck <table border="1"> <thead> <tr> <th>Material</th> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>128</td> <td>3,064</td> <td>2,084</td> </tr> <tr> <td>Treated Wood</td> <td>150</td> <td>3,396</td> <td>2,309</td> </tr> <tr> <td>Treated Wood</td> <td>15</td> <td>680</td> <td>462</td> </tr> </tbody> </table> Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>720</td> <td>23,602</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> </tr> <tr> <td colspan="2">Totals:</td> <td>163,516</td> <td>111,191</td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 119,419															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,040			Total:				123,748	84,149	Material	Area	Cost	Depr.	Treated Wood	128	3,064	2,084	Treated Wood	150	3,396	2,309	Treated Wood	15	680	462	Item	Cost	Depr.	Base Cost	720	23,602	Water/Sewer			Public Sewer	1	1,345	Water Well, 100 Feet	1	5,720	Built-Ins			Appliance Allow.	1	1,961	Totals:		163,516	111,191
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BEHRENS DANIEL L & ROSE M	BEHRENS DANIEL L & ROSE M	0	05/10/2019	QC	18-LIFE ESTATE	1169:0996	PROPERTY TRANSFER	0.0					
GALLAWAY RONALD J &	BEHRENS DANIEL L & ROSE M	155,000	06/06/2014	WD	03-ARM'S LENGTH	1140/502	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
12738 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/07/2019	PB19-0096	COMPLETE					
Owner's Name/Address		P.R.E. 100% 03/01/2018		CAR PORT		01/01/2016	PB16-0255	COMPLETE					
BEHRENS DANIEL L & ROSE M [LE] 12738 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
L-1029 P-973 (L-712 P-341) 234 E'LY 25 FT OF LOT 10 - LOTS 11, 12 & 13 CAIN'S RIVERSIDE GARDENS. 12738 E HOUGHTON LK DR		Public Improvements		* Factors *				Value					
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LG PT/N CANAL		125.00	100.00	1.0000	0.8165	750	100		76,547
		Paved Road		125 Actual Front Feet, 0.29 Total Acres		Total Est. Land Value =		76,547					
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete		6.25	3051	71	13,539				
		Sewer		D/W/P: 3.5 Concrete		6.25	586	91	3,333				
		Electric		D/W/P: 3.5 Concrete		6.25	528	93	3,069				
		Gas		Wood Frame		28.50	84	21	503				
		Curb		Total Estimated Land Improvements True Cash Value = 20,444									
		Street Lights		Work Description for Permit PB19-0096, Issued 05/07/2019: ONE STORY RESIDENTIAL ADDITION OF 18 X 20 = 360 SQ FT MASTER BEDROOM & 6 X 12= 72 SQ FT BATH & CLOSET =432 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4227 SOIL EROSION PERMIT #3743									
		Standard Utilities		Work Description for Permit PB16-0255, Issued 01/01/2016: CONCRETE, ROOF FOR BOAT									
		Underground Utils.		BOAT									
Topography of Site		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Rolling		2024	Tentative	Tentative	Tentative			Tentative			
		Low		MH 11/06/2019	38,300	117,100	155,400			94,674C			
		High		MH 11/13/2017	29,300	99,500	128,800			90,166C			
		Landscaped		DMG 07/08/2013	25,500	87,000	112,500			87,286C			
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		MH 11/06/2019 INSPECTED		2023	38,300	117,100	155,400			94,674C			
		MH 11/13/2017 INSPECTED		2022	29,300	99,500	128,800			90,166C			
		DMG 07/08/2013 INSPECTED		2021	25,500	87,000	112,500			87,286C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1260 % Good: 69 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 1/4 STORY		(4) Interior		Central Air Wood Furnace			(12) Electric				Class: CD Effec. Age: 32 Floor Area: 2,112 Total Base New : 296,967 Total Depr Cost: 215,594 Estimated T.C.V: 231,548		E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Good		Lg	X	Ord		Small										
Room List		Doors:		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		100 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
		Ex.	X	Ord.		Min	No. of Elec. Outlets									
				Many	X	Ave.		Few								
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer												
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Interior 1 Story Breezeways												
X	Gable Hip Flat		Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:														

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SMACZNIAK LAURA M	SMACZNIAK LAURA M REV LIV	0	12/05/2022	QC	14-INTO/OUT OF TRUST	1182:2635	PROPERTY TRANSFER	0.0					
SMACZNIAK CATHERINE A	SMACZNIAK LAURA M	0	06/06/2019	QC	21-NOT USED/OTHER	1169:1403	PROPERTY TRANSFER	0.0					
SMACZNIAK DANIEL P ESTATE	SMACZNIAK CATHERINE A	0	05/20/2019	OTH	08-ESTATE	1169:1040	PROPERTY TRANSFER	0.0					
SMACZNIAK DANIEL P		0	06/12/2018	OTH	07-DEATH CERTIFICATE	1169:1042	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
4676 BIRCHCREST		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 06/30/2022											
SMACZNIAK LAURA M REV LIVING TRUST 4676 BIRCHCREST DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT									
L-1010 P-1929 (L-995P-715&L-991 P-2637) 234 4676 BIRCHCREST DR LOT 14 CAIN'S RIVERSIDE GARDENS.		X	Improved	Vacant	* Factors *				Value				
Comments/Influences		X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Dirt Road		LG PT/N CANAL	60.00	150.00	1.0000	1.0000	750	100		45,000
		X	Gravel Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 45,000								
		X	Paved Road		Land Improvement Cost Estimates								
		X	Storm Sewer		Description	Rate	Size	% Good	Cash Value				
		X	Sidewalk		D/W/P: 3.5 Concrete	6.68	1538	75	7,705				
		X	Water		Wood Frame	28.06	128	83	2,981				
		X	Electric		Wood Frame	26.87	156	87	3,647				
		X	Gas		Total Estimated Land Improvements True Cash Value = 14,333								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	22,500	114,600	137,100			77,548C		
		X	High		2022	17,300	97,500	114,800			73,856C		
		X	Landscaped		2021	15,000	85,500	100,500			71,497C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/23/2022	INSPECTED	2023	22,500	114,600	137,100			77,548C		
		DMG	05/06/2010	INSPECTED	2022	17,300	97,500	114,800			73,856C		
					2021	15,000	85,500	100,500			71,497C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 1828	Type 4in Concrete	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1111 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration															
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets														
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace														
Room List		Doors:	Solid	H.C.	(12) Electric														
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service														
		Kitchen: Other: Other:			No./Qual. of Fixtures														
(1) Exterior		Ex.	X	Ord.	Min	No. of Elec. Outlets													
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Many			X	Ave.	Few									
X	Insulation	(13) Plumbing			Average Fixture(s)														
(2) Windows		(7) Excavation			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
	Many X Avg. Few		X	Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1596 S.F. Height to Joists: 0.0														
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish			(14) Water/Sewer														
	X Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Asphalt Shingle	(10) Floor Support			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls		C	Blt		0				
(11) Heating System: Forced Heat & Cool										Ground Area = 1596 SF		Floor Area = 1596 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79		Building Areas			
Stories										Exterior	Foundation	Size	Cost New	Depr. Cost					
1 Story										Siding	Slab	1,596							
Other Additions/Adjustments										Total:		204,061		161,207					
Plumbing										3 Fixture Bath	1	4,711		3,722					
Water/Sewer										Public Sewer	1	1,515		1,197					
										Water Well, 100 Feet	1	5,890		4,653					
Built-Ins										Appliance Allow.	1	2,806		2,217					
Porches										4in Concrete	1828	15,154		14,396					
Garages										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		1111	36,241		28,630				
Base Cost										Totals:		270,378		216,022					
Notes:										ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>		TCV:		232,008					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
4682 BIRCHCREST		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	06/04/2019	PB19-0145	COMPLETE					
		P.R.E. 0%			POLE BUILDING	06/27/2018	PB18--014	COMPLETE					
Owner's Name/Address		SA:			ADDITION	09/18/2017	PB17-0277	COMPLETE					
TIGNER DANIEL & MELISSA 8051 FIELD CREST DR BRIGHTON MI 48116		2024 Est TCV Tentative											
		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
			Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					LG PT/N CANAL	120.00	150.00	1.0000	1.0000	750	100		90,000
					120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 90,000								
Tax Description					Land Improvement Cost Estimates								
1158/2354 1158/1492 1091/1167					Description								
L845/P361 L790/P589 234				X	Dirt Road								
LOTS 15 & 16 CAINS RIVERSIDE GARDENS					Gravel Road								
SPLIT/COMBINED ON 11/27/2017 FROM					Paved Road								
006-170-016-0000, 006-170-015-0000;				X	Storm Sewer								
Comments/Influences					Sidewalk								
Split/Comb. on 01/10/2018 completed					Water								
01/10/2018 MIKE OWNER REQUEST ;					D/W/P: 3.5 Concrete	Rate 6.68 Size % Good 1912 80 Cash Value 10,218							
Parent Parcel(s): 006-170-016-0000,					D/W/P: 3.5 Concrete	Rate 6.68 Size % Good 260 87 Cash Value 1,511							
006-170-015-0000;					D/W/P: 4in Ren. Conc.	Rate 8.29 Size % Good 929 93 Cash Value 7,162							
Child Parcel(s): 006-170-015-1000;					Total Estimated Land Improvements True Cash Value = 18,891								
-----					Work Description for Permit PB19-0145, Issued 06/04/2019: ONE STORY RESIDENTIAL RESIDENTIAL ROOFED WALKWAY - ATTACHING THE HOUSE TO THE GARAGE, 10 X 24 X 8 = 240 SQ FT; LAKE TOWNSHIP LAND USE PERMIT 4228, ROSCOMMON COUNTY SOIL EROSION NOT REQUIRED PER KARI 6/3/2019								
					Work Description for Permit PB18--014, Issued 06/27/2018: 1 STY DETACHED POLE BUILDING 30X40								
				X	Work Description for Permit PB17-0277, Issued 09/18/2017: OPEN ROOFED ENTRY. 6X11 COVERED PORCH								
					Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value								
				X	Level Rolling Low High Landscaped Swamp Wooded Pond								
					Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value								
				X	Waterfront Ravine Wetland Flood Plain								
					Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value								
					Who When What								
					2024 Tentative Tentative Tentative Tentative Tentative								
					KH 11/06/2019 INSPECTED 2023 45,000 137,600 182,600 130,150C								
					QT 11/12/2018 INSPECTED 2022 34,500 116,800 151,300 123,953C								
					MH 12/21/2017 INSPECTED 2021 30,000 102,300 132,300 119,994C								
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Licensed To: Township of Lake, County of Roscommon, Michigan													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240 146 66	Type CCP (1 Story) Roof Cover Onl Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 31 Floor Area: 2,172 Total Base New : 359,863 Total Depr Cost: 257,596 Estimated T.C.V: 276,658			E.C.F. X 1.074						
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1356 SF Floor Area = 2172 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69					Cls C Blt 0				
Yr Built 0	Remodeled 2018	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas									
Condition: Good		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Stories							
Room List		Doors:		Solid		H.C.	(12) Electric			2 Story			Size		Cost New				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1 Story			748		253,255				
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			1 Story			608						
X	Insulation			Many			X	Ave.		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			68			
(2) Windows	Many X Avg. Few		Large X Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1356 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments			Total:			174,746			
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement Double Glass X Patio Doors X Storms & Screens	(7) Excavation		(8) Basement			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Exterior			436			16,786			
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish			Lump Sum Items:			Stone Veneer			16,786			11,582			
X	Asphalt Shingle	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Sewer			Plumbing			1			4,711			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water/Sewer			Porches			240			6,230			
										Balcony			66			2,727			
										Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost			1008			34,161			
										Common Wall: 1/2 Wall			1			-1,122			
										Class: CD Exterior: Pole (Unfinished)			1200			26,292			
										Base Cost			1			1,515			
										Water/Sewer			1			5,890			
										Public Sewer			1			1,045			
										Water Well, 100 Feet			1			4,064			
										Built-Ins			1			2,806			
										Appliance Allow.			1			1,936			
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		88,000	11/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
4684 BIRCHCREST		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ORR RAYMOND J & MARY E 1235 WHITE WILLOW CT HOWELL MI 48843		SA:									
Tax Description		2024 Est TCV Tentative									
234 L-685 P-512 LOT 17 4684 BIRCHCREST 48629 CAIN'S RIVERSIDE GARDENS.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	99.00	150.00	1.0000	1.0000	850	100	84,150
		Paved Road		99 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =		84,150	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		D/W/P: 3.5 Concrete			Rate	Size % Good		Cash Value	
		Sewer					6.25	612	50	1,912	
		Electric		Total Estimated Land Improvements True Cash Value = 1,912							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/21/2022 INSPECTED	2023	42,100	46,500	88,600		55,288C			
		DMG 05/06/2010 INSPECTED	2022	42,100	41,800	83,900		52,656C			
			2021	37,100	37,000	74,100		50,974C			

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 200 48	Type CPP CPP	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 550 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 37 Floor Area: 950 Total Base New : 145,188 Total Depr Cost: 91,468 Estimated T.C.V: 98,237			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:																																																		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																											
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																													
Condition: Average		Lg	Ord	Small																																																														
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																																																										
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																																																										
(1) Exterior					No./Qual. of Fixtures																																																													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																																																													
X	Insulation				Many			X	Ave.	Few																																																								
(2) Windows		(7) Excavation			(13) Plumbing																																																													
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 950 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																													
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																												
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																													
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 950 SF Floor Area = 950 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>950</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>114,408</td> <td>72,078</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Porches</th> <th>Garages</th> <th>Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</th> <th>Base Cost</th> <th>Common Wall: 1 Wall</th> <th>Water/Sewer</th> <th>Public Sewer</th> <th>Water Well, 100 Feet</th> <th>Built-Ins</th> <th>Appliance Allow.</th> <th>Totals:</th> </tr> </thead> <tbody> <tr> <td>CPP</td> <td>200</td> <td></td> <td>550</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1,961</td> <td>145,188</td> </tr> <tr> <td>CPP</td> <td>48</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>91,468</td> </tr> </tbody> </table> Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 98,237																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	950			Total:				114,408	72,078	Porches	Garages	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost	Common Wall: 1 Wall	Water/Sewer	Public Sewer	Water Well, 100 Feet	Built-Ins	Appliance Allow.	Totals:	CPP	200		550	1	1	1	1	1	1,961	145,188	CPP	48									91,468
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																													
1 Story	Siding	Crawl Space	950																																																															
Total:				114,408	72,078																																																													
Porches	Garages	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost	Common Wall: 1 Wall	Water/Sewer	Public Sewer	Water Well, 100 Feet	Built-Ins	Appliance Allow.	Totals:																																																								
CPP	200		550	1	1	1	1	1	1,961	145,188																																																								
CPP	48									91,468																																																								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KELLOW HAROLD D REVOC TRUS	KELLOW DOLORES I REVOC TRU	0	05/09/2019	WD	21-NOT USED/OTHER	1169:0798	DEED	0.0				
KELLOW HAROLD D		0	03/02/2019	OTH	07-DEATH CERTIFICATE	1169:0796	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
4686 BIRCHCREST		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/03/1994										
KELLOW DOLORES I REVOC TRUST 4686 BIRCHCREST DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1051 P-1028-1029 (L-264P-394) 234 LOT 18 - S 1/2 OF LOT 19 CAIN'S RIVERSIDE GARDENS.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	68.00	150.00	1.0000	1.0000	850	100		57,800
		Paved Road		68 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =		57,800		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: Asphalt Paving				2.93	768	50	1,125	
		Electric		D/W/P: 3.5 Concrete				6.25	396	90	2,227	
		Gas		Total Estimated Land Improvements True Cash Value =				3,352				
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	06/21/2022	INSPECTED	2023	28,900	62,900	91,800				43,617C
		DMG	05/06/2010	INSPECTED	2022	28,900	51,600	80,500				41,540C
					2021	25,500	45,300	70,800				40,213C

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Roscommon, Michigan

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								500	Treated Wood			
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 25 Floor Area: 1,040 Total Base New : 163,807 Total Depr Cost: 122,854 Estimated T.C.V: 131,945						
Yr Built	Remodeled	Drywall Paneled	Plaster Wood T&G	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			E.C.F. X 1.074		Cls CD Blt 0		
0	0	Trim & Decoration			0 Amps Service			Ex. X Ord. Min			Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
Condition: Good		Size of Closets			No. of Elec. Outlets			(13) Plumbing			Building Areas						
Room List		Doors:	Solid	H.C.	Average Fixture(s)			Many X Ave. Few			Stories Exterior Foundation			Size		Cost New Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			1 3 Fixture Bath			(14) Water/Sewer			1 Story Siding Crawl Space			1,040			
(1) Exterior		Kitchen: Other: Other:			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well			Deck Treated Wood			500		7,475 5,606	
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			3 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic 2000 Gal Septic			Garages						
X	Insulation	No. of Elec. Outlets			Lump Sum Items:						Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		576 20,074 15,055	
(2) Windows		(7) Excavation									Water/Sewer			Public Sewer		1 1,345 1,009	
	Many Avg. Few	X	Avg. Small	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0									Water Well, 100 Feet			1 5,720 4,290	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement									Built-Ins			Appliance Allow.		1 1,961 1,471	
(3) Roof		(9) Basement Finish									Notes:			Totals:		163,807 122,854	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			131,945		
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BORSCHKE JUDITH A TRUST	BORSCHKE FRANK A & JUDITH	0	01/13/2015	OTH	09-FAMILY	1147-1183	PROPERTY TRANSFER	0.0				
BORSCHKE FRANK A & JUDITH	BORSCHKE FRANK & JUDITH TR	0	01/13/2015	OTH	09-FAMILY	1147-1168	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
4690 BIRCHCREST		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 09/17/2014										
BORSCHKE FRANK A & JUDITH A 4690 BIRCHCREST HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1053 P-164 (L-696P-152-153) 234 N 1/2 OF LOT 19 - LOT 20 CAIN'S RIVERSIDE GARDENS.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	74.00	150.00	1.0000	1.0000	850	100		62,900
		Paved Road		74 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 62,900								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		3326		75	16,663		
		Electric		D/W/P: Brick on Sand	18.28		120		75	1,645		
		Gas		Total Estimated Land Improvements True Cash Value = 18,308								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				
		QT	06/21/2022	INSPECTED	2023	31,500	244,200	275,700			90,242C	
		DMG	08/04/2011	INSPECTED	2022	31,500	210,600	242,100			85,945C	
		DMG	05/06/2010	INSPECTED	2021	27,800	183,200	211,000			83,200C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 819 25 20 8	Type CPP CPP WCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: BC Effec. Age: 25 Floor Area: 3,715 Total Base New : 624,785 Total Depr Cost: 472,123 Estimated T.C.V: 507,060			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2479 SF Floor Area = 3715 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls BC		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas					
Condition: Very Good		Size of Closets		Lg Ord Small			(13) Plumbing			Stories Exterior Foundation 2 Story Siding Crawl Space 1 Story Siding Crawl Space			Size 1,236 1,243		Cost New Depr. Cost 532,079 399,059	
Room List		Doors:	Solid	H.C.	Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Stone Veneer Plumbing 3 Fixture Bath Porches CPP CPP WCP (1 Story) Garages			223 10,548 7,911 2 13,857 10,393 25 826 619 819 14,726 14,579 20 1,791 1,343		
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Many X Ave. Few			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall			896 41,108 30,831 1 -2,688 -2,016	
(1) Exterior	(6) Ceilings		(7) Excavation			Basement: 0 S.F. Crawl: 2479 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish	
Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(2) Windows		Many Avg. X Avg. Large Small Few			Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens			(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Deck			1 1,941 1,456 1 6,333 4,750 1 4,031 3,023 8 233 175			Totals: 624,785 472,123	
Chimney:	(14) Water/Sewer		Lump Sum Items:			w/Roof (Roof portion)			8 233 175			Totals: 624,785 472,123		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BORSCHKE BERNARD G ESTATE	HASSLER MATHEW S	390,000	04/10/2018	WD	08-ESTATE	1165:1656	PROPERTY TRANSFER	100.0			
BORSCHKE BERNARD G		0	07/24/2017	OTH	07-DEATH CERTIFICATE		PROPERTY TRANSFER	0.0			
VROMAN BEATRICE L	BORSCHKE BERNARD G	85,000	07/01/1999	WD	21-NOT USED/OTHER	843 :32	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
4694 BIRCHCREST		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 10/28/2019									
HASSLER MATHEW S PO BOX 245 HIGGINS LAKE MI 48627		SA:									
Tax Description		2024 Est TCV Tentative									
L-843 P-32 (L-452 P-477) 234 4694 BIRCHCREST LOT 21 CAIN'S RIVERSIDE GARDENS.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	51.00	150.00	1.0000	1.0000	850	100	43,350
		Paved Road		51 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		43,350	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		2779 50		9,282		
		Electric		Total Estimated Land Improvements True Cash Value =				9,282			
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	06/21/2022	INSPECTED	2023	21,700	236,100	257,800			206,548C
		DMG	08/04/2011	INSPECTED	2022	21,700	204,800	226,500			196,713C
		DMG	05/06/2010	INSPECTED	2021	19,100	178,600	197,700			190,429C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2000 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 416 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 18 Floor Area: 3,304 Total Base New : 567,072 Total Depr Cost: 464,113 Estimated T.C.V: 498,457			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Trim & Decoration			No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1796 SF Floor Area = 3304 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Cls BC		Blt 2000		
Yr Built 2000	Remodeled 0	Ex	Ord	Min	200 Amps Service			No. of Elec. Outlets			Building Areas							
Condition: Good		Size of Closets			Lg Ord Small			(13) Plumbing			Stories Exterior Foundation 2 Story Siding Crawl Space 1 Story Siding Crawl Space			Size 1,508 288		Cost New Depr. Cost 470,493 385,803		
Room List		Doors:	Solid	H.C.	(5) Floors			Average Fixture(s)			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Balcony Wood Balcony Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Storage Over Garage Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Interior 2 Story			2		13,857 11,363		
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few			Plumbing			Total:		470,493 385,803		
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1796 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish				
(2) Windows	Many X Avg. Few	X	Large Avg. Small	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer Water Well, 100 Feet			1 4,031 3,305				
X	Asphalt Shingle	(14) Water/Sewer			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			1 8,614 7,063							
Chimney: Stone																		

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<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCALLISTER DAVID L & CYNTH	MENARD RANDY J TRUST	320,148	05/08/2023	WD	03-ARM'S LENGTH	1184:621	PROPERTY TRANSFER	100.0				
MCALLISTER DAVID L & CYNTH	MCALLISTER DAVID L & CYNTH	0	06/10/2022	QC	15-LADY BIRD	1181:1269	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
4696 BIRCHCREST		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/08/2023										
MENARD RANDY J TRUST 4696 BIRCHCREST DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-626 P-257 234 4696 BIRCHCREST 48629 LOT 22 CAIN'S RIVERSIDE GARDENS.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	51.00	150.00	1.0000	1.0000	850	100		43,350
		Paved Road		51 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =		43,350		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		1309		50	4,372		
		Electric		Wood Frame	27.55		140		75	2,893		
		Gas		Total Estimated Land Improvements True Cash Value = 7,265								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	21,700	89,000	110,700			40,858C		
		High		2022	21,700	74,100	95,800			38,913C		
		Landscaped		2021	19,100	65,000	84,100			37,670C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	06/21/2022	INSPECTED								
		DMG	05/06/2010	INSPECTED								

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 360 35	Type 4in Concrete Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 36 Floor Area: 1,734 Total Base New : 266,310 Total Depr Cost: 171,484 Estimated T.C.V: 184,174			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0						
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1734 SF Floor Area = 1734 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64			Size 1,734		Cost New 226,554		Depr. Cost 144,996						
Condition: Good		Size of Closets		Lg			Ord	Small	(13) Plumbing			Total:		226,554		144,996					
Room List		Doors:	Solid	H.C.	(5) Floors			Average Fixture(s)			Other Additions/Adjustments										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 Common Wall: 1 Wall 1 Water/Sewer Public Sewer 1 Water Well, 100 Feet 1			226,554		144,996						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1734 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			1 Story			Siding	Crawl Space	1,734	226,554	144,996	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Appliance Allow.			Porches		4in Concrete		Totals:		266,310		171,484
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>		TCV:		184,174				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>		TCV:		184,174				
Chimney:		Joists: Unsupported Len: Cntr.Sup:																			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NORTHERN FLOORING & DESIGN	JOBIN CHAD E & TRICIA L	0	06/12/2020	QC	21-NOT USED/OTHER	1172:2283	DEED	0.0
CLUCKEY LYNN G & KIMBERLY	NORTHERN FLOORING & DESIGN	196,000	04/13/2018	WD	03-ARM'S LENGTH	1165:1723	PROPERTY TRANSFER	100.0
		185,000	07/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
4698 BIRCHCREST	School: HOUGHTON LAKE COMM SCHOOLS		ADDITION	05/03/2021	LU21-4404	NOT STARTE
	P.R.E. 100% 06/06/2020					

  

Owner's Name/Address	SA:
JOBIN CHAD E & TRICIA L 4698 BIRCHCREST HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description		Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
(L-940P-534&L-844P-660&L-748 P-670) 234 L-986 P-1204 4698 BIRCHCREST DRLOT 23 CAIN'S RIVERSIDE GARDENS.	X			* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				CANAL/RIVER	51.00	150.00	1.0000	1.0000	850	100	43,350
				51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 43,350							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
	X			D/W/P: 3.5 Concrete	6.68	878	49	2,874			
	X			D/W/P: 3.5 Concrete	6.68	288	94	1,809			
	X			D/W/P: Brick on Sand	18.28	1153	74	15,597			
	X			Fencing: Wire Mesh, #11	3.30	300	49	485			
	X			Wood Frame/Conc.	32.45	182	74	4,370			
	X			Total Estimated Land Improvements True Cash Value =							25,135
				Work Description for Permit LU21-4404, Issued 05/03/2021: ADDITION TO CONNECT DWELLING AND GARAGE							
				Topography of Site							
	X			Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
	X			Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
				2024	Tentative	Tentative	Tentative			Tentative	
	QT	11/03/2022	INSPECTED	2023	21,700	105,100	126,800			84,645C	
	QT	11/09/2021	INSPECTED	2022	21,700	89,200	110,900			80,615C	
	DMG	05/06/2010	INSPECTED	2021	19,100	60,600	79,700			77,266C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 55	Type CPP	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 31 Floor Area: 1,758 Total Base New : 269,724 Total Depr Cost: 186,908 Estimated T.C.V: 200,739			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	X			Ex. X Ord. Min			Ground Area = 1758 SF Floor Area = 1758 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69					
Condition: Good		Size of Closets			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			1 Story Siding Crawl Space 858					
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			(13) Plumbing			1 Story Siding Slab 900			Total: 225,568 155,641					
(1) Exterior		(7) Excavation			Average Fixture(s)			Other Additions/Adjustments			3 Fixture Bath 1 4,711 3,251					
Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 858 S.F. Slab: 900 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches CPP 55 1,322 912			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 23,912 16,499					
Insulation		(8) Basement			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer Public Sewer 1 1,515 1,045 Water Well, 100 Feet 1 5,890 4,064			Built-Ins Appliance Allow. 1 2,806 1,936					
(2) Windows		(9) Basement Finish			(14) Water/Sewer			Local Cost Items STAND BY GENERATOR 1 4,000 3,560			Totals: 269,724 186,908					
Many Avg. Few	X Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 200,739								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support			Lump Sum Items:											
(3) Roof		Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
COOK JOHN M & RODNIE A	COOK JOHN M & RODNIE A REV	0	04/12/2022	QC	14-INTO/OUT OF TRUST	1180:1679	PROPERTY TRANSFER	0.0			
STROUD JANET G	COOK JOHN M & RODNIE A	150,000	04/14/2018	WD	09-FAMILY	1165:1971	PROPERTY TRANSFER	100.0			
STROUD JAMES D JR		0	09/01/2017	OTH	07-DEATH CERTIFICATE	1165:1970	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
4700 BIRCHCREST		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
COOK JOHN M & RODNIE A REV TRUST 8133 200TH AVE REED CITY MI 49677		SA:									
Tax Description		2024 Est TCV Tentative									
L-636 P-16 234 4700 BIRCHCREST 48629 LOT 24 CAIN'S RIVERSIDE GARDENS.		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements			* Factors *						
		Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Gravel Road			CANAL/RIVER	51.00	150.00	1.0000	1.0000	850 100	43,350
		Paved Road			51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 43,350						
		Storm Sewer			Land Improvement Cost Estimates						
		Sidewalk			Description	Rate	Size	% Good	Cash Value		
		Water			D/W/P: Asphalt Paving	3.15	1188	50	1,871		
		X Sewer			D/W/P: 3.5 Concrete	6.68	165	75	826		
		Electric			Wood Frame	35.58	64	75	1,708		
		Gas			Total Estimated Land Improvements True Cash Value = 4,405						
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling			2024	Tentative	Tentative	Tentative			Tentative
		Low			2023	21,700	102,000	123,700			104,483C
		High			2022	21,700	92,000	113,700			99,508C
		Landscaped			2021	19,100	80,300	99,400			96,330C
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
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		DMG 05/06/2010 INSPECTED									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 380 36	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 32 Floor Area: 2,032 Total Base New : 294,285 Total Depr Cost: 200,115 Estimated T.C.V: 214,924			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C		Blt 0									
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1264 SF Floor Area = 2032 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68			Building Areas													
Condition: Good		Size of Closets			X			Plumbing			Stories			Size		Cost New		Depr. Cost						
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			1.75 Story			1,024		240								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service			Average Fixture(s)			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			240		240,759		163,718			
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			3 Fixture Bath		1		4,711		3,203				
	Wood/Shingle X Aluminum/Vinyl Brick	No. of Elec. Outlets			Many			X			Ave.			Few										
X	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1264 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Deck			Treated Wood			380		6,399		4,351			
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1264 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Treated Wood			36		1,531		1,041						
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		672		25,260		17,177	
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Water/Sewer			Public Sewer			1		1,515		1,030			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.			1		2,806		1,908		
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Fireplaces			Interior 1 Story			1		5,414		3,682						
Chimney: Vinyl		(10) Floor Support			Lump Sum Items:			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			214,924										
											Totals:			294,285		200,115								

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
RYCKMAN DOUGLAS L & MARTHA	REEBER MONIQUE N	211,300	11/18/2016	WD	03-ARM'S LENGTH	1160-2047	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status
4702 BIRCHCREST		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/09/2019	PB19-0099	COMPLETE	
Owner's Name/Address		P.R.E. 0%		SHED		11/26/2018	LU18-4210	COMPLETE	
REEBER MONIQUE N 4702 BIRCHCREST HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative					
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT			
AMERIHOMI MOTGAGE CO, LLC 1 CORELOGIC WAY WESTLAKE TX 76161		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value			
Tax Description		X		Dirt Road		CANAL/RIVER 51.00 150.00 1.0000 1.0000 850 100 43,350			
L-978 P-132 (L-592 P-159) 234 4702 BIRCHCREST DR 48629 LOT 25 CAIN'S RIVERSIDE GARDENS.		X		Gravel Road		51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 43,350			
Comments/Influences		X		Paved Road		Land Improvement Cost Estimates			
		X		Storm Sewer		Description Rate Size % Good Cash Value			
		X		Sidewalk		D/W/P: 3.5 Concrete 7.69 324 63 1,570			
		X		Water		D/W/P: Asphalt Paving 3.66 72 63 166			
		X		Electric		Wood Frame 36.34 120 90 3,925			
		X		Gas		Total Estimated Land Improvements True Cash Value = 5,661			
		X		Curb		Work Description for Permit PB19-0099, Issued 05/09/2019: REROOF (CONTRACTOR/APPLICANT IS SPOUSE, BUT IS NOT SHOWN ON PROPERTY SEARCH)			
		X		Street Lights		Work Description for Permit LU18-4210, Issued 11/26/2018: 12 X 12 SHED			
		X		Standard Utilities		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value			
		X		Underground Utils.		2024 Tentative Tentative Tentative Tentative Tentative			
		X		Topography of Site		2023 21,700 142,700 164,400 110,000C 68,366C			
		X		Level		2022 21,700 88,300 110,000 110,000C 65,111C			
		X		Rolling		2021 19,100 77,200 96,300 96,300C 63,031C			
		X		Low					
		X		High					
		X		Landscaped					
		X		Swamp					
		X		Wooded					
		X		Pond					
		X		Waterfront					
		X		Ravine					
		X		Wetland					
		X		Flood Plain					
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame																																					
Building Style: 2 STORY		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling																																		
Yr Built 0	Remodeled 0	Ex	Ord	Min																																		
Condition: Very Good		Size of Closets																																				
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																		
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																		
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																																		
X Insulation				Ex. X Ord. Min																																		
(2) Windows		(7) Excavation		No. of Elec. Outlets																																		
X	Many Avg. Few	X	Large Avg. Small	Many X Ave. Few																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		(13) Plumbing																																		
		Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																		
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:																																				
Class: BC Effec. Age: 20 Floor Area: 1,748 Total Base New : 350,557 Total Depr Cost: 280,447 Estimated T.C.V: 301,200													E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:																							
Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1176 SF Floor Area = 1748 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>604</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>572</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td><b>Total:</b></td> <td><b>272,602</b></td> <td><b>218,082</b></td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	604			2 Story	Siding	Crawl Space	572						<b>Total:</b>	<b>272,602</b>	<b>218,082</b>
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Crawl Space	604																																			
2 Story	Siding	Crawl Space	572																																			
			<b>Total:</b>	<b>272,602</b>	<b>218,082</b>																																	
Other Additions/Adjustments Exterior Stone Veneer 192 9,082 7,266 Plumbing 3 Fixture Bath 1 6,929 5,543 Deck Treated Wood 403 7,044 5,635 Treated Wood 176 4,090 3,272 Treated Wood 20 979 783 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 29,727 23,782 Common Wall: 1 Wall 1 -2,688 -2,150 Water/Sewer Public Sewer 1 1,941 1,553 Water Well, 100 Feet 1 6,333 5,066 Built-Ins Appliance Allow. 1 4,031 3,225 Fireplaces Exterior 2 Story 1 10,487 8,390 Totals: 350,557 280,447																																						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KURAS PATRICIA ROBIN ANN	KOZIOL MIKE & LINDA	70,000	01/15/2019	WD	03-ARM'S LENGTH	1168:723	PROPERTY TRANSFER	100.0					
JAMES LAURA & KURAS PATRICIA R	KURAS PATRICIA R	0	01/13/2016	QC	21-NOT USED/OTHER	1157-47	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
4704 BIRCHCREST		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		07/21/2010	145	COMPLETE					
Owner's Name/Address		SA:		2024 Est TCV Tentative									
KOZIOL MIKE & LINDA 3819 LUDLOW RD ALBION MI 49224		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Tax Description		Public Improvements		* Factors *				Value					
L-513 P-199 L-1051 P-2588 234 LOT 26 CAIN'S RIVERSIDE GARDENS.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100		42,500
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: Asphalt Paving	2.93	1030	50	1,509				
		X	Sewer		D/W/P: 3.5 Concrete	6.25	1177	75	5,517				
		X	Electric		Fencing: Wire Mesh, #11	3.26	440	50	717				
		X	Gas		Fencing: Gates, Mesh, 10'	864.81	1	50	432				
		X	Curb		Wood Frame	25.25	120	50	1,515				
		X	Street Lights		Total Estimated Land Improvements True Cash Value = 9,690								
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		QT	06/21/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative		
		DMG	05/06/2010	INSPECTED	2023	21,300	42,100	63,400			47,731C		
					2022	21,300	29,500	50,800			45,459C		
					2021	18,800	26,000	44,800			44,007C		

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min												
Condition: Average		Trim & Decoration														
Room List		Doors:	Solid	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
	X Insulation			Ex. X Ord. Min												
(2) Windows		No. of Elec. Outlets														
	Many Avg. Few	X	Avg.	Small	Many X Ave. Few											
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(7) Excavation		(13) Plumbing												
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 876 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(8) Basement														
	X Gable Hip Flat	X	Gambrel Mansard Shed													
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
Chimney:		(9) Basement Finish		(14) Water/Sewer												
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 0				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 876 SF Floor Area = 876 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																
Building Areas																
Stories Exterior Foundation										Size		Cost New		Depr. Cost		
1 Story Siding Slab										876						
Total:										103,350		62,010				
Other Additions/Adjustments																
Garages																
Class: CD Exterior: Pole (Unfinished)																
Base Cost										484		13,339		8,003		
Water/Sewer																
Public Sewer										1		1,345		807		
Water Well, 100 Feet										1		5,720		3,432		
Built-Ins																
Appliance Allow.										1		1,961		1,177		
Totals:										125,715		75,429				
Notes:																
ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:														81,011		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MORRIS WESLEY D & MARY A	MORRIS WESLEY D REVOCABLE	0	12/28/2021	QC	14-INTO/OUT OF TRUST	1179:1166	DEED	0.0			
MORRIS WESLEY D & MARY A	MORRIS MARY A REVOCABLE TR	0	12/28/2021	QC	14-INTO/OUT OF TRUST	1179:1165	DEED	0.0			
CHAPMAN CONSTANCE R	MORRIS WESLEY D & MARY A	210,000	05/23/2017	WD	03-ARM'S LENGTH	1162:1425	PROPERTY TRANSFER	100.0			
		112,000	07/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
4706 BIRCHCREST		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 05/23/2017									
Owner's Name/Address		SA:									
MORRIS WESLEY D REVOCABLE TRUST & MORRIS MARY A REVOCABLE TRUST 4706 BIRCHCREST DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
L-796 P-546 234 4706 BIRCHCREST 48629LOT 27 CAIN'S RIVERSIDE GARDENS		Public Improvements		* Factors *				Value			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	50.00	150.00	1.0000	1.0000	850	100	42,500
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 42,500							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Fencing: Wd, Picket, 30-40	17.22	80	25	344			
		X Sewer		Fencing: Gates, Wood/SqFt	19.83	24	25	119			
		Electric		D/W/P: Asphalt Paving	3.66	912	60	2,003			
		Gas		D/W/P: 3.5 Concrete	7.69	1022	75	5,894			
		Curb		D/W/P: Brick on Sand	21.96	233	75	3,838			
		Street Lights		Wood Frame	41.93	80	87	2,918			
		X Standard Utilities		Total Estimated Land Improvements True Cash Value = 15,116							
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	06/21/2022	INSPECTED	2023	21,300	153,200	174,500			131,759C
		DMG	08/04/2011	INSPECTED	2022	21,300	122,900	144,200			125,485C
		DMG	05/06/2010	INSPECTED	2021	18,800	107,100	125,900			121,477C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								256 24 80 308	WCP (1 Story) WCP (1 Story) WGEP (1 Story) Treated Wood			
Building Style: 1 3/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: BC Effec. Age: 30 Floor Area: 2,223 Total Base New : 418,387 Total Depr Cost: 292,871 Estimated T.C.V: 314,543					E.C.F. X 1.074	Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY			Cls BC		Blt 0	
Condition: Good		Lg	Ord	Small	Kitchen: Other: Other:			0 Amps Service			Ground Area = 1508 SF Floor Area = 2223 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms				No. of Elec. Outlets			Average Fixture(s)			Stories			Size		Cost New	Depr. Cost
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding 1.25 Story Siding			676 832		327,309		229,116
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1508 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments							
(2) Windows	Many X Avg. Few	Large X Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Plumbing			2		13,857	9,700
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Porches			256 80 24		12,298 10,206 2,149	8,609 7,144 1,504	
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Deck			Treated Wood			308		5,907	4,135
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:			Water/Sewer			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			784 1 1		37,044 -2,688	25,931 -1,882	
Chimney:	ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TC		V: 314,543		Built-Ins			Appliance Allow.			1		4,031	2,822			
Totals:															418,387	292,871	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		235,750	08/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
4708 BIRCHCREST		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 12/19/2006											
KOSCIELNY STEPHEN E & JANET L 4708 BIRCHCREST HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-1038 P-1856 (L-1032P-826&L-641P-502) 234 4708 BIRCHCREST LOT 28 CAIN'S RIVERSIDE GARDENS. Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
			Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					CANAL/RIVER	131.00	100.00	1.0000	0.8165	850	100		90,917
					131 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 90,917								
					Land Improvement Cost Estimates								
					Description	Rate	Size	% Good	Cash Value				
		X	Dirt Road		D/W/P: 3.5 Concrete	6.68	4132	75	20,701				
		X	Gravel Road		D/W/P: Brick on Sand	18.28	392	90	6,449				
		X	Paved Road		Fencing: Wire Mesh, #11	3.30	560	50	924				
		X	Storm Sewer		Fencing: Gates, Mesh, 3'	415.39	1	50	207				
		X	Sidewalk		Fencing: Gates, Mesh, 15'	1,225.71	1	50	613				
		X	Water		Wood Frame	27.55	140	75	2,893				
		X	Sewer		Total Estimated Land Improvements True Cash Value = 31,787								
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
			Topography of Site										
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2024	Tentative	Tentative	Tentative			Tentative		
					2023	45,500	119,400	164,900			73,322C		
					2022	45,500	96,800	142,300			69,831C		
					2021	40,100	84,600	124,700			67,601C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 157	Type CCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 623 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 32 Floor Area: 2,069 Total Base New : 308,242 Total Depr Cost: 209,604 Estimated T.C.V: 225,115			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 2069 SF Floor Area = 2069 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68								
Condition: Good		Size of Closets		Lg			Ord	Small	Building Areas							
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
Basement	1st Floor	Kitchen:		Other:			0 Amps Service									
2nd Floor	Bedrooms	Other:														
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68									
Wood/Shingle	Aluminum/Vinyl	Brick		Many			X	Ave.	Few	Building Areas						
X	Insulation	(7) Excavation		Average Fixture(s)			(13) Plumbing			Stories Exterior Foundation			Size Cost New Depr. Cost			
(2) Windows		Basement: 0 S.F. Crawl: 1226 S.F. Slab: 843 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1 Story Siding Slab			1,226 843 Total: 260,772			177,325			
Many Avg. Few	X	Large Avg. Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Exterior					
Wood Sash	Metal Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Stone Veneer			Plumbing						
X	Vinyl Sash	(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			3 Fixture Bath			Porches						
X	Double Hung	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior			CCP (1 Story)						
X	Horiz. Slide Casement	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Garages						
X	Double Glass	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Patio Doors			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Base Cost						
X	Storms & Screens			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Common Wall: 1 Wall						
(3) Roof				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Water/Sewer						
X	Gable			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Public Sewer						
X	Hip			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Water Well, 100 Feet						
X	Flat			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Built-Ins						
X	Asphalt Shingle			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Appliance Allow.						
Chimney:				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Fireplaces						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Direct-Vented Gas						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Totals:			308,242 209,604			
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCv: 225,115			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DITCHIE RONALD A & BETTY J	ROBINSON DAVID R & COLLEEN	0	07/10/2013	WD	03-ARM'S LENGTH	1130/411	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)	Date	Number	Status			
CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ROBINSON DAVID R & COLLEEN 5258 CHAMBERS RD MAYVILLE MI 48744		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-1040 P-1920-1922 (L-287 P-200-1) 234 S 1/2 OF LOT 1 CLEARVIEW SUBD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	25.00	150.00	1.0000	1.0000	2800	100	70,000
		Paved Road		25 Actual Front Feet, 0.09 Total Acres				Total Est. Land Value =		70,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		Wood Frame	29.13		80 74		1,724		
		X Sewer		Total Estimated Land Improvements True Cash Value =				1,724			
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/08/2021	INSPECTED	2023	35,000	800	35,800	28,017C			
Licensed To: Township of Lake, County of		DMG 06/11/2012	INSPECTED	2022	30,000	700	30,700	26,683C			
Roscommon, Michigan		DMG 09/21/2010	INSPECTED	2021	27,500	0	27,500	25,831C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MARKUSIC CAROLE L	COLCOMB DIANE	510,000	12/05/2007	WD	03-ARM'S LENGTH	1067/351	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
302 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
COLCOMB DIANE TRUST 5178 BELMONTE DR ROCHESTER MI 48306		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-607 P-230 234 N1/2 OF LOT 1 - LOT 2 CLEARVIEW SUBD		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	75.00	150.00	1.0000	1.0000	2800	100		210,000
		Paved Road		75 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =		210,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	7.69		1743		71	9,517		
		Sewer		Wood Frame	38.32		96		71	2,612		
		Electric		Total Estimated Land Improvements True Cash Value = 12,129								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	03/27/2023	INSPECTED	2023	105,000	215,100	320,100			169,651C	
		MH	11/10/2017	INSPECTED	2022	90,000	167,100	257,100			161,573C	
		DMG	06/11/2012	INSPECTED	2021	82,500	159,400	241,900			156,412C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 1091 173	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 24 Floor Area: 3,326 Total Base New : 552,883 Total Depr Cost: 420,191 Estimated T.C.V: 450,445			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 2006 SF Floor Area = 3326 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76			Cls BC		Blt 0	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas						
Condition: Good		Size of Closets		200 Amps Service			Ex. X Ord. Min			Stories Exterior Foundation			Cost New		Depr. Cost	
Room List		Doors:		Solid	X	H.C.	No. of Elec. Outlets			2 Story Siding Crawl Space 984						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			1+ Story Siding Crawl Space 860						
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 2006 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			0.5 Story Siding Overhang 672			Total: 460,573		350,036	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		(8) Basement			Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Exterior Stone Veneer 132 6,244 4,745		Plumbing 3 Fixture Bath 2 13,857 10,531	
(2) Windows		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Deck Treated Wood 173 4,043 3,073 Treated Wood 1091 15,230 11,575			Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 33,324 25,326 Common Wall: 1/2 Wall 1 -1,341 -1,019			
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,941 1,475 Water Well, 100 Feet 1 6,333 4,813			Built-Ins Appliance Allow. 1 4,031 3,064		Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Chimney:			Joists: Unsupported Len: Cntr.Sup:			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MACKAY CHARLES G & CARLENE	MACKAY JOINT LIVING TRUST	0	08/01/2014	WD	14-INTO/OUT OF TRUST	1175:1902	DEED	0.0				
MACKAY CARLENE M	MACKAY CHARLES G & CARLENE	0	07/30/2014	QC	21-NOT USED/OTHER	1143-868	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
304 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS			DEMO	09/30/2011	214	COMPLETE				
Owner's Name/Address		P.R.E. 100% 05/03/1994			NEW RESIDENCE	09/26/2011	2141	COMPLETE				
MACKAY JOINT LIVING TRUST 304 CLEARVIEW DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative								
Taxpayer's Name/Address		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
MACKAY JOINT LIVING TRUST 10403 NORTHRIDGE CT WHITE LAKE MI 48386		Public Improvements		* Factors *				Value				
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
234 L-537 P-482 LOT 3 CLEAR VIEW SUBD.		X Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
Comments/Influences		X Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		140,000		
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		D/W/P: Asphalt Paving	3.15	420	49	648				
		X Sewer		D/W/P: Brick on Sand	18.28	208	63	2,395				
		X Electric		Wood Frame	27.55	140	63	2,430				
		X Gas		Total Estimated Land Improvements True Cash Value = 5,473								
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X Low		2023	70,000	110,700	180,700			107,714C		
		X High		2022	60,000	84,900	144,900			102,585C		
		X Landscaped		2021	55,000	78,000	133,000			99,308C		
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 04/08/2021 INSPECTED										
		DMG 11/29/2012 INSPECTED										
		DMG 12/08/2011 INSPECTED										

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 270 60 15	Type Composite Composite Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C Effec. Age: 11 Floor Area: 1,456 Total Base New : 243,757 Total Depr Cost: 216,942 Estimated T.C.V: 232,562			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89 Building Areas					Cls C Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,456		Cost New 194,351		Depr. Cost 172,972		
Condition: Good		Size of Closets			Lg Ord Small			(12) Electric			No. of Elec. Outlets									
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Other Additions/Adjustments Plumbing 3 Fixture Bath Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Deck Composite Composite w/Roof (Deck Portion) Composite w/Roof (Roof portion) Treated Wood						
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(6) Ceilings			(13) Plumbing			Notes:									
(1) Exterior		(6) Ceilings			(7) Excavation			(14) Water/Sewer			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV:									
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X Insulation		(7) Excavation			(8) Basement			Lump Sum Items:												
(2) Windows		(8) Basement			(9) Basement Finish															
Many X Avg. Few	X Avg. Large Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(9) Basement Finish			(10) Floor Support															
(3) Roof		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:															
X	Gable Hip Flat	Gambrel Mansard Shed																		
X	Asphalt Shingle																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
306 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS			REMODEL	08/26/2013	13187	COMPLETE					
Owner's Name/Address		P.R.E. 0%											
HUNDT LEON K & MARGARET C/O HUNDT MARGARET & HUNDT KENNETH 819 W MOUNT HOPE AVENUE LANSING MI 48910		SA:											
Tax Description		2024 Est TCV Tentative											
L-350 P-340-45 234 LOT 4 CLEAR VIEW. Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
			Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description				Rate	Size	% Good	Cash Value	
		X	Water		D/W/P: 3.5 Concrete				6.25	12	49	37	
		X	Sewer		D/W/P: 3.5 Concrete				6.25	291	49	891	
			Electric		Total Estimated Land Improvements True Cash Value = 928								
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
		QT	04/08/2021	INSPECTED	2023	70,000	67,100	137,100			82,741C		
		DMG	06/11/2012	INSPECTED	2022	60,000	51,400	111,400			78,801C		
		DMG	09/21/2010	INSPECTED	2021	55,000	42,400	97,400			76,284C		

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 41 Floor Area: 1,255 Total Base New : 151,932 Total Depr Cost: 89,640 Estimated T.C.V: 96,094			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Average		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service									
(1) Exterior					No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets												
	Insulation				Many X Ave. Few												
(2) Windows		(7) Excavation			(13) Plumbing												
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 576 S.F. Slab: 672 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed				Lump Sum Items:											
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 0 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 192 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 53 Floor Area: 744 Total Base New : 93,636 Total Depr Cost: 44,008 Estimated T.C.V: 47,177			E.C.F. X 1.072		Bsmnt Garage:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								Carport Area: Roof:					
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 744 SF Floor Area = 744 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47			Cls D Blt 0						
Condition: Excellent		Lg	Ord	Small	Kitchen: Other: Other:			No. of Elec. Outlets			Building Areas			Total: 88,078		41,396				
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation 1+ Story Siding Slab			Size 744		Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Common Wall: 2 Wall Base Cost		1 -3,740 -1,758 192 7,636 3,589				
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 744 S.F. Height to Joists: 0.0			Plumbing			Notes:			Totals: 93,636 44,008			ECF (4004 LAKEVIEW) 1.072 => TCV: 47,177			
X	Insulation	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing												
(2) Windows	Many Avg. Few	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer														
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:														
X	Asphalt Shingle																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
310 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 56% 08/05/2021										
BAHR JAMES J 310 CLEARVIEW DR HOUGHTON LAKE MI 48629		SA:										
Taxpayer's Name/Address		2024 Est TCV Tentative										
BAHR JAMES J 7 TIFFANY DR CARLISLE PA 17013		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Tax Description		Public Improvements		* Factors *								
L-596 P-557 234 LOTS 5-10 CLEAR VIEW SUBD		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		LAKEVIEW	294.00	150.00	1.0000	1.0000	2800	100		823,200
		Paved Road		294 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 823,200								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	5.86	84	24	118				
		Sewer		D/W/P: 3.5 Concrete	5.86	12	24	17				
		Electric		D/W/P: 3.5 Concrete	5.86	24	24	34				
		Gas		Total Estimated Land Improvements True Cash Value = 169								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	411,600	41,100	452,700			290,800C		
		High		2022	352,800	30,100	382,900			276,953C		
		Landscaped		2021	323,400	31,500	354,900	347,100D		268,106C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		QT	04/08/2021	INSPECTED								
		DMG	06/08/2008	INSPECTED								
		DMG	09/21/2010	INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 12	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																											
Condition: Average		Lg	Ord	Small																												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																											
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																											
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures																											
X	Log				Ex. Ord. Min																											
X	Insulation				No. of Elec. Outlets																											
(2) Windows					Many Ave. Few																											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																									
	Wood Sash Metal Sash Vinyl Sash Double Hung	(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																														
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																														
X	Gable Hip Flat	(9) Basement Finish			(14) Water/Sewer																											
	Gambrel Mansard Shed				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 616 SF Floor Area = 616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>616</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>74,072</td> <td>33,333</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer Public Sewer 1 1,192 536 Water Well, 100 Feet 1 5,584 2,513 Built-Ins Appliance Allow. 1 1,662 748 Porches CPP 12 304 137 Totals: 82,814 37,267 Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 39,950															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	616			Total:				74,072	33,333
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	616																													
Total:				74,072	33,333																											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																								
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																				
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																			
Condition: Average		Lg	Ord	Small																																																				
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																																																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																				
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																				
		No./Qual. of Fixtures																																																						
		Ex.	Ord.	Min																																																				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets																																																				
X	Insulation				Many	Ave.	Few																																																	
(2) Windows		(7) Excavation		(13) Plumbing																																																				
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 660 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement																																																						
X	Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																						
X	Storms & Screens	(9) Basement Finish																																																						
(3) Roof				(14) Water/Sewer																																																				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																				
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																						
Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 660 SF Floor Area = 660 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>660</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>76,222</td> <td>34,300</td> </tr> </tbody> </table> Other Additions/Adjustments Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>480</td> <td>6,843</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>536</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>2,513</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>748</td> </tr> <tr> <td>Totals:</td> <td>99,866</td> <td>44,940</td> </tr> </tbody> </table> Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 48,176															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	660			Total:				76,222	34,300	Item	Cost	Depr. Cost	Base Cost	480	6,843	Water/Sewer			Public Sewer	1	536	Water Well, 100 Feet	1	2,513	Built-Ins			Appliance Allow.	1	748	Totals:	99,866	44,940
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status		
324 CLEARVIEW DR & ELLSWORTH		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	06/10/2022	PB22-0187	COMPLETE		
Owner's Name/Address		P.R.E. 0%			Commercial, Add/Alter/Repa	06/10/2022	PB22-0188	COMPLETE		
BAHR ELIZABETH TRUST 3/29/96 20308 VAN ANTWERP HARPER WOODS MI 48225		SA:			Commercial, Add/Alter/Repa	06/10/2022	PB22-0189	COMPLETE		
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
234 L-726 P-17 LOTS 11 TO 17 INCL CLEAR VIEW SUBD.		X	Improved	Vacant	* Factors *					
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		Dirt Road		LAKEVIEW 320.00 200.00 1.0000 1.0592 2800 100 949,065						
		Gravel Road		320 Actual Front Feet, 1.47 Total Acres Total Est. Land Value = 949,065						
		X	Paved Road	Land Improvement Cost Estimates						
		Storm Sewer		Description Rate Size % Good Cash Value						
		Sidewalk		D/W/P: 3.5 Concrete 5.86 312 49 896						
		X	Water	D/W/P: 3.5 Concrete 5.86 70 49 201						
		Sewer		D/W/P: 3.5 Concrete 5.86 48 49 138						
		Electric		D/W/P: 3.5 Concrete 5.86 71 49 204						
		Gas		Wood Frame 22.14 131 49 1,421						
		Curb		Wood Frame 21.30 156 49 1,628						
		Street Lights		Total Estimated Land Improvements True Cash Value = 4,488						
		X	Standard Utilities	Work Description for Permit PB22-0187, Issued 06/10/2022: COMMERCIAL CABIN ROOF. MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.						
		Underground Utils.		Work Description for Permit PB22-0188, Issued 06/10/2022: COMMERCIAL CABIN ROOF. MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.						
		Topography of Site		Work Description for Permit PB22-0189, Issued 06/10/2022: COMMERCIAL CABIN ROOF. MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.						
		X	Level	Year Land Building Assessed Board of Tribunal/ Taxable						
		Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Low		2024	Tentative	Tentative	Tentative			Tentative
		High		2023	474,500	121,000	595,500			391,299C
		Landscaped		2022	406,700	92,800	499,500			372,666C
		Swamp		2021	372,800	56,500	429,300			354,971C
		Wooded								
		Pond								
		X	Waterfront							
		Ravine								
		Wetland								
		Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 06/11/2012	INSPECTED							
		DMG 09/21/2010	INSPECTED							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 2 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame Block	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: D Effec. Age: 51 Floor Area: 1,218 Total Base New : 159,030 Total Depr Cost: 77,924 Estimated T.C.V: 83,535					E.C.F. X 1.072	Bsmnt Garage:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1218 SF Floor Area = 1218 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49						
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			(13) Plumbing			Building Areas						
Room List		Doors:	Solid	H.C.	(5) Floors			Average Fixture(s)			Stories Exterior Foundation						
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			6 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Block Slab			Size 1,218	Cost New 124,529	Depr. Cost 61,019	
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments						
	Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing 3 Fixture Bath Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			5	15,985	7,833	
X	Block							Lump Sum Items:									
X	Insulation																
(2) Windows		(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1218 S.F. Height to Joists: 0.0													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement															
X	Storms & Screens																
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support															
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															
<p>Notes:</p> <p>ECF (4004 LAKEVIEW) 1.072 =&gt; TCV: 83,535</p>																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 2 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame Block	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Block			Ex. Ord. Min												
X	Insulation			No. of Elec. Outlets												
(2) Windows				Many Ave. Few												
	Many Avg. Few		Large Avg. Small	(13) Plumbing												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(7) Excavation		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 2 Single Family 1 STORY										Cls D		Blt 0				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1218 SF Floor Area = 1218 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45																
Building Areas																
Stories Exterior Foundation										Size		Cost New		Depr. Cost		
1 Story Block Slab										1,218		124,529		56,038		
Total:																
Other Additions/Adjustments																
Plumbing																
3 Fixture Bath										1		3,197		1,439		
Water/Sewer																
Public Sewer										1		1,192		536		
Built-Ins																
Appliance Allow.										1		1,662		748		
Fireplaces																
Exterior 1 Story										2		10,078		4,535		
Totals:												140,658		63,296		
Notes:																
ECF (4004 LAKEVIEW) 1.072 => TCV:														67,853		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 2 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame Block	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Average		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures													
X	Block			Ex. X Ord. Min													
X	Insulation			No. of Elec. Outlets													
(2) Windows		(7) Excavation		Many X Ave. Few													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1218 S.F. Height to Joists: 0.0			(13) Plumbing										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 3 Single Family 1 STORY										Cls D		Blt 0					
(11) Heating System: Forced Air w/ Ducts																	
Ground Area = 1218 SF Floor Area = 1218 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Block Slab 1,218																	
Total: 124,529 56,038																	
Other Additions/Adjustments																	
Plumbing																	
3 Fixture Bath 1 3,197 1,439																	
Water/Sewer																	
Public Sewer 1 1,192 536																	
Built-Ins																	
Appliance Allow. 1 1,662 748																	
Fireplaces																	
Exterior 1 Story 2 10,078 4,535																	
Totals: 140,658 63,296																	
Notes:																	
ECF (4004 LAKEVIEW) 1.072 => TCV: 67,853																	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 16	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.072	Bsmnt Garage:	Carport Area: Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Town Home Duplex A-Frame		(4) Interior		X			Central Air Wood Furnace									
Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: 1 STORY		Trim & Decoration														
Yr Built 0	Remodeled 0	Ex	Ord	Min												
Condition: Average		Size of Closets														
Room List		Doors:	Solid	H.C.												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 4 Single Family 1 STORY			Cls D		Blt 0				
Insulation				Ex. Ord. Min			(11) Heating System: Space Heater									
(2) Windows		No. of Elec. Outlets		Many Ave. Few			Ground Area = 616 SF Floor Area = 616 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45									
Many Avg. Few		Large Avg. Small		(13) Plumbing			Building Areas									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Average Fixture(s)			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 616		Cost New 72,415		Depr. Cost 32,587		
Basement: 0 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
Water/Sewer Public Sewer							Water/Sewer Public Sewer			1		1,192		536		
Built-Ins Appliance Allow.							Built-Ins Appliance Allow.			1		1,662		748		
Porches CPP							Porches CPP			16		405		182		
Totals:							Totals:			75,674		34,053				
Notes:							Notes:			ECF (4004 LAKEVIEW) 1.072 =>		TCV:		36,505		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:									
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:														
Chimney:																

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		152,000	12/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV Zoning: R-1		Building Permit(s)		Date	Number	Status				
400 CLEARVIEW DR & ELLSWORTH		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 01/23/2020										
BRUFF CHARLES J & KAREN 400 CLEARVIEW DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-819 P-554 234 400 CLEARVIEW LOT 18 EXC N'LY 5 FT THEREOF CLEAR VIEW SUBD.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	44.00	150.00	1.0000	1.0000	2800	100		123,200
		Paved Road		44 Actual Front Feet, 0.15 Total Acres				Total Est. Land Value =		123,200		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.68	2758	74	13,633	
		X	Sewer	Wood Frame				39.80	40	49	780	
		Electric		Total Estimated Land Improvements True Cash Value =				14,413				
		Gas										
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	04/08/2021	INSPECTED	2023	61,600	103,500	165,100			92,679C	
		DMG	06/11/2012	INSPECTED	2022	52,800	80,300	133,100			88,266C	
		DMG	09/21/2010	INSPECTED	2021	48,400	59,300	107,700			85,447C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																															
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0																															
X	Wood Frame																																													
Building Style: 1 1/2 STORY		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling									160 CCP (1 Story) 156 4in Concrete 40 Composite																																	
Yr Built	Remodeled	Ex	Ord	Min	Trim & Decoration			Size of Closets			Class: C Effec. Age: 26 Floor Area: 1,870 Total Base New : 262,202 Total Depr Cost: 194,223 Estimated T.C.V: 208,207			E.C.F. X 1.072																																
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace									Bsmnt Garage:																																
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric						Carport Area: Roof:																																
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1140 SF Floor Area = 1870 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74			Cls C Blt 0																																	
(1) Exterior		Ex.	X	Ord.	Min	No. of Elec. Outlets			Building Areas																																					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			(13) Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space 1.5 Story Siding Crawl Space 0.5 Story Siding Overhang			Size Cost New Depr. Cost 480 660 800																																	
X	Insulation	(7) Excavation		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Other Additions/Adjustments Plumbing 3 Fixture Bath Porches CCP (1 Story) 4in Concrete Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas Deck Composite			Total: 215,254 159,288																																	
(2) Windows		Basement: 0 S.F. Crawl: 1140 S.F. Slab: 0 S.F. Height to Joists: 0.0																																												
X	Many Avg. Few X Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish																																												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																												
X	Gable Hip Flat	Gambrel Mansard Shed																																												
X	Asphalt Shingle	(10) Floor Support																																												
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																												
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>480</td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>660</td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>800</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>215,254</td> <td>159,288</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	480			1.5 Story	Siding	Crawl Space	660			0.5 Story	Siding	Overhang	800			Total:				215,254	159,288	Totals: 262,202 194,223	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																									
1 Story	Siding	Crawl Space	480																																											
1.5 Story	Siding	Crawl Space	660																																											
0.5 Story	Siding	Overhang	800																																											
Total:				215,254	159,288																																									
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																														

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SPROUL MATTHEW F	SPROUL MATTHEW F [LE]	0	05/04/2022	QC	15-LADY BIRD	1180:2442	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
402 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 05/03/1994								
Owner's Name/Address		SA:		2024 Est TCV Tentative								
SPROUL MATTHEW F [LE] 402 CLEARVIEW DR HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Tax Description		Public Improvements		* Factors *				Value				
L-1034 P-2418 (L-848P-671&L-317P-386) 234 N'LY 5 FT OF LOT 18 - S'LY 39.3 FT OF LOT 19 CLEAR VIEW SUBD.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	LAKEVIEW	44.00	150.00	1.0000	1.0000	2800	100		123,200
		X	Paved Road	44 Actual Front Feet, 0.15 Total Acres				Total Est. Land Value =		123,200		
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete	6.25	252	70	1,102				
		X	Sewer	D/W/P: Asphalt Paving	2.93	1512	50	2,215				
		X	Electric	Wood Frame	34.14	48	75	1,229				
		X	Gas	Total Estimated Land Improvements True Cash Value =				4,546				
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2024	Tentative	Tentative	Tentative			Tentative		
		X	Low	2023	61,600	65,100	126,700			81,761C		
		X	High	2022	52,800	46,500	99,300			77,868C		
		X	Landscaped	2021	48,400	44,400	92,800			75,381C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/13/2022	INSPECTED	2023	61,600	65,100	126,700			81,761C	
		DMG	06/11/2012	INSPECTED	2022	52,800	46,500	99,300			77,868C	
		DMG	09/21/2010	INSPECTED	2021	48,400	44,400	92,800			75,381C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								152 64 78	CGEP (1 Story) CCP (1 Story) CCP (1 Story)								
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G																			
Yr Built 0	Remodeled 0	Ex	Ord	Min																		
Condition: Good		Trim & Decoration																				
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																	
(1) Exterior		Kitchen: Other: Other:			0 Amps Service																	
	Wood/Shingle X Aluminum/Vinyl Brick Insulation	(6) Ceilings			No./Qual. of Fixtures																	
					Ex. X Ord. Min																	
(2) Windows		(7) Excavation			No. of Elec. Outlets																	
X	Many Avg. Few	X	Large Avg. Small		Many X Ave. Few																	
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement			(13) Plumbing																	
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
(3) Roof		(9) Basement Finish			(14) Water/Sewer																	
X	Gable Hip Flat	Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																	
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:																				
Notes:											Class: CD Effec. Age: 46 Floor Area: 1,572 Total Base New : 230,826 Total Depr Cost: 126,086 Estimated T.C.V: 135,164		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:							
Cost Est. for Res. Bldg: 1 Single Family 1 STORY											Cls CD		Blt 0									
(11) Heating System: Forced Heat & Cool											Ground Area = 1572 SF		Floor Area = 1572 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54							
Building Areas											Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story											Siding		Slab		1,572		Total:		176,058		95,072	
Other Additions/Adjustments											Plumbing		3 Fixture Bath		1		3,915		2,114			
Porches											CGEP (1 Story)		152		9,191		4,963					
											CCP (1 Story)		64		1,754		947					
											CCP (1 Story)		78		2,097		1,132					
Garages											Class: CD Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		720		23,602		12,745	
											Common Wall: 1/2 Wall		1		-1,037		-560					
Water/Sewer											Public Sewer		1		1,345		726					
											Water Well, 100 Feet		1		5,720		3,089					
Built-Ins											Appliance Allow.		1		1,961		1,059					
Fireplaces											Prefab 1 Story		1		2,220		1,199					
Local Cost Items											STAND BY GENERATOR		1		4,000		3,600		*9			
											Totals:		230,826		126,086		135,164					
											ECF (4004 LAKEVIEW) 1.072 =>		TCV:		135,164							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status						
404 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 100% 05/03/1994												
SWIDER EILEEN M TRUST 6/10/00 404 CLEARVIEW DR HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
L-886 P-133 (L-709 P-249) 234 N'LY 10 FT OF LOT 19 - S'LY 28 FT OF LOT20 CLEAR VIEW SUBD.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
Comments/Influences					* Factors *									
			Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			Dirt Road		LAKEVIEW	38.00	150.00	1.0000	1.0000	2800	100		106,400	
			Gravel Road		38 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 106,400									
		X	Paved Road		Land Improvement Cost Estimates									
			Storm Sewer		Description					Rate		Size	% Good	Cash Value
			Sidewalk		D/W/P: 3.5 Concrete					6.68		618	63	2,601
		X	Water		D/W/P: Asphalt Paving					3.15		990	49	1,528
			Electric		Total Estimated Land Improvements True Cash Value = 4,129									
			Gas											
			Curb											
			Street Lights											
		X	Standard Utilities											
			Underground Utils.											
			Topography of Site											
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative			
		QT	04/08/2021	INSPECTED	2023	53,200	102,200	155,400			87,025C			
		DMG	06/11/2012	INSPECTED	2022	45,600	79,100	124,700			82,881C			
		DMG	09/21/2010	INSPECTED	2021	41,800	65,100	106,900			80,234C			

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 88	Type WGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 37 Floor Area: 2,160 Total Base New : 319,380 Total Depr Cost: 201,210 Estimated T.C.V: 215,697			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1400 SF Floor Area = 2160 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63					Cls C Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	X Amps Service			Ex. X Ord. Min			Building Areas						
Condition: Good		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation 2 Story Siding Crawl Space 1 Story Siding Slab			Total: 256,149		161,374		
Room List		Doors:	Solid	H.C.	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Other Additions/Adjustments 3 Fixture Bath Porches WGEP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			Totals: 319,380		201,210	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 215,697							
(1) Exterior		(6) Ceilings		(7) Excavation			(8) Basement										
Wood/Shingle X Aluminum/Vinyl Brick		(9) Basement Finish		Basement: 0 S.F. Crawl: 760 S.F. Slab: 640 S.F. Height to Joists: 0.0			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
X Insulation		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
(2) Windows		Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:										
Many Avg. Few	X Large Avg. Small																
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens																	
(3) Roof																	
X	Gable Hip Flat	Gambrel Mansard Shed															
X Asphalt Shingle																	
Chimney: Block																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHALEN JAMES R & ELIZABETH	WHALEN FAMILY TRUST	0	02/03/2016	QC	21-NOT USED/OTHER	2016-8377	PROPERTY TRANSFER	0.0
COMO CRAIG J & LAURIE A	WHALEN JAMES R & ELIZABETH	149,800	10/16/2015	WD	03-ARM'S LENGTH	1154-1717	PROPERTY TRANSFER	100.0
		93,000	09/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
406 CLEARVIEW DR	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	07/28/2020	PB20-0202	COMPLETE
	P.R.E. 0%		GARAGE	05/23/2018	PB18-0097	COMPLETE

  

Owner's Name/Address	SA:
WHALEN FAMILY TRUST 1808 BARNEY RD KALAMAZOO MI 49004	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-736 P-103 234 406 CLEARVIEW N'LY 21.3 FT OF LOT 20 - S'LY 17 FT OF LOT 21 CLEARVIEW SUBD.	X		* Factors *								
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road		LAKEVIEW	38.00	150.00	1.0000	1.0000	2800	100		106,400
	Paved Road		38 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 106,400								
	Storm Sewer		Land Improvement Cost Estimates								
	Sidewalk		Description	Rate	Size	% Good	Cash Value				
	Water		D/W/P: 3.5 Concrete	6.25	568	72	2,556				
	Sewer		D/W/P: 3.5 Concrete	6.25	900	92	5,175				
	Electric		Metal Prefab	17.67	80	72	1,018				
	Gas		Total Estimated Land Improvements True Cash Value = 8,749								
	Curb		Work Description for Permit PB20-0202, Issued 07/28/2020: REROOF								
	Street Lights		Work Description for Permit PB18-0097, Issued 05/23/2018: 1.5 STY RES DETACHED GARAGE								
	Standard Utilities										
	Underground Utils.										
	Topography of Site										
	Level										
	Rolling										
	Low										
	High										
	Landscaped										
	Swamp										
	Wooded										
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			2024	Tentative	Tentative	Tentative			Tentative		
			2023	53,200	50,500	103,700			76,847C		
			2022	45,600	39,000	84,600			73,188C		
			2021	41,800	37,300	79,100			70,850C		

  

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
QT	03/27/2023	INSPECTED	2023	53,200	50,500	103,700			76,847C
QT	11/05/2018	INSPECTED	2022	45,600	39,000	84,600			73,188C
DMG	06/11/2012	INSPECTED	2021	41,800	37,300	79,100			70,850C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2018 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 92 Storage Area: 338 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall		Plaster													
Yr Built		Remodeled															
Condition: Good		Ex	X	Ord		Min											
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric												
(1) Exterior		Kitchen: Other: Other:			100 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures												
(2) Windows		No. of Elec. Outlets			Ex.			X	Ord.								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 909 S.F. Height to Joists: 0.0			Many			X	Ave.		Few				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			(13) Plumbing												
(3) Roof		(8) Basement			Average Fixture(s)												
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 0 S.F. Slab: 909 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer												
Chimney:		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
OSTRANDER DONALD R & MARY	OLSON TONY & GLORIA	299,500	07/21/2020	WD	03-ARM'S LENGTH	1173:911	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
408 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 07/21/2020											
OLSON TONY & GLORIA 408 CLEARVIEW DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-555 P-511 234 408 CLEARVIEW 48629 S'LY 6 FT OF LOT 22 - N'LY 32.4 FT OF LOT 21 CLEAR VIEW SUBD.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		X	Public Improvements		* Factors *								
		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	38.00	150.00	1.0000	1.0000	2800	100		106,400
		X	Paved Road		38 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 106,400								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate		Size % Good		Cash Value			
		X	Water		D/W/P: 3.5 Concrete	6.68		1320 74		6,525			
		X	Sewer		Total Estimated Land Improvements True Cash Value = 6,525								
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	53,200	120,900	174,100			134,496C		
		X	High		2022	45,600	93,600	139,200			128,092C		
		X	Landscaped		2021	41,800	82,200	124,000			124,000S		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/08/2021	INSPECTED									
		DMG	06/11/2012	INSPECTED									
		DMG	09/21/2010	INSPECTED									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 144 32	Type 4in Concrete Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			1			Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Class: C Effec. Age: 26 Floor Area: 2,212 Total Base New : 318,143 Total Depr Cost: 236,207 Estimated T.C.V: 253,214		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1300 SF Floor Area = 2212 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74					Cls C		Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few						
Condition: Good		Size of Closets		Lg Ord Small			(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			Plumbing			1 Story Siding Slab 964 2 Story Siding Slab 336 1 Story Siding Overhang 576			Total: 254,044		187,995				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,486 Balcony Wood Balcony 32 1,322 978 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 Common Wall: 1 Wall 1 -2,251 -1,666 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 15,711 11,626 Water/Sewer Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359 Built-Ins Appliance Allow. 1 2,806 2,076 Fireplaces Exterior 1 Story 1 6,605 4,888 Porches 4in Concrete 144 1,194 1,063			Total: 254,044		187,995					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,486 Balcony Wood Balcony 32 1,322 978 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 Common Wall: 1 Wall 1 -2,251 -1,666 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 15,711 11,626 Water/Sewer Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359 Built-Ins Appliance Allow. 1 2,806 2,076 Fireplaces Exterior 1 Story 1 6,605 4,888 Porches 4in Concrete 144 1,194 1,063			Total: 254,044		187,995					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1300 S.F. Height to Joists: 0.0			Plumbing			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,486 Balcony Wood Balcony 32 1,322 978 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 Common Wall: 1 Wall 1 -2,251 -1,666 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 15,711 11,626 Water/Sewer Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359 Built-Ins Appliance Allow. 1 2,806 2,076 Fireplaces Exterior 1 Story 1 6,605 4,888 Porches 4in Concrete 144 1,194 1,063			Total: 254,044		187,995					
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,486 Balcony Wood Balcony 32 1,322 978 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 Common Wall: 1 Wall 1 -2,251 -1,666 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 15,711 11,626 Water/Sewer Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359 Built-Ins Appliance Allow. 1 2,806 2,076 Fireplaces Exterior 1 Story 1 6,605 4,888 Porches 4in Concrete 144 1,194 1,063			Total: 254,044		187,995					
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,486 Balcony Wood Balcony 32 1,322 978 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 Common Wall: 1 Wall 1 -2,251 -1,666 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 15,711 11,626 Water/Sewer Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359 Built-Ins Appliance Allow. 1 2,806 2,076 Fireplaces Exterior 1 Story 1 6,605 4,888 Porches 4in Concrete 144 1,194 1,063			Total: 254,044		187,995					
Many Avg. Few	Large Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,486 Balcony Wood Balcony 32 1,322 978 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 Common Wall: 1 Wall 1 -2,251 -1,666 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 15,711 11,626 Water/Sewer Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359 Built-Ins Appliance Allow. 1 2,806 2,076 Fireplaces Exterior 1 Story 1 6,605 4,888 Porches 4in Concrete 144 1,194 1,063			Total: 254,044		187,995					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,486 Balcony Wood Balcony 32 1,322 978 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 Common Wall: 1 Wall 1 -2,251 -1,666 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 15,711 11,626 Water/Sewer Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359 Built-Ins Appliance Allow. 1 2,806 2,076 Fireplaces Exterior 1 Story 1 6,605 4,888 Porches 4in Concrete 144 1,194 1,063			Total: 254,044		187,995					
X	Gable Hip Flat	Gambrel Mansard Shed	(15) Fireplaces		Lump Sum Items:			Plumbing			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,486 Balcony Wood Balcony 32 1,322 978 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 Common Wall: 1 Wall 1 -2,251 -1,666 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 15,711 11,626 Water/Sewer Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359 Built-Ins Appliance Allow. 1 2,806 2,076 Fireplaces Exterior 1 Story 1 6,605 4,888 Porches 4in Concrete 144 1,194 1,063			Total: 254,044		187,995				
X	Asphalt Shingle	(16) Porches/Decks		Lump Sum Items:			Plumbing			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,486 Balcony Wood Balcony 32 1,322 978 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 Common Wall: 1 Wall 1 -2,251 -1,666 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 15,711 11,626 Water/Sewer Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359 Built-Ins Appliance Allow. 1 2,806 2,076 Fireplaces Exterior 1 Story 1 6,605 4,888 Porches 4in Concrete 144 1,194 1,063			Total: 254,044		187,995					
Chimney: Block		(17) Garage		Lump Sum Items:			Plumbing			Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,486 Balcony Wood Balcony 32 1,322 978 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 Common Wall: 1 Wall 1 -2,251 -1,666 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 15,711 11,626 Water/Sewer Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359 Built-Ins Appliance Allow. 1 2,806 2,076 Fireplaces Exterior 1 Story 1 6,605 4,888 Porches 4in Concrete 144 1,194 1,063			Total: 254,044		187,995					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		130,000	01/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
410 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS			Garage, detached	08/12/2019	PB19-0271	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
OBOZA FRANK J JR & MARY J ETAL 8583 RYDER CT WASHINGTON MI 48094		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
(L-870P-529-530&L-867 P-102) 234 L-1044 P-1867 S'LY 39.4 FT OF N'LY 43.4 FT OF LOT 22 CLEAR VIEW SUBD.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	39.00	150.00	1.0000	1.0000	2800	100		109,200
		Paved Road		39 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 109,200								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		164		73	748		
		Electric		Wood Frame	35.39		40		73	1,034		
		Gas		Total Estimated Land Improvements True Cash Value = 1,782								
		Curb		Work Description for Permit PB19-0271, Issued 08/12/2019: ONE STORY RESIDENTIAL								
		Street Lights		DETACHED GARAGE, 20 X 26 = 520 SQ FT; LAKE TOWNSHIP LAND USE PERMIT 4248;								
		Standard Utilities		ROSCOMMON COUNTY SOIL EROSION PERMIT 3768								
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	54,600	46,700	101,300			70,809C		
		High		2022	46,800	35,500	82,300			67,438C		
		Landscaped		2021	42,900	34,100	77,000			65,284C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/27/2023	INSPECTED	2023	54,600	46,700	101,300			70,809C	
		KH	11/01/2019	INSPECTED	2022	46,800	35,500	82,300			67,438C	
		CW	07/29/2019	INSPECTED	2021	42,900	34,100	77,000			65,284C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 560 % Good: 93 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	X	Ord		Min											
Condition: Good		Size of Closets			Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric												
		Kitchen: Other: Other:			0 Amps Service												
(1) Exterior		No./Qual. of Fixtures			X	Ex.		Ord.		Min							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets												
	Insulation							Many	X	Ave.		Few					
(2) Windows		(7) Excavation			(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 885 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 560 22,165 20,613 *9 Water/Sewer Public Sewer 1 1,345 847 Water Well, 100 Feet 1 5,720 3,604 Built-Ins Appliance Allow. 1 1,961 1,235 Totals: 135,462 91,991									
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:															

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PARKER RICHARD E	WILLSON, DARIA C	0	05/01/2012	OTH	21-NOT USED/OTHER	1115/56	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
412 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
WILLSON DARIA C TRUST 2906 BENTON BLVD LANSING MI 48906		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
234 L-1056 P-661 N 4 FT OF LOT 22 - LOT 23 CLEAR VIEW SUBD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	54.00	150.00	1.0000	1.0000	2800	100	151,200
		Paved Road		54 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 151,200							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		52 49		159		
		X Sewer		Total Estimated Land Improvements True Cash Value = 159							
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative		
QT 04/08/2021 INSPECTED		2023	75,600	33,900	109,500			81,272C			
DMG 06/11/2012 INSPECTED		2022	64,800	25,500	90,300			77,402C			
DMG 09/21/2010 INSPECTED		2021	59,400	28,200	87,600			74,930C			

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																								
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace																																																				
Yr Built 0	Remodeled 0	Ex	Ord	Min																																																				
Condition: Good		Size of Closets																																																						
Room List		Doors:	Solid	H.C.																																																				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																				
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																				
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																																				
	X Insulation			Ex. X Ord. Min																																																				
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																				
X	Many Avg. Few	X	Large Avg. Small	Many X Ave. Few																																																				
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 756 S.F. Height to Joists: 0.0		(13) Plumbing																																																				
(3) Roof		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																				
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer																																																				
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																				
Chimney:		(10) Floor Support		Lump Sum Items:																																																				
		Joists: Unsupported Len: Cntr.Sup:																																																						
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 756 SF Floor Area = 756 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>756</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>90,922</td> <td>53,644</td> </tr> </tbody> </table> Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>384</td> <td>15,199</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> </tr> <tr> <td>Totals:</td> <td></td> <td>115,147</td> </tr> </tbody> </table> Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 72,828															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	756			Total:				90,922	53,644	Item	Quantity	Cost	Base Cost	384	15,199	Water/Sewer			Public Sewer	1	1,345	Water Well, 100 Feet	1	5,720	Built-Ins			Appliance Allow.	1	1,961	Totals:		115,147
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																			
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Totals:		115,147																																																						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SPROUL MATTHEW F	SPROUL MATTHEW F [LE]	0	05/04/2022	QC	15-LADY BIRD	1180:2442	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
407 CLEARVIEW DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/03/1994										
SPROUL MATTHEW F [LE] 402 CLEARVIEW DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-1034 P-2420 (L-856P-471&L-435P-24) 234 LOTS 27 TO 30 INCL & TH S 26FT OF OUT LOT A CLEAR VIEW SUBD		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	237.00	150.00	1.0000	1.0000	400	100		94,800
		Paved Road		237 Actual Front Feet, 0.82 Total Acres				Total Est. Land Value =		94,800		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
		Sewer		D/W/P: Asphalt Paving				6.68	226		74	1,117
		Electric						3.15	528		74	1,231
		Gas						Total Estimated Land Improvements True Cash Value =				2,348
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	04/08/2021	INSPECTED	2023	47,400	6,900	54,300			30,424C	
		DMG	06/11/2012	INSPECTED	2022	41,500	5,900	47,400			28,976C	
		DMG	09/21/2010	INSPECTED	2021	38,500	5,900	44,400			28,051C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 14 Floor Area: 0 Total Base New : 19,478 Total Depr Cost: 16,751 Estimated T.C.V: 12,580			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: D Exterior: Pole (Unfinished) Base Cost 960 19,478 16,751 Totals: 19,478 16,751						
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 12,580					
Condition: Good		Lg	Ord	Small	X			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			No. of Elec. Outlets									
(1) Exterior		(6) Ceilings		Many X Ave. Few			(13) Plumbing									
	Wood/Shingle Aluminum/Vinyl Brick X Metal X Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer									
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:									
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	Gambrel Mansard Shed														
Asphalt Shingle X Metal																
Chimney:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-COMMON		Zoning: R-1	Building Permit(s)	Date	Number	Status			
10222 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 05/03/1994									
WYSACK ROY L & VALERIE G 10222 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-660 P-267 234 PART OF OUTLOT A COM AT NE COR OF LOT 27TH N26FT FOR POB TH N5DEG22'35"W 60FT TH W174.5FT TH S9DEG51'W 60.63FT TH E 190.48FT TO POB CLEAR VIEW SUBD. REFERENCE PARCEL CLASSIFICATION CHANGE FROM RESIDENTIAL REF IN 2016.		Improved	X	Vacant	* Factors *				Value		
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Total Est. Land Value =	0
		Dirt Road		0.00 Total Acres							
		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
				2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT			
				2022	0	0	0	0			
				2021	0	0	0	0			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-COMMON		Zoning: R-1	Building Permit(s)	Date	Number	Status			
10222 W HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 05/03/1994									
WYSACK ROY L & VALERIE G 10222 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-660 P-266 234 PART OF OUTLOT A COM AT SE COR OF LOT 27TH N5DEG 22'35"W 236FT FOR POB TH N5DEG 22'35"W 60FT TH W 158.5FT TO WLY LINE OF CO RD TH S9DEG 51'W 60.63FT TH E 174.5FT TO POB CLEAR VIEW SUBD. REFERENCE PARCEL CLASSIFICATION CHANGE FROM RESIDENTIAL REF IN 2016.		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		0.00 Total Acres Total Est. Land Value =							0
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		When		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		What		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
				2022	0	0	0			0	
				2021	0	0	0			0	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SILVER SPRINGS INC	STEVEN G LLC	8,600	08/10/2022	WD	03-ARM'S LENGTH	1182:0012	PROPERTY TRANSFER	100.0
COUNTY OF ROSCOMMON	SILVER SPRINGS INC	6,900	08/06/2021	PTA	13-GOVERNMENT		PROPERTY TRANSFER	100.0
MARK DOROTHY C ESTATE	COUNTY OF ROSCOMMON	0	02/02/2021	OTH	10-FORECLOSURE	1176:1422	OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status																																			
NORTHWAY & LESTER	School: HOUGHTON LAKE COMM SCHOOLS																																								
	P.R.E. 0%																																								
Owner's Name/Address	SA:																																								
STEVEN G LLC 2589 N JOHNSON RD WEIDMAN MI 48893	2024 Est TCV Tentative																																								
	Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3																																					
	Public Improvements		* Factors *																																						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value																																			
	OFF LAKE G3	76.00	175.00	0.9197	1.0313	150 100 10,812																																			
	76 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 10,812																																								
Tax Description	<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>Tentative</td> <td>Tentative</td> <td>Tentative</td> <td></td> <td></td> <td>Tentative</td> </tr> <tr> <td>2023</td> <td>5,400</td> <td>0</td> <td>5,400</td> <td></td> <td></td> <td>5,400S</td> </tr> <tr> <td>2022</td> <td>3,600</td> <td>0</td> <td>3,600</td> <td></td> <td></td> <td>3,600S</td> </tr> <tr> <td>2021</td> <td>3,500</td> <td>0</td> <td>3,500</td> <td></td> <td></td> <td>1,640C</td> </tr> </tbody> </table>						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2024	Tentative	Tentative	Tentative			Tentative	2023	5,400	0	5,400			5,400S	2022	3,600	0	3,600			3,600S	2021	3,500	0	3,500			1,640C
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																			
2024	Tentative	Tentative	Tentative			Tentative																																			
2023	5,400	0	5,400			5,400S																																			
2022	3,600	0	3,600			3,600S																																			
2021	3,500	0	3,500			1,640C																																			
234 L-670 P-157 LOT 1 CLOVERLEAF SUBD.	X	Dirt Road																																							
Comments/Influences	X	Gravel Road																																							
	X	Paved Road																																							
	X	Storm Sewer																																							
	X	Sidewalk																																							
	X	Water																																							
	X	Sewer																																							
	X	Electric																																							
	X	Gas																																							
	X	Curb																																							
	X	Street Lights																																							
	X	Standard Utilities																																							
	X	Underground Utils.																																							
		Topography of Site																																							
	X	Level																																							
	X	Rolling																																							
	X	Low																																							
	X	High																																							
	X	Landscaped																																							
	X	Swamp																																							
	X	Wooded																																							
	X	Pond																																							
	X	Waterfront																																							
	X	Ravine																																							
	X	Wetland																																							
	X	Flood Plain																																							
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																															
	QT	03/31/2023	INSPECTED	2023	5,400	0	5,400			5,400S																															
	QT	04/26/2018	INSPECTED	2022	3,600	0	3,600			3,600S																															
				2021	3,500	0	3,500			1,640C																															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOURLAND RANDY J	BOURLAND RANDY J [LE]	0	03/24/2023	QC	15-LADY BIRD	1183:2576	DEED	0.0
FHLMC	BOURLAND, RANDY & SHERI	0	09/27/2012	SD	10-FORECLOSURE	1119/2431	OTHER	100.0
CLARK MATTHEW J & NADENE S	FHLMC	0	05/01/2012	OTH	21-NOT USED/OTHER		OTHER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status			
NORTHWAY	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 100% 10/05/2012								
Owner's Name/Address	SA:								
BOURLAND RANDY J [LE] 215 NORTHWAY DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			OFF LAKE G3	76.00	175.00	0.9197	1.0313	150 100	10,812
			76 Actual Front Feet, 0.30 Total Acres				Total Est. Land Value =	10,812	
Tax Description	X	Dirt Road							
L-639 P-576 234 LOT 2 CLOVERLEAF SUBD.	X	Gravel Road							
Comments/Influences	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							
		Topography of Site							
	X	Level							
	X	Rolling							
	X	Low							
	X	High							
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who When What	2024	Tentative	Tentative	Tentative			Tentative
		QT 03/31/2023 INSPECTED	2023	5,400	1,700	7,100			3,556C
		QT 04/26/2018 INSPECTED	2022	3,600	800	4,400			3,387C
			2021	3,500	1,000	4,500			3,279C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: WELL/SEP ONLY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
(2) Windows		Ex.	Ord.	Min	No. of Elec. Outlets											
	Many Avg. Few	Large Avg. Small	Height to Joists: 0.0		(13) Plumbing											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer											
	Asphalt Shingle	(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney:		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HILL ROBERT H & VIRGINIA	KRENNER JERRY M	60,000	06/28/2022	WD	20-MULTI PARCEL SALE REF	1181:1700	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)		Date	Number	Status			
LESTER ST		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
RENNER JERRY M 206 TRUMAN ST HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-471 P-405 234 LOT 3 CLOVERLEAF SUBD. Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	76.00	152.00	0.9197	1.0027	150	100	10,512
		Paved Road		76 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 10,512							
		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X	Wooded								
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	03/31/2023	INSPECTED	2023	5,300	0	5,300		5,300S	
		QT	04/26/2018	INSPECTED	2022	3,500	0	3,500		1,694C	
					2021	3,500	0	3,500		1,640C	

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HILL ROBERT H & VIRGINIA	KRENNER JERRY M	60,000	06/28/2022	WD	20-MULTI PARCEL SALE REF	1181:1700	PROPERTY TRANSFER	100.0			
		1,500	10/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
LESTER ST		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
RENNER JERRY M 206 TRUMAN ST HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-653 P-536-537 234 LOT 4 CLOVERLEAF SUBD.		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100	10,484
		Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484							
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		QT	03/31/2023	INSPECTED	2023	5,200	0	5,200		5,200S	
Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/26/2018	INSPECTED	2022	3,500	0	3,500		1,694C	
					2021	3,500	0	3,500		1,640C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		10,000	08/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
208 LESTER		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
WENZEL JOHN W & TAMMY L 1096 MASON ROAD WHEELER MI 48662		SA:										
Tax Description		2024 Est TCV Tentative										
(L-974P-1778&L-966P-845&L-953P-1636) 234 L-988 P-1617 208 LESTER ST LOTS 5 TO 7 INCL CLOVERLEAF SUBD		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	228.00	150.00	0.7383	1.0000	150	100		25,248
		Paved Road		228 Actual Front Feet, 0.79 Total Acres				Total Est. Land Value =		25,248		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size % Good		Cash Value		
		Water		Wood Frame	26.62			96 22		562		
		Electric		Total Estimated Land Improvements True Cash Value = 562								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2023	12,600	37,900	50,500		37,181C		
		QT	03/31/2023	INSPECTED	2022	8,400	30,800	39,200		35,411C		
		QT	04/26/2018	INSPECTED	2021	8,400	28,900	37,300		34,280C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								25	CPP				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace														
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures													
Condition: Good		Size of Closets		Lg			X	Ord	Small									
Room List		Doors:	Solid	X	H.C.	(12) Electric												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service											
(1) Exterior		(6) Ceilings		No. of Elec. Outlets														
X	Wood/Shingle Aluminum/Vinyl Brick					Many	X	Ave.	Few									
X	Insulation	(7) Excavation		(13) Plumbing														
(2) Windows		(8) Basement		Average Fixture(s)														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(10) Floor Support		(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:														
Chimney:																		
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 0						
(11) Heating System: Forced Air w/ Ducts																		
Ground Area = 1040 SF Floor Area = 1040 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82																		
Building Areas																		
Stories Exterior Foundation										Size		Cost New		Depr. Cost				
1 Story Siding Crawl Space										1,040								
Total:										123,748		101,475						
Other Additions/Adjustments																		
Porches										25		690		566				
Deck										32		1,394		307		*2		
Treated Wood										16		726		595				
Water/Sewer																		
Public Sewer										1		1,345		1,103				
Water Well, 100 Feet										1		5,720		4,690				
Built-Ins																		
Appliance Allow.										1		1,961		1,608				
Totals:										135,584		110,344						
Notes:																		
														ECF (4003 OFF LAKE 3) 0.734 => TCV: 80,992				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HARVEY ARTHUR C	HARVEY ARTHUR C & COURTNEY	0	05/13/2017	QC	09-FAMILY	1162:1259	DEED	0.0			
ADAMS LORI A	HARVEY ARTHUR C	55,000	05/12/2017	WD	19-MULTI PARCEL ARM'S LEN	1162:1257	PROPERTY TRANSFER	100.0			
FITTING, KATHERINE E.	ADAMS LORI A	48,000	06/17/2013	WD	03-ARM'S LENGTH	1129/540	OTHER	100.0			
QUIRK CAROL I	FEDERAL NATIONAL MORTGAGE	0	11/30/2009	SD	10-FORECLOSURE		OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
214 LESTER		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 05/12/2017									
Owner's Name/Address		SA:									
HARVEY ARTHUR C & COURTNEY A 214 LESTER RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100	10,484
		Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		Wood Frame	21.70		144 21		656		
		Sewer		Total Estimated Land Improvements True Cash Value = 656							
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	03/31/2023	INSPECTED	2023	5,200	34,000	39,200		30,684C	
		MH	08/04/2017	INSPECTED	2022	3,500	27,800	31,300		29,223C	
					2021	3,500	25,800	29,300		28,290C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 72 160	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 63 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 57 Floor Area: 1,727 Total Base New : 212,809 Total Depr Cost: 98,542 Estimated T.C.V: 72,330			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	X Ord		Min	Size of Closets											
Condition: Average		Lg	X Ord		Small												
Room List		Doors:	Solid	X	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			100 Amps Service										
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings					(13) Plumbing										
	Insulation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 728 S.F. Slab: 856 S.F. Height to Joists: 0.0													
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish					(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
Notes:												Totals:		212,809		98,542	
												ECF (4003 OFF LAKE 3) 0.734 =>		TCV:		72,330	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARVEY ARTHUR C	HARVEY ARTHUR C & COURTNEY	0	05/13/2017	QC	09-FAMILY	1162:1259	DEED	0.0
ADAMS LORI A	HARVEY ARTHUR C & COURTNEY	55,000	05/12/2017	PTA	20-MULTI PARCEL SALE REF		PROPERTY TRANSFER	100.0
ADAMS LORI A	HARVEY ARTHUR C	55,000	05/12/2017	WD	20-MULTI PARCEL SALE REF	1162:1257	PROPERTY TRANSFER	100.0
FITTING, KATHERINE E.	ADAMS LORI A	0	06/17/2013	WD	21-NOT USED/OTHER	1129/540	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status		
LESTER	School: HOUGHTON LAKE COMM SCHOOLS							
	P.R.E. 100% 05/12/2017							
Owner's Name/Address	SA:							
HARVEY ARTHUR C & COURTNEY A 214 LESTER RD HOUGHTON LAKE MI 48629	2024 Est TCV Tentative							
	Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3				
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		OFF LAKE G3	76.00	150.00	0.9197 1.0000	150 100 10,484		
		76 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value = 10,484		
Tax Description	X	Dirt Road						
L-787 P-87 234 214 LESTER 48629 LOT 9 CLOVERLEAF SUBD.		Gravel Road						
Comments/Influences	X	Paved Road						
		Storm Sewer						
	X	Sidewalk						
		Water						
	X	Sewer						
		Electric						
	X	Gas						
		Curb						
	X	Street Lights						
		Standard Utilities						
	X	Underground Utils.						
		Topography of Site						
	X	Level						
		Rolling						
	X	Low						
		High						
	X	Landscaped						
		Swamp						
	X	Wooded						
		Pond						
	X	Waterfront						
		Ravine						
	X	Wetland						
		Flood Plain						
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2024	Tentative	Tentative	Tentative	
	QT	03/31/2023	INSPECTED	2023	5,200	0	5,200	3,556C
	QT	04/26/2018	INSPECTED	2022	3,500	0	3,500	3,387C
				2021	3,500	0	3,500	3,279C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HANNEMAN WILLIAM E SR	HAMBLIN MARIE S & MATNEY J	40,000	09/30/2022	QC	21-NOT USED/OTHER	1182:1324	DEED	100.0				
MARSH EVELYN M ESTATE	HANNEMAN WILLIAM E SR	0	04/20/2022	QC	09-FAMILY	1180:1662	PROPERTY TRANSFER	0.0				
MARSH EVELYN M	MARSH EVELYN M ESTATE	0	07/10/2021	OTH	07-DEATH CERTIFICATE	1180:1663	OTHER	0.0				
MARSH EDWARD G		0	10/11/2020	OTH	07-DEATH CERTIFICATE	1174:1030	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
220 LESTER		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
HAMBLIN MARIE S & MATNEY JENNIFER S 4015 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-770 P-310 234 LOT 10 & 11 CLOVERLEAF SUBD		X	Improved		Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	152.00	150.00	0.8006	1.0000	150	100		18,254
		Paved Road		152 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 18,254								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		Metal Prefab	18.15		36		10	65		
		Sewer		Total Estimated Land Improvements True Cash Value = 65								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				
		QT	03/31/2023	INSPECTED	2023	9,100	17,500	26,600			26,600S	
		QT	04/26/2018	INSPECTED	2022	6,100	14,000	20,100			19,272C	
					2021	6,100	13,100	19,200			18,657C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 72 Storage Area: 0 No Conc. Floor: 768		
X	Wood Frame		0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								24 CPP 24 Roof Cover Onl					
Building Style: 1 STORY		(4) Interior		Central Air Wood Furnace			(12) Electric			Class: D Effec. Age: 58 Floor Area: 738 Total Base New : 107,062 Total Depr Cost: 51,241 Estimated T.C.V: 37,611			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:			
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 738 SF Floor Area = 738 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45			Cls D		Blt 0			
Condition: Good		Size of Closets		0 Amps Service			No. of Elec. Outlets			Building Areas								
Room List		Doors:		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 738		Cost New 86,029		Depr. Cost 38,712	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Average Fixture(s)			Other Additions/Adjustments			Garages								
(1) Exterior		Kitchen: Other: Other:		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Class: D Exterior: Pole (Unfinished)								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Built-Ins			Appliance Allow.								
X	Aluminum Insulation						(14) Water/Sewer			Porches			24		209		94	
(2) Windows		(7) Excavation		Lump Sum Items:			Deck			w/Roof (Roof portion)			24		466		56	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 738 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		107,062		51,241	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV:											
X	Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Storms & Screens	(9) Basement Finish																
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Gable Hip Flat		Gambrel Mansard Shed															
X	Asphalt Shingle	(10) Floor Support																
Chimney:		Joists: Unsupported Len: Cntr.Sup:																

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HANNEMAN WILLIAM E SR	HAMBLIN MARIE S & MATNEY J	40,000	09/30/2022	QC	21-NOT USED/OTHER	1182:1324	DEED	100.0			
MARSH EVELYN M ESTATE	HANNEMAN WILLIAM E SR	0	04/20/2022	QC	09-FAMILY	1180:1662	PROPERTY TRANSFER	0.0			
MARSH EVELYN M	MARSH EVELYN M ESTATE	0	07/10/2021	OTH	07-DEATH CERTIFICATE	1180:1663	OTHER	0.0			
MARSH EDWARD G		0	10/11/2020	OTH	07-DEATH CERTIFICATE	1174:1030	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
222 LESTER & HOWE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HAMBLIN MARIE S & MATNEY JENNIFER S 4015 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-770 P-311 234 LOT 12 CLOVERLEAF SUBD. Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100	10,484
		Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484							
		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	03/31/2023	INSPECTED	2023	5,200	5,900	11,100		11,100S	
		QT	04/26/2018	INSPECTED	2022	3,500	5,000	8,500		8,274C	
					2021	3,500	5,000	8,500		8,010C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 1536				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: D Effec. Age: 18 Floor Area: 0 Total Base New : 21,059 Total Depr Cost: 17,268 Estimated T.C.V: 12,675			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 21,059 Total Depr Cost: 17,268 Estimated T.C.V: 12,675			E.C.F. X 0.734		Bsmnt Garage:		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls D Blt 0			
Condition: Good		Lg	Ord	Small	Doors: Solid H.C.			Ex. Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Size Cost New Depr. Cost			
Room List		(5) Floors		(12) Electric			No. of Elec. Outlets			Building Areas			Other Additions/Adjustments		Garages		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service			Many Ave. Few			Stories Exterior Foundation			Base Cost		1536 29,737 24,384		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments			Base Cost		1536 -8,678 -7,116		
X	Metal Insulation	X	Drywall	No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:			Totals:		21,059 17,268		
(2) Windows	Many Avg. Few Large Avg. Small	(7) Excavation		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV:		12,675		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
(3) Roof		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support														
X	Asphalt Shingle																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
204 HOWE AVENUE		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	07/12/2022	PB22-0252	COMPLETE				
Owner's Name/Address		P.R.E. 100% 05/03/1994										
JAMESON WILLIAM R & KATHLEEN M 204 HOWE AVENUE HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-466 P-531 234 204 HOWE AVE LOT 13 CLOVERLEAF SUBD.		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100		10,484
		Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size % Good		Cash Value		
		Water		Metal Prefab/Conc.	23.20			50 22		255		
		X	Sewer	Total Estimated Land Improvements True Cash Value = 255								
		Electric		Work Description for Permit PB22-0252, Issued 07/12/2022: RE-ROOF DWELLING. MUST SEND PICTURES OF UNDERLAPYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.								
		Gas										
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		QT	03/31/2023	INSPECTED	2023	5,200	22,800	28,000		20,629C		
		QT	04/26/2018	INSPECTED	2022	3,500	18,600	22,100		19,647C		
					2021	3,500	17,400	20,900		19,020C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 16 136	Type CPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: D Effec. Age: 48 Floor Area: 1,056 Total Base New : 127,476 Total Depr Cost: 66,287 Estimated T.C.V: 48,655			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls D		Blt 0		
Condition: Good		Size of Closets		Lg	X	Ord		Small	0 Amps Service			Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=52/100/100/100/52					
Room List		Doors:		Solid	X	H.C.	(12) Electric			Building Areas							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,056		Cost New 115,512		Depr. Cost 60,065
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Average Fixture(s)				
X	Wood/Shingle Aluminum/Vinyl Brick									1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments				
X	Aluminum									Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet			136 1 1		3,121 1,192 5,584		1,623 620 2,904
X	Insulation									Built-Ins Appliance Allow. Porches CPP			1 16		1,662 405		864 211
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0						Notes:			Totals: 127,476		66,287		
X	Many Avg. Few	X	Large Avg. Small							Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV:			48,655				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support															
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROBERTS KEVIN R	DOWNEY LISA	55,000	04/03/2019	WD	03-ARM'S LENGTH	1168:2617	PROPERTY TRANSFER	100.0			
FANNIE MAE	ROBERTS, KEVIN	15,000	11/18/2011	OTH	12-FROM LENDING INSTITUTI	1109/2330	OTHER	100.0			
EVER HONE MORT CO	FANNIE MAE	0	03/03/2011	QC	17-LENDING TO LENDING	1102/1037	OTHER	100.0			
STENDER ROD	MORT ELECT SERVICE	48,148	02/25/2011	SD	10-FORECLOSURE	1101/2588	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
206 HOWE AVENUE		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 04/09/2019									
Owner's Name/Address		SA:									
DOWNEY LISA 206 HOWE AVE HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				OFF LAKE G3	76.00	150.00	0.9197	1.0000	150 100	10,484	
				76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =					10,484		
Tax Description				Land Improvement Cost Estimates							
(L-946P-2490-2491&L-906P-501&L-744P-309)2				Description					Rate	Size % Good	Cash Value
34 L-972 P-2258 LOT 14 CLOVERLEAF SUBD.				Metal Prefab					18.62	70 22	287
Comments/Influences				Total Estimated Land Improvements True Cash Value =					287		
				Topography of Site							
		X	Level								
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	03/31/2023	INSPECTED	2023	5,200	29,300	34,500			25,185C
		QT	04/26/2018	INSPECTED	2022	3,500	23,500	27,000			23,986C
					2021	3,500	20,600	24,100			23,220C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 30 16	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 16 Floor Area: 720 Total Base New : 101,674 Total Depr Cost: 85,405 Estimated T.C.V: 62,687			E.C.F. X 0.734 Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas			Cls CD		Blt 1993		
Yr Built 1993	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			X Ex.			Ord.	Min	Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Good		Size of Closets		No. of Elec. Outlets			Many X Ave.			Few	(13) Plumbing			Totals: 101,674 85,405		ECF (4003 OFF LAKE 3) 0.734 => TCV: 62,687	
Room List		Doors:	Solid X	H.C.	(5) Floors			(14) Water/Sewer			Other Additions/Adjustments			Totals: 101,674 85,405		ECF (4003 OFF LAKE 3) 0.734 => TCV: 62,687	
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches WCP (1 Story) Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Deck Treated Wood			Totals: 101,674 85,405		ECF (4003 OFF LAKE 3) 0.734 => TCV: 62,687		
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Totals: 101,674 85,405		ECF (4003 OFF LAKE 3) 0.734 => TCV: 62,687		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Totals: 101,674 85,405		ECF (4003 OFF LAKE 3) 0.734 => TCV: 62,687		
(2) Windows	Many X Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 101,674 85,405		ECF (4003 OFF LAKE 3) 0.734 => TCV: 62,687		
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 101,674 85,405		ECF (4003 OFF LAKE 3) 0.734 => TCV: 62,687		
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV: 62,687		ECF (4003 OFF LAKE 3) 0.734 => TCV: 62,687	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DYER TERRY L	MCNAUGHTON COLLIN D	60,000	08/20/2018	WD	03-ARM'S LENGTH	1166:2473	PROPERTY TRANSFER	100.0					
MACKENZIE MARILOU REVOC TR	DYER TERRY L	40,000	08/19/2018	WD	16-LC PAYOFF	1166:2472	DEED	0.0					
MACKENZIE MARILOU REVOCABL	DYER TERRY L	40,000	08/12/2015	LC	03-ARM'S LENGTH	1152-1253	PROPERTY TRANSFER	100.0					
DYER RONDA M		0	11/28/2004	OTH	07-DEATH CERTIFICATE	1164:1390	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
208 HOWE AVE		School: HOUGHTON LAKE COMM SCHOOLS		FENCE		04/10/2021	LU21-4391	COMPLETE					
Owner's Name/Address		P.R.E. 100% 08/20/2018		SA:									
MCNAUGHTON COLLIN D 208 HOWE AVE HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
L-740 P-521-527 234 LOT 15 CLOVERLEAF SUBD.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100		10,484
		X	Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		Fencing: Wd, Solid, 6 ft.	31.32	232	89	6,467				
		X	Sewer		Fencing: Gates, Wood/SqFt	16.83	24	89	360				
		X	Electric		Wood Frame	35.58	64	47	1,070				
		X	Gas		Total Estimated Land Improvements True Cash Value = 7,897								
		X	Curb		Work Description for Permit LU21-4391, Issued 04/10/2021: PRIVACY WOOD FENCE								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	5,200	39,100	44,300			31,707C		
		X	High		2022	3,500	32,300	35,800			30,198C		
		X	Landscaped		2021	3,500	25,200	28,700			27,885C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	08/18/2021	INSPECTED	2023	5,200	39,100	44,300			31,707C		
		QT	04/26/2018	INSPECTED	2022	3,500	32,300	35,800			30,198C		
					2021	3,500	25,200	28,700			27,885C		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min										
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures												
X	Aluminum				X	Ord.		Min								
X	Insulation	No. of Elec. Outlets		Many	X	Ave.		Few								
(2) Windows		(13) Plumbing		(14) Water/Sewer												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0												
			Small	(8) Basement												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Gable Hip Flat	(9) Basement Finish		(10) Floor Support												
	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,248 Total: 144,846 97,047 Other Additions/Adjustments Water/Sewer Public Sewer 1 1,345 901 Water Well, 100 Feet 1 5,720 3,832 Built-Ins Appliance Allow. 1 1,961 1,314 Porches CPP 24 642 430 Totals: 154,514 103,524 Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 75,987										Class: CD Effec. Age: 33 Floor Area: 1,248 Total Base New : 154,514 Total Depr Cost: 103,524 Estimated T.C.V: 75,987 E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LESH MATTHEW C & LUWANNA A	LESH MATTHEW C & LUMANNA I	0	04/04/2023	QC	14-INTO/OUT OF TRUST	1184:247	DEED	0.0			
LESH MATTHEW C	LESH, MATTHEW & LUWANNA A	0	04/03/2012	QC	21-NOT USED/OTHER	1113/1831 1138	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status			
221 TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	01/20/2023	PB23-0009	COMPLETE			
Owner's Name/Address		P.R.E. 100% 02/16/1995		SA:							
LESH MATTHEW C & LUMANNA L TRUST 221 TRUMAN ST HOUGHTON LAKE MI 48629		2024 Est TCV Tentative		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Tax Description		X	Improved	Vacant	* Factors *						
L-1057 P-863 (L-740P-692) 234 221 TRUMAN LOT 16 CLOVERLEAF SUBD.		X	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Dirt Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150 100	10,484
		X	Gravel Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484						
		X	Paved Road		Land Improvement Cost Estimates						
		X	Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		X	Sidewalk		D/W/P: 3.5 Concrete	6.25	60	47	176		
		X	Water		D/W/P: 3.5 Concrete	6.25	78	47	229		
		X	Sewer		Wood Frame	30.69	70	22	473		
		X	Electric		Total Estimated Land Improvements True Cash Value = 878						
		X	Gas		Work Description for Permit PB23-0009, Issued 01/20/2023: REROOF *MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED hlbuildingagency@gmail.com or 989-422-7241						
		X	Curb		Topography of Site						
		X	Street Lights		Year						
		X	Standard Utilities		Land Value						
		X	Underground Utils.		Building Value						
		X	Level		Assessed Value						
		X	Rolling		Board of Review						
		X	Low		Tribunal/Other						
		X	High		Taxable Value						
		X	Landscaped		Who						
		X	Swamp		When						
		X	Wooded		What						
		X	Pond		2024	Tentative	Tentative	Tentative			Tentative
		X	Waterfront		2023	5,200	48,800	54,000			30,826C
		X	Ravine		2022	3,500	40,200	43,700			29,359C
		X	Wetland		2021	3,500	37,500	41,000			28,422C
		X	Flood Plain		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 420 64	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 28 Floor Area: 1,364 Total Base New : 196,929 Total Depr Cost: 141,788 Estimated T.C.V: 104,072			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No. of Elec. Outlets			Ground Area = 1364 SF Floor Area = 1364 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72							
Condition: Good		Size of Closets		Lg	X Ord		Few	(13) Plumbing			Building Areas					
Room List		Doors:	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation			Size	Cost New	Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			Average Fixture(s)			1 Story Siding Crawl Space			1,056			
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			2 3 Fixture Bath			1 Story Siding Slab			308			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			
X	Insulation	(7) Excavation		(14) Water/Sewer			3 Fixture Bath			Deck			Treated Wood			
(2) Windows		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 308 S.F. Height to Joists: 0.0		Public Water			2 Fixture Bath			Treated Wood			Treated Wood			
X	Many Avg. Few	X	Large Avg. Small	Public Sewer			Softener, Auto			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Public Sewer			Softener, Manual			Base Cost			576 20,074 14,453			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Water Well			Solar Water Heat			Water/Sewer			Public Sewer			
X	Gable Hip Flat		Gambrel Mansard Shed	1000 Gal Septic			No Plumbing			Public Sewer			Water Well, 100 Feet			
X	Asphalt Shingle	(9) Basement Finish		2000 Gal Septic			Extra Toilet			Built-Ins			Appliance Allow.			
	Chimney:	(10) Floor Support		Lump Sum Items:			Extra Sink			Totals:			196,929 141,788			
		Joists: Unsupported Len: Cntr.Sup:					Separate Shower			ECF (4003 OFF LAKE 3) 0.734 => TCv:			104,072			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MARSH EVELYN M [LE]	HANNEMAN WILLIAM SR	0	01/21/2021	QC	09-FAMILY	1175:1107	PROPERTY TRANSFER	0.0					
MARSH EDWARD G		0	10/11/2020	OTH	07-DEATH CERTIFICATE	1174:1030	OTHER	0.0					
MARSH EDWARD G & EVELYN M	MARSH EDWARD G & EVELYN M	0	05/10/2018	QC	18-LIFE ESTATE	1166:164	PROPERTY TRANSFER	0.0					
MARSH EDWARD G & MARY E	MARSH, EDWARD & EVELYN M.	0	05/04/2007	WD	21-NOT USED/OTHER	1059/672	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
219 TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS		REMODEL		03/07/2017	PB17-0029	COMPLETE					
Owner's Name/Address		SA:		2024 Est TCV Tentative									
HANNEMAN WILLIAM SR 124 JEFFERSON AVE HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
Taxpayer's Name/Address		Public Improvements		* Factors *									
MARSH EVELYN M 219 TRUMAN ST HOUGHTON LAKE MI 48629		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100		10,484
L-580 P-153 234 219 TRUMAN STREET 48629 LOT 17 CLOVERLEAF SUBD		X	Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484								
Comments/Influences		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: Asphalt Paving	3.15	1219	44	1,690				
		X	Electric		D/W/P: 3.5 Concrete	6.68	130	44	382				
		X	Gas		Total Estimated Land Improvements True Cash Value = 2,072								
		X	Curb		Work Description for Permit PB17-0029, Issued 03/07/2017: RE-ROOF ONLY								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	5,200	37,300	42,500			34,644C		
		X	High		2022	3,500	30,900	34,400			32,995C		
		X	Landscaped		2021	3,500	29,200	32,700			31,941C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/31/2023	INSPECTED									
		QT	04/26/2018	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144 120	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G														
Yr Built	Remodeled	Ex	X	Ord		Min											
Condition: Good		Size of Closets															
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors					(12) Electric										
(1) Exterior		Kitchen: Other: Other:					0 Amps Service										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings					No./Qual. of Fixtures										
X	Insulation						No. of Elec. Outlets										
(2) Windows		(7) Excavation					(13) Plumbing										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle Metal	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:										
										Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME			Cls Average		Blt 0		
										(11) Heating System: Warm & Cool Air							
										Ground Area = 1200 SF Floor Area = 1200 SF.							
										Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
										Building Areas							
										Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost		
										Main Home	Siding	Metal	1200				
										Other Additions/Adjustments							
										Plumbing			1	3,097	2,168		
										Deck			144	3,385	2,369		
										Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
										Base Cost			576	22,596	15,817		
										Common Wall: 1/2 Wall			1	-1,122	-785		
										Block Foundation			640	9,114	6,380		
										Water/Sewer							
										Public Sewer			1	1,515	1,060		
										Water Well, 100 Feet			1	5,890	4,123		
										Built-Ins							
										Appliance Allow.			1	2,806	1,964		
										Breezeways							
										Frame Wall			120	8,376	5,863		
										Local Cost Items							
										STAND BY GENERATOR			1	4,000	3,360		
										Totals:				150,726	106,067		
										Notes:	ECF (4003 OFF LAKE 3) 0.734 => TCv:			77,853			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.														
NEORR MARCIA K [LE]	HANNEMAN ANGELA S	125,000	03/31/2023	WD	03-ARM'S LENGTH	1183:2610	PROPERTY TRANSFER	100.0														
HEATHERLY DAVID	NEORR MARCIA	103,000	03/03/2021	WD	03-ARM'S LENGTH	1175:1958	PROPERTY TRANSFER	100.0														
NEORR MARCIA	NEORR MARCIA K [LE]	0	03/03/2021	OTH	15-LADY BIRD	1175:1969	DEED	0.0														
ROSE THOMAS W & NANCY L [L]	HEATHERLY DAVID	75,500	11/30/2018	WD	03-ARM'S LENGTH	1167:2440	PROPERTY TRANSFER	100.0														
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2		Building Permit(s)		Date	Number	Status												
217 TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		07/17/2028		PB08-0197	COMPLETE													
Owner's Name/Address		P.R.E. 0%		SA:																		
HANNEMAN ANGELA S 217 TRUMAN HOUGHTON LAKE MI 48629		2024 Est TCV Tentative																				
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3																
L-1028 P-1337 (L-853P-341&L-749 P-389) 234 LOT 18 CLOVERLEAF SUBD.		X		Public Improvements		* Factors *																
Comments/Influences		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value		
		X		Gravel Road		OFF LAKE G3		76.00		150.00		0.9197		1.0000		150		100		10,484		
		X		Paved Road		76 Actual Front Feet, 0.26 Total Acres														10,484		
		X		Storm Sewer		Land Improvement Cost Estimates																
		X		Sidewalk		Description		Rate		Size		% Good		Cash Value								
		X		Water		D/W/P: Asphalt Paving		3.15		600		49		926								
		X		Sewer		D/W/P: 3.5 Concrete		6.68		84		74		415								
		X		Electric		Total Estimated Land Improvements True Cash Value =															1,341	
		X		Gas																		
		X		Curb																		
		X		Street Lights																		
		X		Standard Utilities																		
		X		Underground Utils.																		
		X		Topography of Site																		
		X		Level																		
		X		Rolling																		
		X		Low																		
		X		High																		
		X		Landscaped																		
		X		Swamp																		
		X		Wooded																		
		X		Pond																		
		X		Waterfront																		
		X		Ravine																		
		X		Wetland																		
		X		Flood Plain																		
		X		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value						
		X		2024		Tentative		Tentative		Tentative						Tentative						
		QT		03/31/2023		INSPECTED		5,200		53,800		59,000				49,980C						
		QT		04/26/2018		INSPECTED		3,500		44,100		47,600				47,600S						
		QT						3,500		33,500		37,000				35,895C						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 96 16	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 21 Floor Area: 1,264 Total Base New : 205,129 Total Depr Cost: 162,052 Estimated T.C.V: 118,946			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 1981			
Yr Built 1981	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 1264 SF Floor Area = 1264 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79			Building Areas					
Condition: Good		Size of Closets		(13) Plumbing			Stories Exterior Foundation			Size			Cost New		Depr. Cost	
Room List		Doors:	Solid	X	H.C.	Average Fixture(s)			1 Story Siding Crawl Space			1,264			Total: 171,560 135,532	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments			Plumbing						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			2 Fixture Bath			2 Fixture Bath			1		3,153 2,491	
	Wood/Shingle Aluminum/Vinyl Brick X Aluminum X Insulation	(6) Ceilings		No./Qual. of Fixtures			Porches			CCP (1 Story)			96		2,747 2,170	
	X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors Storms & Screens	(7) Excavation		Many X Ave. Few			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
(2) Windows	Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 1264 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Base Cost			448			18,968 14,985		
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors Storms & Screens	(8) Basement		Public Water			Common Wall: 1 Wall			1			-2,251 -1,778			
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Sewer			Water/Sewer			Public Sewer			1 1,515 1,197		
	X Asphalt Shingle	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			1			5,890 4,653			
	Chimney:	(10) Floor Support		Vent Fan			Built-Ins			Appliance Allow.			1 2,806 2,217			
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Deck			Treated Wood			16 741 585			
<p>Notes: ECF (4003 OFF LAKE 3) 0.734 =&gt; TCV: 118,946</p>																

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status		
215 TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 100% 05/03/1994								
Owner's Name/Address		SA:								
GARRISON RICHARD A & SHARON L 215 TRUMAN HOUGHTON LAKE MI 48629		2024 Est TCV Tentative								
		X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *						
Tax Description				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
L-555 P-18 234 215 TRUMAN STREET 48629LOT 19 CLOVERLEAF SUBD.		X		OFF LAKE G3	76.00	150.00	0.9197 1.0000	150 100	10,484	
Comments/Influences				76 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value = 10,484	
				Land Improvement Cost Estimates						
				Description				Rate	Size % Good	Cash Value
		X		D/W/P: 3.5 Concrete				6.25	1180 47	3,466
		X		Wood Frame				23.74	160 47	1,785
				Total Estimated Land Improvements True Cash Value =					5,251	
		X		Topography of Site						
		X		Level						
				Rolling						
				Low						
				High						
				Landscaped						
				Swamp						
				Wooded						
				Pond						
				Waterfront						
				Ravine						
				Wetland						
				Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2024	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009.		QT	03/31/2023	INSPECTED	2023	5,200	40,200	45,400	27,982C	
Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/26/2018	INSPECTED	2022	3,500	33,100	36,600	26,650C	
					2021	3,500	31,000	34,500	25,799C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 33 Floor Area: 1,172 Total Base New : 164,721 Total Depr Cost: 110,361 Estimated T.C.V: 81,005		E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1 STORY		Cls CD		Blt 0		
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Ground Area = 1172 SF Floor Area = 1172 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67							
Condition: Good		Lg	X Ord	Small	X Ex. Ord. Min			Building Areas							
Room List		Doors:	Solid	X H.C.	No. of Elec. Outlets			Stories Exterior Foundation		Size		Cost New		Depr. Cost	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(13) Plumbing			1 Story Siding Crawl Space		864					
(1) Exterior		Kitchen: Other: Other:			Average Fixture(s)			1 Story Siding Slab		308					
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings			1 3 Fixture Bath			Other Additions/Adjustments							
X Insulation		No. of Elec. Outlets			2 Fixture Bath			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		484		17,782		11,914	
(2) Windows		Many X Avg. Few Large X Avg. Small			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		1		-2,074		-1,390	
X Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(7) Excavation			3 Fixture Bath			Public Sewer		1		1,345		901	
X Many X Avg. Few Large X Avg. Small		Basement: 0 S.F. Crawl: 864 S.F. Slab: 308 S.F. Height to Joists: 0.0			Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet		1		5,720		3,832	
(3) Roof		(8) Basement			Average Fixture(s)			Built-Ins		1		1,961		1,314	
X Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 3 Fixture Bath			Appliance Allow.		Totals:		164,721		110,361	
X Gambrel Mansard Shed		(9) Basement Finish			2 Fixture Bath			Notes:		ECF (4003 OFF LAKE 3) 0.734 => TCV:		81,005			
X Asphalt Shingle		(10) Floor Support			3 Fixture Bath										
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 3 Fixture Bath										
		Joists: Unsupported Len: Cntr.Sup:			1 3 Fixture Bath										
		Lump Sum Items:			1 3 Fixture Bath										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CNUDE STEVE	CNUDE STEVEN G [LE]	0	05/11/2021	QC	18-LIFE ESTATE	1176:2126	PROPERTY TRANSFER	0.0			
CNUDE STEVE & LORIE	CNUDE STEVE	0	03/05/2014	WD	09-FAMILY	1138/1491	OTHER	0.0			
FEDERAL NATIONAL MORTGAGE	CNUDE, STEVE & LORIE	53,000	09/15/2009	OTH	10-FORECLOSURE	1087/95	OTHER	100.0			
SMITH PAULINE C	FEDERAL NATIONAL MORTGAGE	0	05/19/2008	SD	10-FORECLOSURE	1073/1065	OTHER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 09/16/2009									
CNUDE STEVEN G [LE] 211 TRUMAN ST HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
(L-974 P-1778&L-966P-845&L-953P-1636) 234 L-1015 P-1140 LOT 20 CLOVERLEAF SUBD.		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100	10,484
		Paved Road		76 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		10,484	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size	% Good	Cash Value
		Water		Fencing: Wd, Solid, 6 ft.				29.22	48	22	309
		X Sewer		Total Estimated Land Improvements				True Cash Value =		309	
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	5,200	200	5,400		3,556C	
		QT	03/31/2023	INSPECTED	2022	3,500	100	3,600		3,387C	
		QT	04/26/2018	INSPECTED	2021	3,500	100	3,600		3,279C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CNUDE STEVE	CNUDE STEVEN G [LE]	0	05/11/2021	QC	18-LIFE ESTATE	1176:2126	PROPERTY TRANSFER	0.0			
CNUDE STEVE & LORIE	CNUDE STEVE	0	03/05/2014	WD	09-FAMILY	1138/1491	OTHER	0.0			
FEDERAL NATIONAL MORTGAGE	CNUDE, STEVE & LORIE	53,000	09/15/2009	OTH	10-FORECLOSURE	1087/95	OTHER	100.0			
SMITH PAULINE C	FEDERAL NATIONAL MORTGAGE	0	05/19/2008	QC	10-FORECLOSURE	1073/1065	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
211 TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 07/27/2010									
Owner's Name/Address		SA:									
CNUDE STEVEN G [LE] 211 TRUMAN ST HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100	10,484
				76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484							
Tax Description				Land Improvement Cost Estimates							
(L-974 P-1778&L-966P-845&L-939P-1636) 234 L-1015 P-1140 211 TRUMAN LOT 21 CLOVERLEAF SUBD.				Description							
Comments/Influences				Rate		Size		% Good		Cash Value	
		X	Water	D/W/P: Asphalt Paving		2.93		1071		47 1,475	
		X	Sewer	D/W/P: 3.5 Concrete		6.25		60		47 176	
		X	Electric	D/W/P: 3.5 Concrete		6.25		84		47 247	
		X	Gas	Fencing: Wire Mesh, #9		3.79		896		47 1,596	
		X	Curb	Fencing: Gates, Mesh, 5'		537.95		1		47 253	
		X	Street Lights	Total Estimated Land Improvements True Cash Value = 3,747							
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	03/31/2023	INSPECTED	2023	5,200	43,500	48,700			35,926C
		QT	04/26/2018	INSPECTED	2022	3,500	36,000	39,500			34,216C
					2021	3,500	33,600	37,100			33,123C

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 311	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 392 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 38 Floor Area: 1,512 Total Base New : 197,210 Total Depr Cost: 122,269 Estimated T.C.V: 89,745			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1512 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62					Cls CD Blt 0		
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			X Ex.			Ord.	Min	Building Areas				
Condition: Good		Size of Closets		Lg	X Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors:	Solid	X H.C.	Average Fixture(s)			1 3 Fixture Bath			1 Story Siding Crawl Space 1,120						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 392			Total: 169,378 105,014				
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1120 S.F. Slab: 392 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick						Many X Ave. Few			Deck Treated Wood 311 5,486 3,401							
X	Insulation	(7) Excavation		(8) Basement			(14) Water/Sewer			Garages							
(2) Windows		Many Avg. Few	X Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Notes:			Base Cost 392 15,394 9,544 Common Wall: 1 Wall 1 -2,074 -1,286 Water/Sewer Public Sewer 1 1,345 834 Water Well, 100 Feet 1 5,720 3,546 Built-Ins Appliance Allow. 1 1,961 1,216			Totals: 197,210 122,269				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCv: 89,745										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Chimney:												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
CNUDE STEVE	CNUDE STEVEN G [LE]	0	05/11/2021	QC	18-LIFE ESTATE	1176:2126	PROPERTY TRANSFER	0.0					
CNUDE STEVE & LORIE	CNUDE STEVE	0	03/05/2014	WD	09-FAMILY	1138/1491	OTHER	0.0					
FEDERAL NATIONAL MORTGAGE	CNUDE, STEVE & LORIE	0	09/15/2009	OTH	10-FORECLOSURE	1087/95	OTHER	100.0					
SMITH PAULINE C	FEDERAL NATIONAL MORTGAGE	0	05/19/2008	QC	10-FORECLOSURE	1073/1065	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
211 TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS		GARAGE		06/06/2014	1476	COMPLETE					
Owner's Name/Address		P.R.E. 100% 07/27/2010		SA:									
CNUDE STEVEN G [LE] 211 TRUMAN STREET HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
(L-974 P-1778&L-966P-845&L-939P-1636) 234 L-1015 P-1140 LOT 22 CLOVERLEAF SUBD.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100		10,484
		X	Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484								
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
			Topography of Site										
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative			
		QT	03/31/2023	INSPECTED	2023	5,200	12,400	17,600		12,623C			
		QT	04/26/2018	INSPECTED	2022	3,500	10,400	13,900		12,022C			
					2021	3,500	10,100	13,600		11,638C			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 8 Floor Area: 0 Total Base New : 39,258 Total Depr Cost: 36,117 Estimated T.C.V: 26,510			E.C.F. X 0.734		Bsmnt Garage:			
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD		Blt 2014			
Yr Built Remodeled 2014 0		Ex	Ord	Min	100 Amps Service			No./Qual. of Fixtures			Ground Area = 0 SF Floor Area = 0 SF.							
Condition: Good		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92			Building Areas			Size		Cost New		Depr. Cost	
Room List		Doors:	Solid	H.C.	(13) Plumbing			Average Fixture(s)			Stories Exterior Foundation			Other Additions/Adjustments		Garages		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		1344 39,258		36,117	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV:			Totals:		39,258		36,117	
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					
X Many Avg. Few		X Large Avg. Small		(8) Basement			Lump Sum Items:											
X Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HILL ROBERT H & VIRGINIA	KRENNER JERRY M	60,000	06/28/2022	WD	19-MULTI PARCEL ARM'S LEN	1181:1700	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status			
207 TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
RENNER JERRY M 206 TRUMAN ST HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
L-322 P-112 234 207 TRUMAN 48629LOT 23 CLOVERLEAF SUBD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100	10,484
		Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.25	528	22	726			
		X Sewer		Wood Frame	21.86	240	72	3,777			
		Electric		Metal Prefab	16.15	96	22	341			
		Gas		Total Estimated Land Improvements True Cash Value = 4,844							
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	5,200	39,000	44,200		44,200S	
		QT	11/01/2022	INSPECTED	2022	3,500	33,300	36,800		29,133C	
		QT	04/27/2018	INSPECTED	2021	3,500	31,100	34,600		28,203C	

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 240 80	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,208 Total Base New : 178,984 Total Depr Cost: 107,391 Estimated T.C.V: 78,825			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1208 SF Floor Area = 1208 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1970						
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas			Size		Cost New	Depr. Cost					
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			Stories			Foundation						
Room List		Doors:		Solid	X	H.C.	(12) Electric			1 Story			Siding		Crawl Space						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments			Deck			Treated Wood		240	4,630	2,778	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			X Ex.			Ord.		Min	Garages			Treated Wood			80	2,244	1,346
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1208 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			Public Sewer			1		1,345	807		
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Water/Sewer			Water Well, 100 Feet			1		5,720	3,432		
(2) Windows		Many Avg.	X	Large Avg.		Small	Public Water Public Sewer Water Well			Built-Ins			Appliance Allow.			1		1,961	1,177		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Wood Stove			1		2,179	1,307		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV:			78,825					
X	Gable Hip Flat		Gambrel Mansard Shed																		
X	Asphalt Shingle Metal																				
Chimney:																					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HILL ROBERT H & VIRGINIA	KRENNER JERRY M	60,000	06/28/2022	WD	20-MULTI PARCEL SALE REF	1181:1700	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
RENNER JERRY M 206 TRUMAN ST HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
L-423 P-33 234 LOT 24 CLOVERLEAF SUBD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100	10,484
		Paved Road		76 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		10,484	
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		QT	03/31/2023	INSPECTED	2023	5,200	0	5,200		5,200S	
Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/27/2018	INSPECTED	2022	3,500	0	3,500		1,694C	
					2021	3,500	0	3,500		1,640C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BOURLAND RANDY J	BOURLAND RANDY J [LE]	0	03/24/2023	QC	15-LADY BIRD	1183:2576	DEED	0.0			
FHLMC	BOURLAND, RANDY & SHERI	0	09/27/2012	SD	10-FORECLOSURE	1119/2431	OTHER	100.0			
CLARK MATTHEW J & NADENE S	FHLMC	0	05/01/2012	OTH	21-NOT USED/OTHER		OTHER	100.0			
CLARK MATTHEW J & NADENE S	ROSCOMMON COUNTY SHERIFF	0	05/01/2012	OTH	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
NORTHWAY		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 10/05/2012									
BOURLAND RANDY J [LE] 215 NORTHWAY DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-639 P-576 234 LOT 25 CLOVERLEAF SUBD. Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100	10,484
		Paved Road		76 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		10,484	
		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X	Wooded								
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	03/31/2023	INSPECTED	2023	5,200	0	5,200		3,556C	
		QT	04/27/2018	INSPECTED	2022	3,500	0	3,500		3,387C	
					2021	3,500	0	3,500		3,279C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOURLAND RANDY J	BOURLAND RANDY J [LE]	0	03/24/2023	QC	15-LADY BIRD	1183:2576	DEED	0.0
FHLMC	BOURLAND, RANDY & SHERI	32,500	09/27/2012	SD	10-FORECLOSURE	1119/2431	OTHER	100.0
CLARK MATTHEW J & NADENE S	FHLMC	82,982	05/01/2012	OTH	21-NOT USED/OTHER		OTHER	100.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status			
215 NORTHWAY & TRUMAN	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 100% 10/05/2012								
Owner's Name/Address	SA:								
BOURLAND RANDY J [LE] 215 NORTHWAY DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			OFF LAKE G3	76.00	150.00	0.9197	1.0000	150 100	10,484
			76 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =	10,484	
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: Asphalt Paving	2.93	1504	22	970		
			Total Estimated Land Improvements True Cash Value =				970		
			Topography of Site						
	X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling		2024	Tentative	Tentative	Tentative			Tentative
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What	2024	5,200	74,100	79,300		49,325C
	QT	03/31/2023	INSPECTED	2023	3,500	61,600	65,100		46,977C
	QT	04/26/2018	INSPECTED	2022	3,500	57,300	60,800		45,477C
				2021	3,500	57,300	60,800		45,477C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120 256 144	Type WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1472 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 28 Floor Area: 2,112 Total Base New : 299,527 Total Depr Cost: 215,660 Estimated T.C.V: 158,294			E.C.F. X 0.734		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord	Min	0 Amps Service			No./Qual. of Fixtures			Ground Area = 2112 SF Floor Area = 2112 SF.					
Condition: Good		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72			Building Areas						
Room List		Doors:	Solid	X	H.C.	X Ex. Ord. Min			Stories Exterior Foundation			Size		Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s)			1 Story Siding Crawl Space			2,112		227,379 163,713	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 3 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			2 Fixture Bath			Plumbing			1		3,915 2,819	
X	Insulation	(8) Basement		(14) Water/Sewer			Softener, Auto			Porches			120		10,144 7,304	
(2) Windows		(9) Basement Finish		Public Water			Softener, Manual			Deck			256		4,828 3,476	
X	Many Avg. Few	X	Large Avg. Small	Public Sewer			Solar Water Heat			WGEP (1 Story)			144		3,312 2,385	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		1000 Gal Septic			No Plumbing			Garages			1472		42,997 30,958	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1000 Gal Septic			Extra Toilet			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			1		-2,074 -1,493	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		2000 Gal Septic			Extra Sink			Base Cost			1		1,345 968	
Chimney:				Lump Sum Items:			Separate Shower			Water Well, 100 Feet			1		5,720 4,118	
							Ceramic Tile Floor			Built-Ins			1		1,961 1,412	
							Ceramic Tile Wains			Appliance Allow.			Totals:		299,527 215,660	
							Ceramic Tub Alcove			Notes:						
							Vent Fan			ECF (4003 OFF LAKE 3) 0.734 => TC					158,294	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JUREWICZ SUSAN	JUREWICZ SUSAN & ANTHONY	0	12/21/2017	WD	09-FAMILY	1164:1622	PROPERTY TRANSFER	0.0			
MOELLERING MARY C TRUST	JUREWICZ SUSAN	0	12/20/2017	WD	09-FAMILY	1164:1621	PROPERTY TRANSFER	0.0			
MOELLERING MARY C	MOELLERING MARY C TRUST	0	12/22/2014	WD	21-NOT USED/OTHER	1146-1451	PROPERTY TRANSFER	0.0			
		65,000	12/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status		
200 TRUMAN & NORTHWAY		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 12/21/2017									
JUREWICZ SUSAN & ANTHONY 200 TRUMAN ST HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-1053 P-163 (L-1037P-2109&L-645P-71) 234 200 TRUMAN ST LOT 27 CLOVERLEAF SUBD		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100	10,484
		Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		Fencing: Wd, Solid, 6 ft.	29.22		96 10		280		
		X Sewer		Fencing: Gates, Wood/SqFt	15.50		24 10		37		
		Electric		Total Estimated Land Improvements True Cash Value = 317							
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2023	5,200	32,000	37,200		25,134C	
		QT	03/27/2023	INSPECTED	2022	3,500	26,200	29,700		23,938C	
		QT	04/27/2018	INSPECTED	2021	3,500	24,500	28,000		23,174C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace																																																																		
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures																																																																	
Condition: Good		Size of Closets		Lg	X Ord	Small	(12) Electric																																																															
Room List		Doors:	Solid	X	H.C.	0 Amps Service																																																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing																																																																		
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			X	Ave.	Few																																																													
X	Insulation			(14) Water/Sewer																																																																		
(2) Windows		(7) Excavation		Average Fixture(s)																																																																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 988 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																		
(3) Roof		(9) Basement Finish		Lump Sum Items:																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																																																		
Chimney:																																																																						
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 988 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>988</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>118,354</td> <td>73,378</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Item</th> <th>Size</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Deck Treated Wood</td> <td>120</td> <td>2,921</td> <td>1,811</td> </tr> <tr> <td>Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>624</td> <td>21,222</td> <td>13,158</td> </tr> <tr> <td>Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,037</td> <td>-643</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,345</td> <td>834</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>3,546</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,216</td> </tr> <tr> <td colspan="2">Totals:</td> <td></td> <td>150,486</td> <td>93,300</td> <td></td> </tr> </tbody> </table> Notes: ECF (4003 OFF LAKE 3) 0.734 => TCV: 68,482															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	988			Total:				118,354	73,378	Item	Size	Cost	Depr.	Deck Treated Wood	120	2,921	1,811	Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	624	21,222	13,158	Common Wall: 1/2 Wall	1	-1,037	-643	Water/Sewer Public Sewer	1	1,345	834	Water Well, 100 Feet	1	5,720	3,546	Built-Ins Appliance Allow.	1	1,961	1,216	Totals:			150,486	93,300	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LOSHINSKIE CARL A ETAL	MIKA GEORGE & SHARON	4,000	10/26/2013	WD	03-ARM'S LENGTH	1134/1093	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
305 NORTHWAY		School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING		05/16/2014	1457	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
MIKA GEORGE & SHARON PO BOX 334 HOUGHTON LAKE HEIGHTS MI 48630		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
L-760 P-660 234 LOT 28 CLOVERLEAF SUBD.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100		10,484
		Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25			750 83		3,891		
		X Sewer		Total Estimated Land Improvements True Cash Value = 3,891								
		Electric		Work Description for Permit 1457, Issued 05/16/2014: 30*50*14 ON VACANT LOT NEAR								
		Gas		DEADEND OF VOCTORY								
		Curb		WEST SIDE OF NORWAY ST BETWEEN TRUMAN & MARY								
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	5,200	13,700	18,900			15,286C		
		High		2022	3,500	11,700	15,200			14,559C		
		Landscaped		2021	3,500	11,300	14,800			14,094C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009.		Who	When	What								
Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/27/2023	INSPECTED								
		QT	04/27/2018	INSPECTED								

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 40	Type CCP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 8 Floor Area: 0 Total Base New : 37,882 Total Depr Cost: 34,852 Estimated T.C.V: 25,581			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 37,882 Total Depr Cost: 34,852 Estimated T.C.V: 25,581			E.C.F. X 0.734		Bsmnt Garage:		
Yr Built 2014	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92			Cls CD Blt 2014			
Condition: Average		Lg	Ord	Small	X			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost			
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			0 Amps Service			Other Additions/Adjustments			Porches		Garages		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Kitchen: Other: Other:			No./Qual. of Fixtures			Notes:			CCP (1 Story)		1,177 1,083		
X	Metal Insulation	(6) Ceilings		No. of Elec. Outlets			Many Ave. Few			ECF (4003 OFF LAKE 3) 0.734 => TCV:			1500 36,705 33,769		Totals: 37,882 34,852		
(2) Windows	Many Avg. X Large Avg. X Few Small	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Average Fixture(s)			1 3 Fixture Bath		2 2 Fixture Bath		
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:				
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV:			
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV:				
Chimney:	Joists: Unsupported Len: Cntr.Sup:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENNER JOANNA C	RENNER JOANNA C & RENNER E	0	10/28/2021	QC	09-FAMILY	1178:2179	PROPERTY TRANSFER	0.0
RENNER GERALD D		0	12/11/2018	OTH	07-DEATH CERTIFICATE	1178:2178	OTHER	0.0
LOSHINSKIE CARL A ETAL	RENNER GERALD D & JOANNA C	4,000	10/25/2013	WD	03-ARM'S LENGTH	1134/1902	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status			
TRUMAN ST	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
RENNER JOANNA C & RENNER ERIC F 206 TRUMAN ST HOUGHTON LAKE MI 48629	2024 Est TCV Tentative								
	Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3					
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150 100		10,484
		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484							
Tax Description	X	Dirt Road							
L-760 P-660 234 LOT 29 CLOVERLEAF SUBD.		Gravel Road							
Comments/Influences	X	Paved Road							
		Storm Sewer							
	X	Sidewalk							
		Water							
	X	Sewer							
		Electric							
		Gas							
		Curb							
	X	Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	03/27/2023	INSPECTED	2023	5,200	0	5,200		3,556C
	QT	04/27/2018	INSPECTED	2022	3,500	0	3,500		3,387C
				2021	3,500	0	3,500		3,279C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
RENNER GERALD D		0	12/11/2018	OTH	07-DEATH CERTIFICATE	1178:2178	OTHER	0.0					
		48,000	01/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
206 TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS			GARAGE	05/09/2008	PB08-0081	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
RENNER JOANNA C & RENNER ERIC F 206 TRUMAN ST HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3								
(L-985P-2637&L-939P-1161&L-801 P-443) 234 L-1020 P-151 (L-999P-1873) LOT 30 CLOVERLEAF SUBD. 206 TRUMAN ST		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		OFF LAKE G3	76.00	150.00	0.9197	1.0000	150	100		10,484
		X	Paved Road		76 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 10,484								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate		Size		% Good	Cash Value		
		X	Water		D/W/P: 3.5 Concrete	6.25		102		72	459		
		X	Electric		Wood Frame	22.54		192		47	2,034		
		X	Gas		Total Estimated Land Improvements True Cash Value = 2,493								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	5,200	35,200	40,400			20,629C		
		X	High		2022	3,500	28,800	32,300			19,647C		
		X	Landscaped		2021	3,500	27,000	30,500			19,020C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/27/2023	INSPECTED	2023	5,200	35,200	40,400			20,629C		
		QT	04/27/2018	INSPECTED	2022	3,500	28,800	32,300			19,647C		
					2021	3,500	27,000	30,500			19,020C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 36 48 68	Type WCP (1 Story) Composite Treated Wood	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 72 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 33 Floor Area: 864 Total Base New : 146,683 Total Depr Cost: 99,540 Estimated T.C.V: 73,062			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace			Total Base New : 146,683 Total Depr Cost: 99,540 Estimated T.C.V: 73,062			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD			Blt 0			
0	0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67						
Condition: Good		Size of Closets		Lg			X	Ord		Few	Building Areas					
Room List		Doors:		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation			Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			1 Story Siding Crawl Space			864 105,339 70,577			
(1) Exterior		Kitchen:		0 Amps Service			1 3 Fixture Bath			Other Additions/Adjustments						
X Wood/Shingle Aluminum/Vinyl Brick		Other:		No./Qual. of Fixtures			2 Fixture Bath			Porches						
X Insulation		Other:		X Ex. Ord. Min			Softener, Auto			WCP (1 Story)			36 2,380 1,595			
(2) Windows		Other:		Many X Ave. Few			Softener, Manual			Deck						
Many	X Avg.	Large		(14) Water/Sewer			Solar Water Heat			Treated Wood			68 2,069 1,386			
X	Avg.	X Avg.		Public Water			No Plumbing			Composite w/Roof (Deck Portion)			48 1,720 1,152			
Few		Small		Public Sewer			Extra Toilet			Composite w/Roof (Roof portion)			48 889 596			
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		(6) Ceilings		1 Water Well			Extra Sink			Garages						
(3) Roof		(7) Excavation		1 1000 Gal Septic			Separate Shower			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
X Gable Hip Flat		Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2000 Gal Septic			Ceramic Tile Floor			Base Cost			672 25,260 18,187 *7			
Gambrel Mansard Shed		(8) Basement		Lump Sum Items:			Ceramic Tile Wains			Water/Sewer						
X Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water			Ceramic Tub Alcove			Public Sewer			1 1,345 901			
(9) Basement Finish		(9) Basement Finish		Public Sewer			Vent Fan			Water Well, 100 Feet			1 5,720 3,832			
Chimney:		(10) Floor Support		Public Sewer						Built-Ins						
		Joists: Unsupported Len: Cntr.Sup:		Public Sewer						Appliance Allow.			1 1,961 1,314			
				Lump Sum Items:						Notes:			Totals: 146,683 99,540			
										ECF (4003 OFF LAKE 3) 0.734 => TCv:			73,062			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status				
210 TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 02/05/2011										
HAUCH DONALD A 210 TRUMAN STREET HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-270 P-466 L-311 P-641 234 - LOTS 31 & 32 - CLOVERLEAF SUBD SPLIT ON 01/12/2010 FROM 006-190-031-0000, 006-190-032-0000; Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		OFF LAKE G3	152.00	150.00	0.8006	1.0000	150	100	18,254	
		Paved Road		152 Actual Front Feet, 0.52 Total Acres				Total Est. Land Value =		18,254		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate				Size % Good		Cash Value		
		Sewer		Fencing: Wd, Split, 3 Rail				17.41		264	22	1,011
		Electric		D/W/P: Asphalt Paving				2.93		1728	47	2,380
		Gas		Wood Frame				34.14		48	22	361
		Curb		Total Estimated Land Improvements True Cash Value =								3,752
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		QT	03/27/2023	INSPECTED	2023	9,100	52,400	61,500		45,057C		
		QT	04/26/2018	INSPECTED	2022	6,100	43,500	49,600		42,912C		
					2021	6,100	40,500	46,600		41,542C		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 384 64 70 176	Type Treated Wood Treated Wood Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 33 Floor Area: 1,496 Total Base New : 221,427 Total Depr Cost: 148,355 Estimated T.C.V: 108,893			E.C.F. X 0.734 Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Good		Lg	X	Ord		Small	No./Qual. of Fixtures										
Room List		Doors:		Solid	X	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service										
(1) Exterior				No. of Elec. Outlets													
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			X	Ave.		Few							
X	Insulation			(13) Plumbing													
(2) Windows		(7) Excavation		Average Fixture(s)													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1496 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															
										Notes:							
										Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1496 SF Floor Area = 1496 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,496 Total: 169,285 113,420							
										Other Additions/Adjustments Plumbing 3 Fixture Bath 1 3,915 2,623 Deck Treated Wood 384 6,298 4,220 Treated Wood 64 2,008 1,345 Treated Wood 70 2,097 1,405 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 14,383 9,637 Common Wall: 1 Wall 1 -2,074 -1,390 Water/Sewer Public Sewer 1 1,345 901 Water Well, 100 Feet 1 5,720 3,832 Built-Ins Appliance Allow. 1 1,961 1,314 Fireplaces Exterior 1 Story 1 5,788 3,878 Breezeways Frame Wall 176 10,701 7,170 Totals: 221,427 148,355							
										ECF (4003 OFF LAKE 3) 0.734 => TCV:					108,893		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status			
210 TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 05/03/1994									
Owner's Name/Address		SA:									
HAUCH DONALD A 210 TRUMAN STREET HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Tax Description		Public Improvements		* Factors *							
234 LOTS 33 & 34 CLOVERLEAF SUBD.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		OFF LAKE G3	152.00	150.00	0.8006	1.0000	150	100	18,254
		X	Paved Road	152 Actual Front Feet, 0.52 Total Acres				Total Est. Land Value =		18,254	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		Rate			Size % Good		Cash Value		
		X	Sewer	Fencing: Wd, Split, 3 Rail	17.41	320	22	1,226			
		Electric		D/W/P: Asphalt Paving	2.93	1078	47	1,485			
		Gas		D/W/P: 3.5 Concrete	6.25	112	72	504			
		Curb		Wood Frame	32.89	56	22	405			
		Street Lights		Total Estimated Land Improvements True Cash Value =							3,620
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	03/27/2023	INSPECTED	2023	9,100	8,100	17,200			9,179C
		QT	04/26/2018	INSPECTED	2022	6,100	6,900	13,000			8,742C
					2021	6,100	6,900	13,000			8,463C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: CD Effec. Age: 14 Floor Area: 0 Total Base New : 21,683 Total Depr Cost: 18,647 Estimated T.C.V: 13,687			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:		
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE			Cls CD		Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86						
Condition: Good		Lg	Ord	Small	Doors: Solid H.C.			No. of Elec. Outlets			Building Areas			Size Cost New Depr. Cost			
Room List		(5) Floors		(12) Electric			(13) Plumbing			Garages			Class: D Exterior: Pole (Unfinished)		Base Cost		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100 Amps Service			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			1120 21,683 18,647		Totals: 21,683 18,647		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Metal Insulation	(6) Ceilings		No./Qual. of Fixtures			Notes:			Notes:			ECF (4003 OFF LAKE 3) 0.734 => TCV:		13,687		
(2) Windows	Many X Avg. Few	Large X Avg. Small	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
(3) Roof	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:										
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle Metal	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status			
218 TRUMAN		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 05/03/1994									
Owner's Name/Address		SA:									
CABAY GORDON W & SHEILA K PO BOX 1616 HOUGHTON LAKE MI 48629-1616		2024 Est TCV Tentative									
		X Improved	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3							
Tax Description		Public Improvements		* Factors *							
L-718 P-605 234 LOTS 35 AND 36 AND E 1/2 OF LOT 37 CLOVERLEAF SUBD		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		OFF LAKE G3	190.00	75.00	0.7657	0.8706	150	100	18,997
		Paved Road		190 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 18,997							
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT	03/27/2023	INSPECTED	2023	9,500	58,100	67,600	30,868C		
Licensed To: Township of Lake, County of Roscommon, Michigan		QT	04/26/2018	INSPECTED	2022	6,300	48,500	54,800	29,399C		
					2021	6,300	45,200	51,500	28,460C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:	Car Capacity:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 38 Floor Area: 2,564 Total Base New : 272,720 Total Depr Cost: 170,087 Estimated T.C.V: 124,844			48 152 152 24	CGEP (1 Story) CPP CPP Treated Wood			Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 2564 SF Floor Area = 2564 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62			E.C.F. X 0.734		Cls D Blt 0		Bsmnt Garage:				
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories		Size	Cost New	Depr. Cost		
0	GARAGE 0					X Ex. Ord. Min			Building Areas			1 Story	Siding	Crawl Space	1,748			
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Porches			1 Story	Siding	Slab	816		
Room List		Doors:	Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments			1 Story	Siding	Slab	816			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1	3 Fixture Bath	1	3,291	2,040	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		Basement: 0 S.F. Crawl: 1748 S.F. Slab: 816 S.F. Height to Joists: 0.0			(14) Water/Sewer			Fireplaces			1	Interior 1 Story	1	4,188	2,597	
X	Insulation	(7) Excavation		(8) Basement			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Deck			24	Treated Wood	1	1,067	662	
(2) Windows	Many X Avg. Few	X	Large Avg. Small	(9) Basement Finish			Lump Sum Items:			Local Cost Items			1	STAND BY GENERATOR	1	4,000	3,480	
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		(10) Floor Support			Notes:			STAND BY GENERATOR			Totals:		272,720	170,087		
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Joists: Unsupported Len: Cntr.Sup:			ECF (4003 OFF LAKE 3) 0.734 => TCV:			STAND BY GENERATOR			Totals:		272,720	170,087	124,844	
X	Asphalt Shingle	(10) Floor Support		Chimney:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MEIROW STEPHANIE V & MEIROW	MEIROW STEPHANIE & MEIROW	0	03/05/2021	QC	18-LIFE ESTATE	1175:2080	DEED	0.0					
MEIROW STEPHANIE V & JACK	MEIROW STEPHANIE V & MEIROW	0	02/02/2021	AFF	05-CORRECTING TITLE	1175:1120	OTHER	0.0					
MURPHY BARBARA J	MEIROW STEPHANIE V & JACK	85,000	04/12/2018	WD	19-MULTI PARCEL ARM'S LEN	1165:1859	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
302 HOWE AVENUE		School: HOUGHTON LAKE COMM SCHOOLS			ROOF	05/31/2018	PB18-0114	COMPLETE					
Owner's Name/Address		P.R.E. 100% 04/30/2018		SA:									
MEIROW STEPHANIE & MEIROW JACK [LE] 302 HOWE AVE HOUGHTON LAKE MI 48629		2024 Est TCV Tentative		Land Value Estimates for Land Table 4003.4003 OFF LAKE 3									
Tax Description		X	Improved	Vacant	* Factors *								
234 L-581 P-580 W 1/2 OF LOT 37 - LOT 38 CLOVERLEAF SUBD.		X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Dirt Road		OFF LAKE G3	114.00	150.00	0.8480	1.0000	150	100		14,501
		X	Gravel Road		114 Actual Front Feet, 0.39 Total Acres	Total Est. Land Value =							14,501
		X	Paved Road		Land Improvement Cost Estimates								
		X	Storm Sewer		Description	Rate		Size % Good				Cash Value	
		X	Sidewalk		D/W/P: 3.5 Concrete	6.25		752 22				1,034	
		X	Water		Wood Frame	22.54		192 47				2,034	
		X	Electric		Total Estimated Land Improvements True Cash Value =								3,068
		X	Gas		Work Description for Permit PB18-0114, Issued 05/31/2018: REROOF								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	7,300	54,800	62,100			50,151C		
		X	High		2022	4,800	45,700	50,500			47,763C		
		X	Landscaped		2021	4,800	42,600	47,400			46,238C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	03/27/2023	INSPECTED									
		QT	04/26/2018	INSPECTED									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 96 373	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 441 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 38 Floor Area: 1,728 Total Base New : 252,466 Total Depr Cost: 156,527 Estimated T.C.V: 114,891			E.C.F. X 0.734		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1728 SF Floor Area = 1728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62						
Condition: Good		Size of Closets		Lg	X	Ord		Few	(13) Plumbing							
Room List		Doors:		Solid	X	H.C.	(12) Electric			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Stories Exterior Foundation 1 Story Siding Basement 1 Story Siding Crawl Space			Size 1,056 672		Cost New 209,445	Depr. Cost 129,855
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Deck Treated Wood Treated Wood			1 3,915		2,427	
X	Insulation	(7) Excavation		Basement: 1056 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck Treated Wood Treated Wood			96 373		2,478 6,181	1,536 3,832
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Garages						
X	Many Avg. Few	X	Large Avg. Small	Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall			441 1		16,670 -1,037	10,335 -643
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1 1		1,345 5,720	834 3,546
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			1 1		1,961 5,788	1,216 3,589
X	Asphalt Shingle									Notes:						
Chimney: Brick										ECF (4003 OFF LAKE 3) 0.734 => TCV:					114,891	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEIROW STEPHANIE V & MEIROW	MEIROW STEPHANIE & MEIROW	0	03/05/2021	QC	18-LIFE ESTATE	1175:2080	DEED	0.0
MEIROW STEPHANIE V & JACK	MEIROW STEPHANIE V & MEIROW	0	02/02/2021	AFF	05-CORRECTING TITLE	1175:1120	OTHER	0.0
MURPHY BARBARA J	MEIROW STEPHANIE V & JACK	85,000	04/12/2018	WD	20-MULTI PARCEL SALE REF	1165:1859	PROPERTY TRANSFER	100.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status		
HOWE AVENUE	School: HOUGHTON LAKE COMM SCHOOLS							
	P.R.E. 100% 04/30/2018							
Owner's Name/Address	SA:							
MEIROW STEPHANIE & MEIROW JACK [LE] 302 HOWE AVE HOUGHTON LAKE MI 48629	2024 Est TCV Tentative							
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		OFF LAKE G3	76.00	150.00	0.9197 1.0000	150 100 10,484		
		76 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value = 10,484		
Tax Description								
L-581 P-580 234 302 HOWE AVE LOT 39 CLOVERLEAF SUBD.	X	Dirt Road						
Comments/Influences		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
	X	Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
	X	Standard Utilities						
		Underground Utils.						
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
	X	Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative	Tentative
	QT	03/27/2023	INSPECTED	2023	5,200	0	5,200	3,675C
	QT	04/26/2018	INSPECTED	2022	3,500	0	3,500	3,500S
				2021	3,500	0	3,500	3,500S

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Roscommon, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: R-2	Building Permit(s)	Date	Number	Status	
111 HOWE AVENUE		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
HOUGHTON LAKE BAPTIST CHURCH 111 HOWE AVENUE HOUGHTON LAKE MI 48629		SA:							
		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL				
234 LOT 40 CLOVERLEAF SUBD.		Public Improvements		* Factors *				Value	
Comments/Influences		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason				0	
		Gravel Road		0.00 Total Acres Total Est. Land Value =					
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		X Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		X Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		X Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
QT 03/31/2023		INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT	
QT 04/26/2018		INSPECTED		2022	0	0	0	0	
DMG 07/21/2011		INSPECTED		2021	0	0	0	0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
NORMAN CORPORATION	FIRKSER STANLEY TRUST	0	06/08/2020	QC	21-NOT USED/OTHER	1172:2402	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
HOWE AVE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FIRKSER STANLEY TRUST 7 EASTON OVAL, EA5W83 COLUMBUS OH 43219		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
L-331 P-530 234 LOTS 41 TO 44 INCL CLOVERLEAF SUBD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	294.00	100.00	0.7017	0.9221	150	100	28,533
		Paved Road		294 Actual Front Feet, 0.68 Total Acres				Total Est. Land Value =		28,533	
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		QT	03/31/2023	INSPECTED	2023	14,300	0	14,300		9,975C	
Licensed To: Township of Lake, County of		QT	04/26/2018	INSPECTED	2022	9,500	0	9,500		9,500S	
Roscommon, Michigan					2021	9,500	0	9,500		9,500S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
NORMAN CORPORATION	FIRKSER STANLEY TRUST	0	06/08/2020	QC	21-NOT USED/OTHER	1172:2402	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
HOWE AVE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FIRKSER STANLEY TRUST 7 EASTON OVAL, EA5W83 COLUMBUS OH 43219		SA:									
		2024 Est TCV Tentative									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
L-301 P-62 234 LOT 45 CLOVERLEAF SUBD.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	73.00	150.00	0.9271	1.0000	150	100	10,152
		Paved Road		73 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 10,152							
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	03/31/2023	INSPECTED	2023	5,100	0	5,100		3,570C	
		QT	04/26/2018	INSPECTED	2022	3,400	0	3,400		3,400S	
					2021	3,400	0	3,400		3,400S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
NORMAN CORPORATION	FIRKSER STANLEY TRUST	0	06/08/2020	QC	21-NOT USED/OTHER	1172:2402	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status			
HOWE AVE		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
FIRKSER STANLEY TRUST 7 EASTON OVAL, EA5W83 COLUMBUS OH 43219		SA:									
Tax Description		2024 Est TCV Tentative									
L-331 P-530 234 LOTS 46 & 47 CLOVERLEAF SUBD.		Improved	X	Vacant	Land Value Estimates for Land Table 4003.4003 OFF LAKE 3						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE G3	147.00	100.00	0.8060	0.9221	150	100	16,388
		Paved Road		147 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =		16,388	
		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X	Wooded								
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	03/31/2023	INSPECTED	2023	8,200	0	8,200		5,775C	
		QT	04/26/2018	INSPECTED	2022	5,500	0	5,500		5,500S	
					2021	5,500	0	5,500		5,500S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LAMMERS ROBIN A	LAMMERS ROBIN A TRUST	0	06/01/2023	PTA	14-INTO/OUT OF TRUST		PROPERTY TRANSFER	0.0			
MCGUIRE PAUL F & SHERRY L	LAMMERS ROBIN A	275,000	06/15/2020	WD	03-ARM'S LENGTH	1172:2268	PROPERTY TRANSFER	100.0			
MCGUIRE SHERRY L TRUST	MCGUIRE PAUL F & SHERRY L	0	10/10/2018	QC	18-LIFE ESTATE	1167:1264	PROPERTY TRANSFER	0.0			
PUCCIO DONNA K &MCGUIRE SH	MCGUIRE SHERRY L TRUST	0	10/21/2015	QC	09-FAMILY	1154-1755	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
10177 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		09/04/2020	PB20-0263	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
LAMMERS ROBIN A TRUST 2355 QUAKER RIDGE DR ANN ARBOR MI 48108		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-851 P-5 (L-656 P-68) 234 LOT 1 EVERGREEN SHORES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	45.00	150.00	1.0000	1.0000	2800	100	126,000
		Paved Road		45 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 126,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		1946 71		9,229		
		Sewer		D/W/P: 4in Ren. Conc.	8.29		451 89		3,328		
		Electric		Wood Frame	29.95		96 46		1,322		
		Gas		Total Estimated Land Improvements True Cash Value = 13,879							
		Curb		Work Description for Permit PB20-0263, Issued 09/04/2020: PARTIAL ROOF FRAME - KITCHEN AREA - INTERIOR RENOVATIONS - PARTITIONS, ETC, ROOF 22 X 30 = 660 SQ FT, INTERIOR 5 X 18 = 90 SQ FT, 21 X 14 = 294 SQ FT; 1044 SQ FT TOTAL							
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	11/09/2021	INSPECTED	2023	63,000	146,900	209,900		161,875C	
		QT	12/04/2020	INSPECTED	2022	54,000	113,500	167,500		154,167C	
		QT	10/26/2020	INSPECTED	2021	49,500	76,800	126,300		126,300S	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 56 468	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 6 Floor Area: 1,800 Total Base New : 299,784 Total Depr Cost: 281,798 Estimated T.C.V: 302,087			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1800 SF Floor Area = 1800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94					Cls C Blt 0			
Yr Built 0	Remodeled 2020	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas							
Condition: Good		Size of Closets		Lg Ord Small			(12) Electric			200 Amps Service								
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,800		Cost New 234,054		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors					(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 234,054			Depr. Cost 220,011		
(1) Exterior		(6) Ceilings					(14) Water/Sewer			Other Additions/Adjustments								
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 1800 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Stone Veneer Plumbing 3 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			159 1 56 468 840 1 1 1 1 1		6,122 4,711 3,396 7,334 29,602 -2,251 1,515 5,890 2,806 6,605 299,784		5,755 4,428 3,192 6,894 27,826 -2,116 1,424 5,537 2,638 6,209 281,798	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Notes:								
Many X Avg. Few	Large X Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 302,087											
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARPENTER HUGH F & JOAN I	CARPENTER JOAN I [LE]	0	04/27/2023	QC	15-LADY BIRD	1184:382	PROPERTY TRANSFER	0.0
CARPENTER HUGH F & JOAN I	CARPENTER, JOAN I TRUSTEE	0	01/18/2011	QC	21-NOT USED/OTHER	1100/2311	OTHER	0.0
		120,000	08/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
10169 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS		NEW RESIDENCE	06/17/2008	PB08-0144	COMPLETE
	P.R.E. 0%					

  

Owner's Name/Address	SA:
CARPENTER JOAN I [LE] 11920 TRAILWOOD PLYMOUTH MI 48170	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-760 P-477 234 10169 E HOUGHTON LK DR 48629 LOT 2 EVERGREEN SHORES	X		* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
			50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
			Land Improvement Cost Estimates								
			Description	Rate			Size % Good		Cash Value		
	X		Dirt Road	6.25			974 75		4,566		
	X		Gravel Road	6.25			974 75		4,566		
	X		Paved Road	6.25			974 75		4,566		
	X		Storm Sewer	6.25			974 75		4,566		
	X		Sidewalk	6.25			974 75		4,566		
	X		Water	6.25			974 75		4,566		
	X		Sewer	6.25			974 75		4,566		
	X		Electric	6.25			974 75		4,566		
	X		Gas	6.25			974 75		4,566		
	X		Curb	6.25			974 75		4,566		
	X		Street Lights	6.25			974 75		4,566		
	X		Standard Utilities	6.25			974 75		4,566		
	X		Underground Utils.	6.25			974 75		4,566		
			Topography of Site								
	X		Level								
	X		Rolling								
	X		Low								
	X		High								
	X		Landscaped								
	X		Swamp								
	X		Wooded								
	X		Pond								
	X		Waterfront								
	X		Ravine								
	X		Wetland								
	X		Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			2024	Tentative	Tentative	Tentative			Tentative		
	QT	09/20/2022	2023	70,000	114,000	184,000			111,998C		
	DMG	08/17/2012	2022	60,000	83,700	143,700			106,665C		
			2021	55,000	80,200	135,200			103,258C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																		
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 110 384 20 280	Type Composite Composite Composite Roof Cover Onl	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:																						
												Condition: Good		Trim & Decoration		Size of Closets		Doors: Solid H.C.		(5) Floors		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few	
Building Style: 1 1/2 STORY		Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 13 Floor Area: 1,632 Total Base New : 257,996 Total Depr Cost: 224,457 Estimated T.C.V: 240,618		Total Base New : 257,996 Total Depr Cost: 224,457 Estimated T.C.V: 240,618		E.C.F. X 1.072		Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1088 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87		Building Areas		Stories Exterior Foundation 1.5 Story Siding Crawl Space		Size 1,088		Cost New 196,868		Depr. Cost 171,276									
Yr Built Remodeled 0 0		Ex Ord Min		Lg Ord Small		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1088 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87		Building Areas		Stories Exterior Foundation 1.5 Story Siding Crawl Space		Size 1,088		Cost New 196,868		Depr. Cost 171,276															
Room List		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		(13) Plumbing		Average Fixture(s)		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:													
(1) Exterior		Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Vinyl		Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 240,618															
X Insulation		(2) Windows		Many Avg. Large X Avg. Avg. Small Few		Basement: 0 S.F. Crawl: 1088 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Vinyl		Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 240,618															
X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Vinyl		Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 240,618																	
X Asphalt Shingle		Gable Hip Flat		Gambrel Mansard Shed		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Vinyl		Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 240,618																	
X Asphalt Shingle		Gable Hip Flat		Gambrel Mansard Shed		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Vinyl		Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 240,618																	
X Asphalt Shingle		Gable Hip Flat		Gambrel Mansard Shed		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Vinyl		Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 240,618																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MARTIN BILLY & SANDRA L	GIBSON, AARON & JENNIFER	255,000	09/21/2012	WD	03-ARM'S LENGTH	1120/273	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
10125 E HOUGHTON LAKE DR		School: HOUGHTON LAKE COMM SCHOOLS			ROOF	08/11/2017	PB17-0259	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
GIBSON AARON & JENNIFER 25044 HADLOCK NOVI MI 48374		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-1005 P-1452-1454 234 LOT 3 & 4 & PART OF LOT 5 COM ON LOT LINE BET LOTS 4 & 5 AT SH LINE TH 251.8 FT SELY ALG LOT LINE TO R/W OF CO RD TH SWLY ALG R/W 24FT TH NWLY 236.8FT TO POBEVERGREEN SHORES		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	100.00	100.00	1.0000	0.9221	2800	100		258,190
		X	Paved Road		100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 258,190								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.68	1840	68	8,358				
		X	Sewer		Total Estimated Land Improvements True Cash Value = 8,358								
		X	Electric		Work Description for Permit PB17-0259, Issued 08/11/2017: REROOF								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X	Low		2023	129,100	123,700	252,800			162,674C		
		X	High		2022	110,700	99,700	210,400			154,928C		
		X	Landscaped		2021	101,400	95,200	196,600			149,979C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	09/20/2022	INSPECTED									
		DMG	08/17/2012	INSPECTED									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 256 312 256	Type WGEP (1 Story) Roof Cover Onl Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1456 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																												
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																													
Yr Built 0	Remodeled 0	Ex	X Ord		Min																																																																																												
Condition: Good		Size of Closets																																																																																															
		Lg	X Ord		Small																																																																																												
Room List		Doors:		Solid	X	H.C.																																																																																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																																																																												
		Kitchen: Other: Other:			0 Amps Service																																																																																												
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets																																																																																												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings																																																																																															
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(2) Windows		(7) Excavation			(13) Plumbing																																																																																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																										
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(3) Roof		(9) Basement Finish			Lump Sum Items:																																																																																												
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																										
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																																																																												
Chimney: Vinyl																																																																																																	
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Plumbing	3 Fixture Bath	1	4,711	2,921																																																																																													
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUSH SAMUEL L	BUSH SAMUEL L [LE]	0	08/11/2017	WD	18-LIFE ESTATE	1163:0936	PROPERTY TRANSFER	0.0
KRIM STEPHEN M &	BUSH, SAMUEL	272,000	05/24/2011	WD	03-ARM'S LENGTH	1104/1639	OTHER	100.0
		242,500	09/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status				
3431 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	03/06/2023	PB23-0037	COMPLETE				
	P.R.E. 0%		Res. Add/Alter/Repair	02/26/2023	LU23-4549					
Owner's Name/Address	SA:		DECK	04/30/2007	PB07-0073	COMPLETE				
BUSH SAMUEL L [LE] 3431 LONG POINT DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
	X Improved	Vacant	* Factors *							
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			LAKEVIEW	50.00	150.00	1.0000 1.0000	2800 100		140,000	
			50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
Tax Description			Land Improvement Cost Estimates							
(L-988P-683&L-889P-414&L-765P-230) 234 L-1014 P-424 (L-1003P-422) LOT 5 EXC COM ON LOT LN BET LOTS 4 & 5 AT SH OF LK TH 251.8 FT SELY ALG LOT LN TO R/W OF CO RD TH SWLY ALG R/W 24 FT THNWLY 236.8 FT TO POB EVERGREEN SHORES 3431-A LONG PTE DR	X	Dirt Road	Description							
	X	Gravel Road	Rate							
	X	Paved Road	Size % Good							
	X	Storm Sewer	Cash Value							
	X	Sidewalk	D/W/P: 3.5 Concrete							
	X	Water	6.68							
	X	Sewer	573 85							
	X	Electric	Total Estimated Land Improvements True Cash Value = 3,254							
Comments/Influences			Work Description for Permit PB23-0037, Issued 03/06/2023: REPAIRING ROOF & PART OF SIDEWALL DUE TO FIRE; LAKE TOWNSHIP LAND USE PERMIT #4549							
	X	Gas	Work Description for Permit LU23-4549, Issued 02/26/2023: REPAIR GARAGE AFTER FIRE							
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								
	Topography of Site									
	X	Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
	X	Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	QT	09/20/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
				2023	70,000	123,600	193,600			123,381C
				2022	60,000	101,400	161,400			117,506C
				2021	55,000	96,900	151,900			113,753C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 432	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1241 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 17 Floor Area: 1,736 Total Base New : 295,150 Total Depr Cost: 244,974 Estimated T.C.V: 262,612			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 3/4 STORY		Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1232 SF Floor Area = 1736 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83 Building Areas					Cls C Blt 6	
Yr Built 6	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation 1.75 Story Siding Crawl Space 1+ Story Siding Crawl Space			Size 672 560		Cost New 216,720	Depr. Cost 179,877
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments						
Room List		Doors:	Solid	H.C.	(13) Plumbing			(14) Water/Sewer			Plumbing 3 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet			Total: 1,515 5,890		1,257 4,889	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. Exterior 2 Story Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1241 40,481 33,599			2,806 2,329			
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Lump Sum Items:						Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 262,612						
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement															
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Asphalt Shingle	(9) Basement Finish															
	Chimney: Vinyl	(10) Floor Support															
		Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HEINRICH RON & HEINRICH AD	WINNIE MATTHEW & LIANG GUI	620,000	11/17/2022	WD	03-ARM'S LENGTH	1183:0033	PROPERTY TRANSFER	100.0					
STEARNS NELSON D & PATRICI	HEINRICH RON & HEINRICH AD	380,000	08/14/2017	WD	03-ARM'S LENGTH	1163:2418	PROPERTY TRANSFER	100.0					
STEARNS NELSON D JR	STEARNS NELSON D & PATRICI	0	06/09/2016	QC	09-FAMILY	1159-0671	PROPERTY TRANSFER	0.0					
STEARNS FAMILY TRUST	STEARNS NELSON D JR	0	09/12/2014	OTH	21-NOT USED/OTHER	1143-846	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
3421 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		NEW RESIDENCE		10/11/2007	PB07-0017	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:									
WINNIE MATTHEW & LIANG GUIYING 1657 TURTLE CREEK MILFORD MI 48380		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-1033 P-1827 (L-571 P-696) 234 3421 LONG POINT DR LOT 6 EVERGREEN SHORES		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	7.69	1960	75	11,304				
		X	Sewer		D/W/P: 5in Ren. Conc.	11.51	1064	99	12,125				
		X	Electric		Total Estimated Land Improvements True Cash Value = 23,429								
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		QT	09/20/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative		
					2023	70,000	180,700	250,700			250,700S		
					2022	60,000	75,500	135,500			118,369C		
					2021	55,000	72,400	127,400			114,588C		

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Licensed To: Township of Lake, County of Roscommon, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
3411 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
PUCCIO DONNA P TRUST 8/1/85 41510 REINDEER DR NOVI MI 48375		SA:											
Tax Description		2024 Est TCV Tentative											
L-576 P-237 234 LOT 7 EVERGREEN SHORES. Comments/Influences		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
			Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		X	Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate		Size		% Good	Cash Value		
			Water		D/W/P: 3.5 Concrete	7.69		1110		75	6,402		
		X	Sewer		Total Estimated Land Improvements True Cash Value = 6,402								
			Electric										
			Gas										
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
		QT	09/20/2022	INSPECTED	2023	70,000	120,200	190,200			116,770C		
					2022	60,000	97,900	157,900			111,210C		
					2021	55,000	94,000	149,000			107,658C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 50 420 64	Type WCP (1 Story) Treated Wood Composite	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace												
Room List		Doors:	Solid	H.C.	(5) Floors												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric												
(1) Exterior		0 Amps Service			No./Qual. of Fixtures												
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	Ex.	X	Ord.	Min	No. of Elec. Outlets											
(2) Windows		Many	X	Ave.	Few	(13) Plumbing											
X	Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1020 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			(14) Water/Sewer												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing 3 Fixture Bath Porches WCP (1 Story) Deck Treated Wood Composite w/Roof (Deck Portion) Composite w/Roof (Roof portion) Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas											
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:												
Chimney:		(10) Floor Support			Notes:												
		Joists: Unsupported Len: Cntr.Sup:			ECF (4004 LAKEVIEW) 1.072 => TCv:												
Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY												Cls BC	Blt 0				
(11) Heating System: Forced Heat & Cool																	
Ground Area = 1020 SF Floor Area = 1530 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																	
Building Areas												Size	Cost New	Depr. Cost			
Stories Exterior Foundation												1,020					
1.5 Story Siding Crawl Space												Total:	225,251	180,200			
Other Additions/Adjustments																	
Plumbing												1	6,929	5,543			
3 Fixture Bath																	
Porches												50	3,954	3,163			
WCP (1 Story)																	
Deck																	
Treated Wood												420	7,241	5,793			
Composite w/Roof (Deck Portion)												64	2,240	1,792			
Composite w/Roof (Roof portion)												64	1,647	1,318			
Garages																	
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost												576	29,871	23,897			
Water/Sewer																	
Public Sewer												1	1,941	1,553			
Water Well, 100 Feet												1	6,333	5,066			
Built-Ins																	
Appliance Allow.												1	4,031	3,225			
Fireplaces																	
Direct-Vented Gas												1	4,460	3,568			
Totals:													293,898	235,118			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TOWNSEND JEANNINE M	THOLEN, CLIFFORD & MARY J	185,000	12/05/2007	WD	03-ARM'S LENGTH	1067/645	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
3401 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		06/14/2021	PB21-0189	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
THOLEN CLIFFORD B & MARY J 1957 TIMBER RIDGE ADA MI 49301		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-949 P-2372-2373 234 LOT 8 EVERGREEN SHORES		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25			403 50		1,259		
		Electric		Total Estimated Land Improvements True Cash Value = 1,259								
		Gas		Work Description for Permit PB21-0189, Issued 06/14/2021: STABILIZATION OF FOUNDATION AND SLAB FLOOR								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
QT		09/20/2022	INSPECTED	2023	70,000	35,400	105,400		76,622C			
				2022	60,000	26,900	86,900		72,974C			
				2021	55,000	25,900	80,900		70,643C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 114	Type Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																													
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 42 Floor Area: 676 Total Base New : 120,568 Total Depr Cost: 69,930 Estimated T.C.V: 74,965			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																													
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																									
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<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 676 SF Floor Area = 676 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>676</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>84,963</td> <td>49,280</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>528</td> <td>18,892</td> <td>10,957</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,345</td> <td>780</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,720</td> <td>3,318</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,961</td> <td>1,137</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>5,788</td> <td>3,357</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>114</td> <td>1,899</td> <td>1,101</td> </tr> <tr> <td colspan="2">Totals:</td> <td></td> <td>120,568</td> <td>69,930</td> </tr> </tbody> </table> <p>Notes:</p> <p>ECF (4004 LAKEVIEW) 1.072 =&gt; TCv: 74,965</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	676				Total:					84,963	49,280	Item	Quantity	Unit Cost	Total Cost	Garages				Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	528	18,892	10,957	Water/Sewer				Public Sewer	1	1,345	780	Water Well, 100 Feet	1	5,720	3,318	Built-Ins				Appliance Allow.	1	1,961	1,137	Fireplaces				Exterior 1 Story	1	5,788	3,357	Deck				w/Roof (Roof portion)	114	1,899	1,101	Totals:			120,568	69,930
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BRUESHABER FREDERICK W & D	MIKULA JOHN E JR	232,000	07/15/2017	WD	19-MULTI PARCEL ARM'S LEN	1163:0180	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status		
3391 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	03/19/2021	PB21-0007	OPEN PARTI		
Owner's Name/Address		P.R.E. 0%			DECK	01/23/2021	LU21-4372	COMPLETE		
MIKULA JOHN E JR 15035 BRET DR FENTON MI 48430		SA:		2024 Est TCV Tentative						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-978 P-2020 (L-638 P-136) 234 3391 LONG POINT DR 48629LOT 9 EVERGREEN SHORES.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800 100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate			Size % Good		Cash Value
		Water		D/W/P: 3.5 Concrete	6.25			1740 68		7,395
		X Sewer		Total Estimated Land Improvements True Cash Value =						7,395
		Electric		Work Description for Permit PB21-0007, Issued 03/19/2021: ONE-STORY RESIDENTIAL						
		Gas		ROOFED DECK AND ADDITION WITH ROOFED DECK. ROOFED DECK 16X12 = 192 SQUARE FEET.						
		Curb		ADDITION AND DECK 12X28 = 336. TOTAL SQUARE FEET 528. SOIL EROSION PERMIT 3952.						
		X Street Lights		LAKE LAND USE DATED 3/19/21 #004381.						
		X Standard Utilities		Work Description for Permit LU21-4372, Issued 01/23/2021: 12X16 DECK						
		Underground Utils.								
		Topography of Site								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	Tentative	Tentative	Tentative			Tentative
		Low		2023	70,000	111,000	181,000			124,514C
		High		2022	60,000	83,900	143,900			117,157C
		Landscaped		2021	55,000	56,500	111,500			99,668C
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
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		QT	11/03/2022	INSPECTED						
		QT	11/09/2021	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 84 108	Type Composite Composite	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 31 Floor Area: 1,368 Total Base New : 207,587 Total Depr Cost: 160,849 Estimated T.C.V: 172,430			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0	
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 1368 SF Floor Area = 1368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69								
Condition: Good		Size of Closets		Lg	X Ord	Small	Building Areas			Stories			Size	Cost New	Depr. Cost	
Room List		Doors:	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments							
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Water/Sewer						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Water Well, 100 Feet						
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Many			X	Ave.	Few	Built-Ins						
(2) Windows		(7) Excavation		Average Fixture(s)			Public Water			Appliance Allow.						
Many Avg.	X	Large Avg.	Small	Basement: 0 S.F. Crawl: 1368 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Exterior 1 Story						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Deck			Composite w/Roof (Deck Portion)						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Composite w/Roof (Roof portion)								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Composite			Totals:			207,587 160,849			
Chimney: Vinyl							Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			172,430			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						15		Roof Cover Onl				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets												
0	0				Lg	Ord	Small										
Condition: Average																	
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures													
	X Insulation			Ex. X Ord. Min													
(2) Windows		(7) Excavation		No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 672 S.F. Height to Joists: 0.0			Many X Ave. Few										
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		(13) Plumbing													
(3) Roof				Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer												
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													
Cost Est. for Res. Bldg: 2 Single Family 1 STORY										Cls CD		Blt 0					
(11) Heating System: Forced Air w/ Ducts																	
Ground Area = 672 SF Floor Area = 672 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 672																	
Total: 82,019 52,492																	
Other Additions/Adjustments																	
Water/Sewer																	
Public Sewer 1 1,345 861																	
Built-Ins																	
Appliance Allow. 1 1,961 1,255																	
Deck																	
w/Roof (Roof portion) 15 315 202																	
Totals: 85,640 54,810																	
Notes:																	
ECF (4004 LAKEVIEW) 1.072 => TCV: 58,756																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BORCHERT RICHARD C		0	07/19/2020	OTH	07-DEATH CERTIFICATE	1175:2535	OTHER	0.0				
BORCHERT RICHARD C & ROSEMARY	BORCHERT ROSEMARY LIVING TRUST	0	01/08/2019	QC	21-NOT USED/OTHER	1168:1466	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
3381 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION	10/17/2010	236	COMPLETE				
Owner's Name/Address		P.R.E. 100% 05/03/1994			GARAGE	05/15/2008	PB08-0088	COMPLETE				
BORCHERT ROSEMARY LIVING TRUST 3381 LONG POINT DRIVE HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-309 P-74 234 LOT 10 EVERGREEN SHORES.		Public Improvements		* Factors *				Value				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		140,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.68	2533	75	12,690	
		Sewer		D/W/P: 3.5 Concrete				6.68	42	75	211	
		Electric		Total Estimated Land Improvements True Cash Value =				12,901				
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	70,000	75,400	145,400			92,657C		
		High		2022	60,000	52,700	112,700			88,245C		
		Landscaped		2021	55,000	50,600	105,600			85,426C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 128 208 84 42	Type Treated Wood Treated Wood Roof Cover Onl Roof Cover Onl	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 87 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.072	Bsmnt Garage:	Carport Area: Roof:													
													128	208	84	42									
X Wood Frame	(4) Interior	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 37 Floor Area: 1,233 Total Base New : 212,396 Total Depr Cost: 139,232 Estimated T.C.V: 149,257			E.C.F. X 1.072		Bsmnt Garage:		Carport Area: Roof:													
Building Style: 1 STORY	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1233 SF Floor Area = 1233 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63			Cls C		Blt 0														
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories		Size		Cost New		Depr. Cost								
Condition: Good	Size of Closets			No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Deck		Treated Wood		128		3,132		1,973				
Room List	Doors:	Solid	H.C.	(12) Electric			Average Fixture(s)			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		576		22,596		19,659		*8	
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service			1 3 Fixture Bath			Water/Sewer			Public Sewer			1		1,515		954					
(1) Exterior	(6) Ceilings			Ex. X Ord. Min			2 Fixture Bath			Public Sewer			Water Well, 100 Feet			1		5,890		3,711					
Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(7) Excavation			Many X Ave. Few			Softener, Auto			Built-Ins			Appliance Allow.			1		2,806		1,768					
(2) Windows	(8) Basement			(13) Plumbing			Softener, Manual			Fireplaces			Exterior 1 Story			1		6,605		4,161					
Many X Avg. Few	Basement: 0 S.F. Crawl: 1233 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			Solar Water Heat			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			149,257									
Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens	(9) Basement Finish			Extra Toilet			No Plumbing																		
(3) Roof	(10) Floor Support			Extra Sink			Extra Toilet																		
X Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Separate Shower			Extra Toilet																		
X Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor			Extra Sink																		
Chimney: Block	Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ceramic Tub Alcove			Separate Shower																		
	Concrete Floor			Ceramic Tub Alcove			Vent Fan																		
	Joists: Unsupported Len: Cntr.Sup:			Vent Fan			Vent Fan																		
	Lump Sum Items:			Vent Fan			Vent Fan																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELAY DONALD A & JANELLE A	DELAY DONALD A & JANELLE A	0	02/08/2021	QC	21-NOT USED/OTHER	1175:1296	DEED	0.0
DELAY DONALD A & JANELLE	DELAY DONALD A & JANELLE A	0	11/01/2019	WD	18-LIFE ESTATE	1170:2485	PROPERTY TRANSFER	0.0
THOMSON RONALD W	DELAY DONALD A & JANELLE	180,000	09/07/2013	WD	21-NOT USED/OTHER	1132/1822	OTHER	100.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
3371 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
DELAY DONALD A & JANELLE A 5305 W LAKE ROAD CLIO MI 48420	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	50.00	150.00	1.0000 1.0000	2800 100		140,000
			50 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value =		140,000		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.68	1026	75	5,140		
			Total Estimated Land Improvements		True Cash Value =		5,140		
			Topography of Site						
	X Level		Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
	X Waterfront		Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	AA	09/19/2022	INSPECTED	2023	70,000	71,100	141,100		88,789C
				2022	60,000	43,900	103,900		84,561C
				2021	55,000	42,200	97,200		81,860C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 548	Type 4in Concrete	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 35 Floor Area: 1,488 Total Base New : 210,397 Total Depr Cost: 137,893 Estimated T.C.V: 147,821			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service									
(1) Exterior					No./Qual. of Fixtures												
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets												
(2) Windows					(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1488 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1488 SF Floor Area = 1488 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,488 Total: 191,947 124,765							
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			(14) Water/Sewer												
(3) Roof					Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
<p>Notes: ECF (4004 LAKEVIEW) 1.072 =&gt; TCV: 147,821</p> <p>Totals: 210,397 137,893 4,543 4,089 *9</p>																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PENABAKER BARBARA J	JOHNSON, TODD & ANDREA	180,000	10/22/2010	WD	03-ARM'S LENGTH	1098/837	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
3361 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
JOHNSON TODD & ANDREA 9283 LA SPEZIA DR DAVISON MI 48423		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-419 P-452 234 LOT 12 EVERGREEN SHORES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		140,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description							
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value
		Electric						6.68	592	75	2,966
		Gas		Total Estimated Land Improvements				True Cash Value =		2,966	
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
AA		09/19/2022	INSPECTED	2023	70,000	51,600	121,600	86,044C			
				2022	60,000	39,400	99,400	79,852C			
				2021	55,000	38,000	93,000	77,302C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 290 48 646	Type CGEP (1 Story) CGEP (1 Story) 4in Concrete	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmnt Garage: Carport Area: Roof:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 852 Total Base New : 152,488 Total Depr Cost: 100,714 Estimated T.C.V: 107,965			E.C.F. X 1.072							
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls C -5 Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 852 SF Floor Area = 852 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65												
Condition: Good		Size of Closets		Lg			Ord	Small	Building Areas											
Room List		Doors:	Solid	H.C.	(12) Electric			Stories Exterior Foundation												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			1 Story Siding Slab			Size 852		Cost New 108,080		Depr. Cost 70,242						
(1) Exterior		(6) Ceilings		Average Fixture(s)			Other Additions/Adjustments													
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Brick Veneer			72		1,255		816						
Insulation		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 852 S.F. Height to Joists: 0.0			Porches			CGEP (1 Story) CGEP (1 Story) 4in Concrete		290 48 646		16,315 4,667 5,355		10,605 3,034 5,087				
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Public Sewer Water Well, 100 Feet		1 1		1,515 5,890		985 3,828				
Many Avg. Few	X	Large Avg. Small	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1		2,806		1,824			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Lump Sum Items:			Fireplaces			Exterior 1 Story		1		6,605		4,293				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Notes:			Totals:			152,488		100,714								
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		ECF (4004 LAKEVIEW) 1.072 => TCV:			107,965												
X	Asphalt Shingle																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DOBSKI THEODORE A & ELAINE	DOBSKI THEODORE A & ELAINE	0	09/27/2016	QC	21-NOT USED/OTHER	2016-7357	PROPERTY TRANSFER	0.0				
DOBSKI THEODORE A & ELAINE	DOBSKI THEODORE A & ELAINE	0	08/15/2016	QC	21-NOT USED/OTHER	1159-2156	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
3351 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
DOBSKI THEODORE A & ELAINE J 19746 WILSHIRE BEVERLY HILLS MI 48025		SA:										
		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-1019 P-1792 (L-941P-2612&L-759 P-1) 234 LOT 13 EVERGREEN SHORES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size % Good		Cash Value	
		Water		D/W/P: 3.5 Concrete				6.68	1138 75		5,701	
		X Sewer		Total Estimated Land Improvements True Cash Value = 5,701								
		Electric										
		Gas										
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
AA		09/19/2022	INSPECTED	2023	70,000	64,400	134,400		89,965C			
				2022	60,000	50,500	110,500		85,681C			
				2021	55,000	48,400	103,400		82,944C			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 120 64	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas					Class: C Effec. Age: 35 Floor Area: 1,336 Total Base New : 191,758 Total Depr Cost: 123,820 Estimated T.C.V: 132,735	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets											No Conc. Floor:	
0	0				Lg	Ord	Small										
Condition: Good		Doors:		Solid	H.C.	Central Air Wood Furnace											Bsmnt Garage: Carport Area: Roof:
Room List		(5) Floors		(12) Electric												Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service													Bsmnt Garage: Carport Area: Roof:
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min												Bsmnt Garage: Carport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets													Bsmnt Garage: Carport Area: Roof:
	Insulation			Many X Ave. Few												Bsmnt Garage: Carport Area: Roof:	
(2) Windows		(7) Excavation		(13) Plumbing													Bsmnt Garage: Carport Area: Roof:
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1336 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													Bsmnt Garage: Carport Area: Roof:
(3) Roof		(9) Basement Finish		(14) Water/Sewer												Bsmnt Garage: Carport Area: Roof:	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												Bsmnt Garage: Carport Area: Roof:
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												Bsmnt Garage: Carport Area: Roof:	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															Bsmnt Garage: Carport Area: Roof:
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0                  (11) Heating System: Forced Air w/ Ducts                  Ground Area = 1336 SF Floor Area = 1336 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  1 Story Siding Slab 1,336                  Total: 169,481 110,162</p> <p>Other Additions/Adjustments                  Exterior                  Brick Veneer 24 418 272                  Deck                  Treated Wood 120 2,988 1,942                  Treated Wood 64 2,055 514 *2                  Water/Sewer                  Public Sewer 1 1,515 985                  Water Well, 100 Feet 1 5,890 3,828                  Built-Ins                  Appliance Allow. 1 2,806 1,824                  Fireplaces                  Exterior 1 Story 1 6,605 4,293                  Totals: 191,758 123,820</p> <p>Notes:                  ECF (4004 LAKEVIEW) 1.072 =&gt; TCv: 132,735</p>																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		310,000	07/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
3341 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 04/26/2006											
NICKLESEN ROBERT E & DEBORAH A 3341 LONG POINTE DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-1028 P-1615 (L-722 P-422) 234 3341 LONG POINT DR LOT 14 EVERGREEN SHORES.		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road			50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description								
		Water			Rate								
		X Sewer			D/W/P: 3.5 Concrete								
		Electric			6.68								
		Gas			780 75								
		Curb			Total Estimated Land Improvements True Cash Value = 3,907								
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		AA	09/19/2022	INSPECTED	2023	70,000	83,100	153,100	85,068C				
					2022	60,000	42,600	102,600	81,018C				
					2021	55,000	41,100	96,100	78,430C				

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas			1	Appliance Allow.		Interior 1 Story	Area	Type		Year Built:		
		X	Insulation		Wood				Cook Top		Interior 2 Story	217	Treated Wood		Car Capacity:		
		0	Front Overhang						Dishwasher		2nd/Same Stack	236	Treated Wood		Class: C		
		0	Other Overhang						Garbage Disposal		Two Sided				Exterior: Siding		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts				Bath Heater		Exterior 1 Story				Brick Ven.: 0		
					Forced Air w/ Ducts				Vent Fan		Exterior 2 Story				Stone Ven.: 0		
					Forced Hot Water				Hot Tub		Prefab 1 Story				Common Wall: 1 Wall		
					Electric Baseboard				Unvented Hood		Prefab 2 Story				Foundation: 18 Inch		
					Elec. Ceil. Radiant				Vented Hood		Heat Circulator				Finished ?:		
					Radiant (in-floor)				Intercom		Raised Hearth				Auto. Doors: 0		
					Electric Wall Heat				Jacuzzi Tub		Wood Stove				Mech. Doors: 0		
					Space Heater				Jacuzzi repl.Tub		Direct-Vented Gas				Area: 440		
					Wall/Floor Furnace				Oven						% Good: 0		
					X Forced Heat & Cool				Microwave						Storage Area: 0		
					Heat Pump				Standard Range						No Conc. Floor: 0		
					No Heating/Cooling				Self Clean Range								
					Central Air				Sauna								
					Wood Furnace				Trash Compactor								
					(12) Electric				Central Vacuum								
					0 Amps Service				Security System								
					No./Qual. of Fixtures												
					Ex.	X	Ord.	Min									
					No. of Elec. Outlets												
						X	Ave.	Few									
					(13) Plumbing												
					Average Fixture(s)												
					1 3 Fixture Bath												
					2 Fixture Bath												
					Softener, Auto												
					Softener, Manual												
					Solar Water Heat												
					No Plumbing												
					Extra Toilet												
					Extra Sink												
					Separate Shower												
					Ceramic Tile Floor												
					Ceramic Tile Wains												
					Ceramic Tub Alcove												
					Vent Fan												
					(14) Water/Sewer												
					Public Water												
					1 Public Sewer												
					1 Water Well												
					1000 Gal Septic												
					2000 Gal Septic												
					Lump Sum Items:												
					Joists:												
					Unsupported Len:												
					Cntr.Sup:												
					(10) Floor Support												
					Chimney:												
					Notes:												
					ECF (4004 LAKEVIEW) 1.072 => TCv:												
					Totals:												
					243,226												
					138,973												
					207,422												
					Other Additions/Adjustments												
					Deck												
					Treated Wood												
					Treated Wood												
					Garages												
					Class: C Exterior: Siding												
					Foundation: 18 Inch (Unfinished)												
					Base Cost												
					440												
					18,722												
					Common Wall: 1 Wall												
					1												
					-2,251												
					-1,508												
					Water/Sewer												
					Public Sewer												
					1												
					1,515												
					Water Well, 100 Feet												
					1												
					5,890												
					3,946												
					Built-Ins												
					Appliance Allow.												
					1												
					2,806												
					1,880												
					Totals:												
					243,226												
					162,961												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		229,000	06/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
3331 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 12/14/2004											
ROGERS JAMES R JR 3331 LONG POINT DR HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
(L-1008P-2172-2174&L-933P-56&L-321P-213)2 34 L-1027 P-2511 LOT 15 & ANY LAND LYING BET BOUNDRIES OF SAID LOT & WATERS EDGE EVERGREEN SHORES 3331 LONG POINT		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		X	Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
			Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =	140,000			
		X	Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate		Size		% Good	Cash Value		
			Water		D/W/P: 3.5 Concrete	6.68		1484		75	7,435		
		X	Sewer		Wood Frame	26.70		160		75	3,204		
			Electric		Total Estimated Land Improvements True Cash Value =								
			Gas		10,639								
			Curb										
			Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	70,000	69,100	139,100			87,882C		
			High		2022	60,000	44,900	104,900			83,698C		
			Landscaped		2021	55,000	43,200	98,200			81,025C		
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								160 200 96	CGEP (1 Story) Treated Wood Treated Wood			
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 35 Floor Area: 1,070 Total Base New : 197,932 Total Depr Cost: 128,655 Estimated T.C.V: 137,918			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	Min	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C Blt 0			
0	0				Size of Closets			Ex. X Ord. Min			Ground Area = 1070 SF Floor Area = 1070 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			Many X Ave. Few			Building Areas						
Room List		Doors:	Solid	H.C.	(13) Plumbing			(14) Water/Sewer			Stories Exterior Foundation			Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			1,070 Total: 143,532 93,296			
(1) Exterior		(6) Ceilings			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1070 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments						
	Wood/Shingle X Aluminum/Vinyl Brick	(7) Excavation			Lump Sum Items:			Notes:			Porches CGEP (1 Story) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Interior 1 Story			160 10,770 7,000 200 4,192 2,725 96 2,540 1,651 528 21,273 13,827 1 1,515 985 1 5,890 3,828 1 2,806 1,824 1 5,414 3,519 Totals: 197,932 128,655			
	X Insulation	(8) Basement			Chimney: Metal			Lump Sum Items:			Totals: 197,932 128,655			ECF (4004 LAKEVIEW) 1.072 => TCV: 137,918			
	(2) Windows	(9) Basement Finish			Joists: Unsupported Len: Cntr.Sup:												
	Many Avg. X Large Avg. Small	(10) Floor Support															
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens																
	(3) Roof																
	X Gable Hip Flat																
	Gambrel Mansard Shed																
	X Asphalt Shingle																

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
3321 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS											
		P.R.E. 100% 12/28/2000											
Owner's Name/Address		SA:											
ERIKSEN ROGER J & HARLA J TRUST		2024 Est TCV Tentative											
3321 LONG PT DR		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
HOUGHTON LAKE MI 48629		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road			50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description				Rate	Size	% Good	Cash Value	
		Water			D/W/P: 3.5 Concrete				6.68	522	75	2,615	
		X Sewer			D/W/P: 3.5 Concrete				6.68	205	95	1,301	
		Electric			Total Estimated Land Improvements True Cash Value = 3,916								
		Gas											
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative					
AA		09/19/2022	INSPECTED	2023	70,000	83,700	153,700	98,765C					
				2022	60,000	61,700	121,700	93,491C					
				2021	55,000	59,200	114,200	90,505C					

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 40 472	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																										
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 30 Floor Area: 1,456 Total Base New : 234,513 Total Depr Cost: 164,159 Estimated T.C.V: 175,978			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																										
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																																			
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																					
Condition: Good		Lg	Ord	Small																																																																						
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																																																																		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																																																																		
(1) Exterior					No./Qual. of Fixtures																																																																					
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets																																																																					
(2) Windows					(13) Plumbing																																																																					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer																																																																					
(3) Roof																																																																										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																				
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																								
<p>Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1456 SF Floor Area = 1456 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,456</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>188,731</td> <td>132,112</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Porches WGEP (1 Story)</td> <td>40</td> <td>5,598</td> <td>3,919</td> </tr> <tr> <td>Deck Treated Wood</td> <td>472</td> <td>7,377</td> <td>5,164</td> </tr> <tr> <td>Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>22,596</td> <td>15,817</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,515</td> <td>1,060</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,890</td> <td>4,123</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>2,806</td> <td>1,964</td> </tr> <tr> <td colspan="4">Totals:</td> <td>234,513</td> <td>164,159</td> </tr> </tbody> </table> <p>Notes: ECF (4004 LAKEVIEW) 1.072 =&gt; TCv: 175,978</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,456				Total:					188,731	132,112	Item	Area	Cost	Depr. Cost	Porches WGEP (1 Story)	40	5,598	3,919	Deck Treated Wood	472	7,377	5,164	Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	576	22,596	15,817	Water/Sewer Public Sewer	1	1,515	1,060	Water Well, 100 Feet	1	5,890	4,123	Built-Ins Appliance Allow.	1	2,806	1,964	Totals:				234,513	164,159
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JONES JODY & ERIC R	BROWN SCOTT D & CINDY	207,000	09/25/2020	WD	03-ARM'S LENGTH	1174:0179	PROPERTY TRANSFER	100.0			
BNR PROPERTIES LLC	JONES JODY & ERIC R	122,000	09/19/2018	WD	16-LC PAYOFF	1167:1219	DEED	0.0			
BNR PROPERTIES LLC	JONES ERIC R	122,000	05/17/2017	LC	03-ARM'S LENGTH	1162:1444	PROPERTY TRANSFER	100.0			
SCOTT DOUGLAS	BNR PROPERTIES LLC	115,000	05/16/2017	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
3311 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BROWN SCOTT D & CINDY 6984 LONGWOOD RD CANTON MI 48187		SA:									
Tax Description		2024 Est TCV Tentative									
L-298 P-67 L-619 P-380 L-760 P-683 234 LOT 17 EVERGREEN SHORES.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.25		58 75		272		
		X	Sewer	Total Estimated Land Improvements True Cash Value = 272							
		Electric									
		Gas									
		Curb									
		Street Lights									
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative		
AA 09/19/2022 INSPECTED		DMG 05/09/2013 INSPECTED		2023	70,000	44,500	114,500		84,385C		
				2022	60,000	23,600	83,600		80,367C		
				2021	55,000	22,800	77,800		77,800S		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 836 Total Base New : 118,699 Total Depr Cost: 89,024 Estimated T.C.V: 95,434			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 836 SF Floor Area = 836 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Good		Lg	Ord	Small	(5) Floors			(12) Electric			1 Story Block Slab 836			Total: 100,009 75,006		
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			No. of Elec. Outlets			Average Fixture(s)			Deck Treated Wood 192 3,876 2,907					
(1) Exterior		(7) Excavation			Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer Public Sewer 1 1,345 1,009 Water Well, 100 Feet 1 5,720 4,290					
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well			Appliance Allow. 1 1,961 1,471					
X	Insulation	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Fireplaces Exterior 1 Story 1 5,788 4,341			Totals: 118,699 89,024		
(2) Windows		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 95,434					
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 836 S.F. Height to Joists: 0.0			(14) Water/Sewer											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof			Gable Hip Flat			Gambrel Mansard Shed								
Chimney: Block																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LEWIS LORI K	LEWIS DOUGLAS P &LEWIS PAU	0	04/28/2008	QC	21-NOT USED/OTHER	1071/1765	OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
3301 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 05/30/2008										
LEWIS DOUGLAS P & PAUL W 10781 COLUMBIA HWY EATON RAPIDS MI 48827-8302		SA:										
Tax Description		2024 Est TCV Tentative										
L-1017 P-2347-2356 (L-637 P-515) 234 3301 LONG POINT LOT 18 EVERGREEN SHORES.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		140,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size		% Good	Cash Value
		Water		Fencing: Wd, Solid, 6 ft.				31.32	16	25		125
		X	Sewer	D/W/P: 3.5 Concrete				6.68	131	50		437
		Electric		D/W/P: Patio Blocks				15.83	65	50		514
		Gas		Total Estimated Land Improvements True Cash Value = 1,076								
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative		Tentative			
AA		09/19/2022	INSPECTED	2023	70,000	45,400	115,400		78,459C			
				2022	60,000	31,800	91,800		74,723C			
				2021	55,000	30,800	85,800		72,336C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 132	Type CGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C -10 Effec. Age: 37 Floor Area: 821 Total Base New : 142,844 Total Depr Cost: 89,992 Estimated T.C.V: 96,471			E.C.F. X 1.072 Bsmnt Garage: Carport Area: Roof:																			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																												
Condition: Good		Lg	Ord	Small																													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace																												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																													
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures																													
		Ex.	X	Ord.	Min	No. of Elec. Outlets																											
		Many	X	Ave.	Few	(13) Plumbing																											
(2) Windows		(7) Excavation		Average Fixture(s)																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 821 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																													
(3) Roof		(9) Basement Finish		(14) Water/Sewer																													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 821 SF Floor Area = 821 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>821</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>99,036</td> <td>62,393</td> </tr> </tbody> </table> Other Additions/Adjustments Porches CGEP (1 Story) 132 9,468 5,965 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 400 17,524 11,040 Water/Sewer Public Sewer 1 1,515 954 Water Well, 100 Feet 1 5,890 3,711 Built-Ins Appliance Allow. 1 2,806 1,768 Fireplaces Exterior 1 Story 1 6,605 4,161 Totals: 142,844 89,992																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	821			Total:				99,036	62,393
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Slab	821																														
Total:				99,036	62,393																												
Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 96,471																																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SPITZLEY RONALD	SPITZLEY RONALD L LIVING T	0	04/11/2017	QC	21-NOT USED/OTHER	1162:420	PROPERTY TRANSFER	0.0					
		235,000	07/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
3291 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION	05/13/2013	13241	COMPLETE					
Owner's Name/Address		P.R.E. 0%			ADDITION	10/26/2012	241	COMPLETE					
SPITZLEY RONALD L LIVING TRUST 4861 W SAINT JOE HWY MULLIKEN MI 48861		SA:			ADDITION	09/24/2012	2061	COMPLETE					
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
L-1046 P-2406 (L-769 P-239) 234 3291 LONG POINT DR LOT 19 EVERGREEN SHORES.		X Improved		Vacant		* Factors *							
Comments/Influences		Public Improvements		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road		LAKEVIEW		50.00	150.00	1.0000	1.0000	2800	100		140,000
		Gravel Road		50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	140,000
		X Paved Road		Land Improvement Cost Estimates									
		Storm Sewer		Description		Rate		Size		% Good		Cash Value	
		Sidewalk		D/W/P: 3.5 Concrete		6.68		1762		90		10,593	
		X Water		D/W/P: 3.5 Concrete		6.68		132		90		794	
		Electric		Total Estimated Land Improvements True Cash Value =									11,387
		Gas											
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative					
AA 09/19/2022 INSPECTED				2023	70,000	82,100	152,100	98,961C					
DMG 12/02/2013 INSPECTED				2022	60,000	63,100	123,100	94,249C					
DMG 12/03/2012 INSPECTED				2021	55,000	60,500	115,500	91,239C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								120 390 132 64	WCP (1 Story) Treated Wood Roof Cover Onl Wood Balcony				
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets													
0	0				Lg	Ord	Small											
Condition: Good		Doors:		Solid	H.C.													
Room List		(5) Floors		(12) Electric														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0 Amps Service														
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets													
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex.	X	Ord.	Min	Many	X	Ave.	Few							
(2) Windows		(13) Plumbing			(14) Water/Sewer													
	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens	(7) Excavation		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(3) Roof		(8) Basement			(9) Basement Finish													
	X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic 2000 Gal Septic							
	Asphalt Shingle X Metal	(10) Floor Support			Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:																
Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY											Cls	C	Blt	0				
(11) Heating System: Forced Heat & Cool											Ground Area = 1008 SF		Floor Area = 1176 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73											Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
											1.25 Story	Siding	Crawl Space	672				
											1+ Story	Siding	Crawl Space	336				
											Total:				157,620	115,062		
Other Additions/Adjustments											Porches		WCP (1 Story)	120	5,599	4,087		
											Deck		Treated Wood	390	6,509	4,752		
											w/Roof (Roof portion)			132	2,381	1,738		
											Balcony		Wood Balcony	64	2,644	1,930		
											Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
											Base Cost		704	26,118	19,066			
											Water/Sewer		Public Sewer	1	1,515	1,106		
											Water Well, 100 Feet			1	5,890	4,300		
											Built-Ins		Appliance Allow.	1	2,806	2,048		
											Totals:				211,082	154,089		
Notes:											ECF (4004 LAKEVIEW) 1.072 =>		TCV:		165,183			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SOMERS ROBERT S & PATRICIA	SOMERS, ROBERT & PATRICIA	0	05/19/2009	OTH	21-NOT USED/OTHER	4771/1085	OTHER	50.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
3281 1 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 04/28/2013								
Owner's Name/Address		SA:		2024 Est TCV Tentative								
SOMERS ROBERT S & PATRICIA L TRUST 3281 LONG POINT HOUGHTON LAKE MI 48629		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Tax Description		Public Improvements		* Factors *				Value				
L-738 P-45 234 3281 LONG POINT DR LOT 20 EVERGREEN SHORES.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100		140,000
		X	Paved Road	50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		140,000		
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete	6.68	1168	75	5,851				
		X	Sewer	Wood Frame	38.92	45	50	875				
		X	Electric	Total Estimated Land Improvements True Cash Value =				6,726				
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2024	Tentative	Tentative	Tentative			Tentative		
		X	Low	2023	70,000	82,000	152,000			99,511C		
		X	High	2022	60,000	66,600	126,600			94,773C		
		X	Landscaped	2021	55,000	63,800	118,800			91,746C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 360	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,452 Total Base New : 243,418 Total Depr Cost: 158,221 Estimated T.C.V: 169,613			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY					Cls C Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1452 SF Floor Area = 1452 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										
Condition: Good		Size of Closets			Lg			X Ave.			Building Areas							
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size		Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			1 Story Siding Crawl Space			1,452		193,892 126,029		
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			360		6,178 4,016		
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 1452 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Notes:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:							
(3) Roof		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:					169,613		
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BAYMA DONALDA C REV TRUST	BAYMA DONALDA C PER ASSET	0	11/08/2022	WD	14-INTO/OUT OF TRUST	1121:1738	DEED	0.0			
BAYMA DONALDA C	BAYMA DONALDA C REV TRUST	0	12/01/2003	QC	14-INTO/OUT OF TRUST	0997:2060	DEED	0.0			
HENEVELD ROBERT G & LOUISE	BAYMA EDMUND R & DONALDA C	33,000	09/20/1976	WD	03-ARM'S LENGTH	0323:31	DEED	0.0			
HAGREEN GERTRUDE	HENEVELD ROBERT G & LOUISE	0	02/10/1976	WD	03-ARM'S LENGTH	0314:598	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
3271 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BAYMA DONALDA C PER ASSET TRUST 112 S KENILWORTH MOUNT PROSPECT IL 60056		SA:		2024 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-997 P-2060 (L-323 P-31) 234 LOT 21 EVERGREEN SHORES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.68	186	75	931			
		Sewer		D/W/P: Patio Blocks	15.83	136	50	1,076			
		Electric		Total Estimated Land Improvements True Cash Value = 2,007							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	70,000	127,600	197,600			118,363C	
		High		2022	60,000	96,800	156,800			112,727C	
		Landscaped		2021	55,000	92,400	147,400			109,126C	
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		AA	09/19/2022	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 288 12 16	Type Treated Wood Roof Cover Onl Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 32 Floor Area: 2,844 Total Base New : 373,676 Total Depr Cost: 254,099 Estimated T.C.V: 272,394			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:
Building Style: 2 STORY		Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace										
Yr Built 0		Remodeled 0		Ex		Ord		Min								
Condition: Good		Trim & Decoration		Size of Closets												
Room List		Doors:		Solid		H.C.										
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
X Insulation				Ex. X Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
Many X Avg. Few		Large X Avg. Small		Many X Ave. Few												
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		Basement: 0 S.F. Crawl: 1308 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
(3) Roof		(8) Basement		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Gable X Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer												
X Asphalt Shingle		(9) Basement Finish		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Brick		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
Notes:										ECF (4004 LAKEVIEW) 1.072 => TCV:		272,394				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BAYMA DONALDA C	BAYMA DONALDA C & BAYMA B	0	08/10/1995	QC	09-FAMILY	0701:582	DEED	0.0			
PENNINGTON LEWIS & ALICE	BAYMA DONALDA C	13,500	08/23/1982	WD	16-LC PAYOFF	0421:74	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-1	Building Permit(s)		Date	Number	Status		
LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
BAYMA DONALDA C & BAYMA BARBARA H & BAYMA GARY M & BAYMA MARILYN A 112 S KENILWORTH MT PROSPECT IL 60056		SA:		2024 Est TCV Tentative							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-701 P-582 234 LOT 22 EVERGREEN SHORES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	50.00	150.00	1.0000	1.0000	2800	100	140,000
		Paved Road		50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 140,000							
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		AA	09/19/2022	INSPECTED	2023	70,000	0	70,000			51,179C
		DMG	07/23/2013	INSPECTED	2022	60,000	0	60,000			48,742C
					2021	55,000	0	55,000			47,185C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BRUCKMAN, JOHN & BARBARA	BRUCKMAN JOHN & BARBARA	0	05/23/2013	WD	09-FAMILY	1128/2009	OTHER	0.0				
DECAMP JUNE E TRUST 10/23/	BRUCKMAN, JOHN & BARBARA	162,500	02/15/2013	WD	03-ARM'S LENGTH	1124/1691	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
3261 LONG POINT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
BRUCKMAN FAMILY TRUST & BRUCKMAN MARK & MICHELLE 2050 N STATE RD OWOSSO MI 48867		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-800 P-687 234 LOT 23 EVERGREEN SHORES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	80.00	150.00	1.0000	1.0000	2800	100		224,000
		Paved Road		80 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =		224,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Asphalt Paving	3.15	1122	50	1,767				
		X Sewer		D/W/P: 3.5 Concrete	6.68	192	50	641				
		Electric		Wood Frame/Conc.	39.44	80	50	1,577				
		Gas		Total Estimated Land Improvements True Cash Value = 3,985								
		Curb										
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	112,000	69,400	181,400			120,293C		
		High		2022	96,000	51,500	147,500			114,565C		
		Landscaped		2021	88,000	49,500	137,500			110,906C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		AA	09/19/2022	INSPECTED								

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 320 48	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 32 Floor Area: 1,192 Total Base New : 199,399 Total Depr Cost: 135,591 Estimated T.C.V: 145,354			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1192 SF Floor Area = 1192 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68					Cls C Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Building Areas									
Condition: Good		Size of Closets			Average Fixture(s)			Stories									
Room List		Doors:	Solid	H.C.	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding			Size 936 256		Cost New 5,718 969		Depr. Cost 3,888 659		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Kitchen: Other: Other:			Other Additions/Adjustments									
(1) Exterior		(6) Ceilings			No. of Plumbing			Deck									
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(7) Excavation			Basement: 0 S.F. Crawl: 1192 S.F. Slab: 0 S.F. Height to Joists: 0.0			Treated Wood w/Roof (Roof portion)			320 48		5,718 969		3,888 659		
(2) Windows		(8) Basement			Average Fixture(s)			Garages									
Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 2 Wall Water/Sewer Public Sewer Water Well, 100 Feet			400 1 1 1		17,524 -4,502 1,515 5,890		11,916 -3,061 1,030 4,005	
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass Patio Doors X Storms & Screens		(9) Basement Finish			Average Fixture(s)			Built-Ins									
(3) Roof		(10) Floor Support			Average Fixture(s)			Appliance Allow.									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces Exterior 1 Story			1		6,605 4,491			
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:									
Chimney: Stone								Totals:			199,399		135,591				
								ECF (4004 LAKEVIEW) 1.072 => TCV:					145,354				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LOUCKS GERALD W & BONNE S	LOUCKS GERALD W & BONNE S	0	02/09/2018	WD	21-NOT USED/OTHER	1164:2468	PROPERTY TRANSFER	0.0			
LOUCKS BONNE S REV TRUST	LOUCKS GERALD W & BONNE S	0	02/08/2018	OTH	21-NOT USED/OTHER	1164:2465	PROPERTY TRANSFER	0.0			
LOUCKS GERALD W REV TRUST	LOUCKS GERALD W & BONNE S	0	02/08/2018	OTH	21-NOT USED/OTHER	1164:2467	PROPERTY TRANSFER	0.0			
LOUCKS GERALD W & BONNIE S	LOUCKS GERALD W & BONNIE S	0	09/29/2015	QC	09-FAMILY	1154-1615	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
13252 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		DECK		06/29/2015	PB15-0153	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
LOUCKS GERALD W & BONNE S TRUST 2112 HEARTH STONE DR GRAND LEDGE MI 48837		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-253 P-330 234 LOT 1 FORD SHORES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	55.00	150.00	1.0000	1.0000	2800	100	154,000
		Paved Road		55 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 154,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.68	1030	70	4,816			
		Sewer		Wood Frame	31.35	88	75	2,069			
		Electric		Total Estimated Land Improvements True Cash Value = 6,885							
		Gas		Work Description for Permit PB15-0153, Issued 06/29/2015: 268 SQ FT DECK							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	77,000	68,000	145,000			97,221C	
		High		2022	66,000	51,700	117,700			92,592C	
		Landscaped		2021	60,500	49,700	110,200			89,635C	
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/14/2022	INSPECTED	2023	77,000	68,000	145,000		97,221C	
		CSZ	01/25/2016	INSPECTED	2022	66,000	51,700	117,700		92,592C	
		DMG	05/29/2010	INSPECTED	2021	60,500	49,700	110,200		89,635C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 306	Type Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,024 Total Base New : 183,567 Total Depr Cost: 129,894 Estimated T.C.V: 139,246			E.C.F. X 1.072 Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
Condition: Good		Size of Closets		Lg			X Ave.			Building Areas							
Room List		Doors:	Solid	H.C.	(12) Electric			Stories Exterior Foundation			Size		Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story Siding Crawl Space			1,024		Total: 142,276 99,593		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Exterior			Brick Veneer		268 4,671 3,270		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1024 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost Common Wall: 1 Wall			396 17,420 1 -2,251		12,194 -1,576		
(2) Windows		Many Avg. Few	X Avg. Small	(9) Basement Finish			(14) Water/Sewer			Water/Sewer			Public Sewer Water Well, 100 Feet		1 1,515 1,060 1 5,890 4,123		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Deck			Interior 1 Story			1 5,414 3,790				
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Composite			306 5,826		5,476 *9			
X	Asphalt Shingle						Notes:			ECF (4004 LAKEVIEW) 1.072 => TCV:			139,246				
Chimney: Brick																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MURRAY ELWIN L		0	02/14/2017	OTH	07-DEATH CERTIFICATE	1162:1882	OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
13266 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 05/03/1994									
MURRAY ELWIN & JOAN 13266 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-475 P-487 234 LOT 2 FORD SHORES.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	57.00	150.00	1.0000	1.0000	2800	100	159,600
		Paved Road		57 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		159,600	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size	% Good	Cash Value
		Water		D/W/P: 3.5 Concrete				6.68	1107	70	5,176
		X	Sewer	Total Estimated Land Improvements True Cash Value =						5,176	
		Electric									
		Gas									
		Curb									
		X	Street Lights								
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	79,800	101,200	181,000			114,445C	
		High		2022	68,400	76,100	144,500			108,996C	
		Landscaped		2021	62,700	72,700	135,400			105,515C	
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009.		QT	06/14/2022	INSPECTED							
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG	05/20/2010	INSPECTED							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 351 72 46 105	Type Composite Roof Cover Onl Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 35 Floor Area: 2,112 Total Base New : 305,683 Total Depr Cost: 198,174 Estimated T.C.V: 212,443			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service								
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY			Cls C			Blt 0		
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
	X Insulation				No. of Elec. Outlets			Ground Area = 1728 SF Floor Area = 2112 SF.								
(2) Windows					Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
	Many X Avg. Few				(13) Plumbing			Building Areas								
	X Large Avg. Small	Basement: 0 S.F. Crawl: 1120 S.F. Slab: 608 S.F. Height to Joists: 0.0			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Crawl Space 2 Story Siding Slab 1 Story Siding Slab			Size 1,120 384 224			Cost New Depr. Cost		
	X Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement						Other Additions/Adjustments								
(3) Roof								Exterior Stone Veneer Plumbing 3 Fixture Bath Deck Treated Wood Composite w/Roof (Roof portion)			120 4,620 1 4,711 46 1,727 351 6,385 72 1,394			3,003 3,062 604 4,150 906		
	X Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer									
	X Asphalt Shingle				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
Chimney:					Lump Sum Items:			Base Cost Common Wall: 1/2 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Breezeways Frame Wall			480 1 1 1 1 1 105			19,915 -1,122 1,515 5,890 2,806 7,329 4,764		
		(10) Floor Support						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
		Joists: Unsupported Len: Cntr.Sup:						Base Cost Common Wall: 1/2 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Breezeways Frame Wall			480 1 1 1 1 1 105			19,915 -1,122 1,515 5,890 2,806 7,329 4,764		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
13276 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
TROYAN H RUSSELL & SERENA M 6015 SHADOW LAKE DR TOLEDO OH 43623		SA:											
Tax Description		2024 Est TCV Tentative											
L-606 P-346 234 LOT 3 FORD SHORES		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Comments/Influences		Public Improvements		* Factors *									
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	57.00	150.00	1.0000	1.0000	2800	100		159,600
		X	Paved Road		57 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =	159,600			
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate		Size % Good		Cash Value			
		X	Water		D/W/P: 3.5 Concrete	6.68		854 70		3,993			
		X	Sewer		Total Estimated Land Improvements True Cash Value =				3,993				
			Electric										
			Gas										
			Curb										
		X	Street Lights										
		X	Standard Utilities										
			Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2024	Tentative	Tentative	Tentative			Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT	06/14/2022	INSPECTED	2023	79,800	138,700	218,500	130,972C				
Licensed To: Township of Lake, County of		DMG	08/02/2011	INSPECTED	2022	68,400	103,500	171,900	124,736C				
Roscommon, Michigan		DMG	05/20/2010	INSPECTED	2021	62,700	99,200	161,900	120,752C				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area	Type	Year Built:	Car Capacity:																						
		X	Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace								30	CCP (1 Story)		Class: BC																							
		0	Front Overhang		X Forced Heat & Cool Heat Pump No Heating/Cooling									32	WCP (1 Story)		Exterior: Siding																						
		0	Other Overhang		Central Air Wood Furnace									291	Treated Wood		Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?:																						
X	Wood Frame	(4) Interior															Auto. Doors: 0 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
			Drywall Paneled		Plaster Wood T&G												Bsmnt Garage:																						
Building Style: 1 3/4 STORY		Trim & Decoration															Carport Area: Roof:																						
Yr Built	Remodeled		Ex		Ord		Min																																
0	0	Size of Closets																																					
Condition: Good			Lg		Ord		Small																																
Room List		Doors:		Solid		H.C.																																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																		
		Kitchen: Other: Other:			0 Amps Service																																		
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets																																		
		Ex.	X	Ord.		Min																																	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many			X	Ave.		Few																												
X	Insulation				(13) Plumbing																																		
(2) Windows		(7) Excavation			Average Fixture(s)																																		
		Basement: 0 S.F. Crawl: 1265 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer																																		
(3) Roof		(9) Basement Finish			Lump Sum Items:																																		
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																		
Chimney: Vinyl																																							
Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls BC Blt 0 (11) Heating System: Forced Heat & Cool Ground Area = 1265 SF Floor Area = 2221 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,265</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>7</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>316,027</td> <td>227,540</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 6,929 4,989 Porches CCP (1 Story) 30 1,259 906 WCP (1 Story) 32 2,836 2,042 Deck Treated Wood 291 5,692 4,098 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 572 29,727 21,403 Common Wall: 1 Wall 1 -2,688 -1,935 Water/Sewer Public Sewer 1 1,941 1,398 Water Well, 100 Feet 1 6,333 4,560 Built-Ins Appliance Allow. 1 4,031 2,902 Fireplaces Prefab 1 Story 1 3,718 2,677 Local Cost Items STAND BY GENERATOR 1 4,000 3,600 *9 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	1,265			1 Story	Siding	Overhang	7			Total:				316,027	227,540
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1.75 Story	Siding	Crawl Space	1,265																																				
1 Story	Siding	Overhang	7																																				
Total:				316,027	227,540																																		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BROWN JAMES D TRUST	KROLL RANDY & CYNTHIA	280,500	05/10/2019	WD	03-ARM'S LENGTH	1169:0838	PROPERTY TRANSFER	100.0				
BROWN JAMES D	BROWN JAMES D TRUST	0	05/24/2018	QC	21-NOT USED/OTHER	1166:272	PROPERTY TRANSFER	0.0				
BROWN PHYLLIS K		0	05/14/2018	OTH	07-DEATH CERTIFICATE	1166:271	OTHER	0.0				
HEBERT CLARENCE F & JOANNE	BROWN, JAMES & PHYLLIS	230,000	02/01/2013	WD	03-ARM'S LENGTH	1124/95	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
13286 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KROLL RANDY & CYNTHIA 830 S LADNER PARKWAY MIDLAND MI 48640		SA:										
Tax Description		2024 Est TCV Tentative										
L-792 P-165 234 LOT 4 FORD SHORES.		X	Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		168,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size		% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete		6.68		1432		70	6,696	
		Sewer		Total Estimated Land Improvements True Cash Value = 6,696								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	06/14/2022	INSPECTED	2023	84,000	98,400	182,400				145,396C
		DMG	05/20/2010	INSPECTED	2022	72,000	73,700	145,700				138,473C
					2021	66,000	70,600	136,600				134,050C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32 432 56	Type CPP Treated Wood Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY						
(1) Exterior		Ex.	X	Ord.	Min	No. of Elec. Outlets			Ground Area = 976 SF Floor Area = 1972 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many			X	Ave.	Few	Building Areas						
X	Insulation	(7) Excavation			(13) Plumbing			Average Fixture(s)			Stories			Size	Cost New	Depr. Cost	
	(2) Windows	Basement: 0 S.F. Crawl: 976 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding 1 Story Siding 1 Story Siding			Foundation Crawl Space Overhang Overhang			976 16 4			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Other Additions/Adjustments			Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			3 Fixture Bath			1	4,711	3,156	
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Base Cost			Porches			32	892	598	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Common Wall: 1/2 Wall			Deck			432	6,960	4,663
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Water/Sewer			Balcony			56	2,314	1,550	
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Water Well, 100 Feet			Built-Ins			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
								Appliance Allow.			Base Cost			484	20,033	13,422	
								Fireplaces			Common Wall: 1/2 Wall			1	-1,122	-752	
								Exterior 2 Story			Public Sewer			1	1,515	1,015	
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Water Well, 100 Feet			1	5,890	3,946	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GABLE KENNETH E	GABLE KENNETH E [LE]	0	08/03/2022	QC	15-LADY BIRD	1182:166	PROPERTY TRANSFER	0.0
GABLE BEVRLY A		0	10/27/2003	OTH	07-DEATH CERTIFICATE	4452:167	OTHER	0.0
		210,000	05/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
13296 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
GABLE KENNETH E [LE] 1806 CARLYSLE DEARBORN MI 48124	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	60.00	150.00	1.0000 1.0000	2800 100		168,000
			60 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =		168,000		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.68	720	70	3,367		
			D/W/P: Brick on Sand	18.28	192	90	3,159		
			Total Estimated Land Improvements		True Cash Value =		6,526		
			Topography of Site						
	X Level		Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
	X Waterfront		Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	06/14/2022	INSPECTED	2023	84,000	77,600	161,600		107,714C
	DMG	05/20/2010	INSPECTED	2022	72,000	58,600	130,600		102,585C
				2021	66,000	56,100	122,100		99,308C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								180	CGEP (1 Story)							
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace			X			Class: C Effec. Age: 36 Floor Area: 1,400 Total Base New : 233,826 Total Depr Cost: 149,650 Estimated T.C.V: 160,425			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:					
Yr Built	Remodeled	Ex	Ord	Min	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0					
0	0				Size of Closets			Ex. X Ord. Min			Ground Area = 1376 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64										
Condition: Good		Lg	Ord	Small	Kitchen: Other: Other:			No. of Elec. Outlets			Building Areas			Total: 187,048		119,711					
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Stories Exterior Foundation			Size		Cost New		Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			1 Story Siding Crawl Space			1,376							
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			1 Story Siding Overhang			24							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Average Fixture(s)			1 3 Fixture Bath			Other Additions/Adjustments			CGEP (1 Story) 180		11,718		7,500			
(2) Windows		Basement: 0 S.F. Crawl: 1376 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 3 Fixture Bath			Porches			CCP (1 Story) 20		1,021		653			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 3 Fixture Bath			Deck			Treated Wood 48		1,754		1,123				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 484		20,033		12,821	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Common Wall: 1.5 Wall 1		-3,373		-2,159			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Water/Sewer			Public Sewer 1			1,515		970				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:						Water Well, 100 Feet 1			Built-Ins			Appliance Allow. 1		2,806		1,796			
Chimney: Brick											Fireplaces			Interior 1 Story 1		5,414		3,465			
											Notes:			Totals: 233,826		149,650					
											ECF (4004 LAKEVIEW) 1.072 => TCV:					160,425					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDER BENT DAVID M & SALL	VANDER BENT DAVID M & SALL	0	08/01/2018	WD	21-NOT USED/OTHER	1166:2430	PROPERTY TRANSFER	0.0
MEREDITH DEANE W & MILDRED	VANDER BENT DAVID M & SALL	180,000	03/27/2015	WD	03-ARM'S LENGTH	1148-2392	PROPERTY TRANSFER	100.0
		165,000	11/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status			
13308 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS								
	P.R.E. 0%								
Owner's Name/Address	SA:								
VANDER BENT DAVID M & SALLY J TRUST 6733 BRIGHAM ST PORTAGE MI 49024	2024 Est TCV Tentative								
	X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			LAKEVIEW	60.00	150.00	1.0000 1.0000	2800 100		168,000
			60 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =		168,000		
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 3.5 Concrete	6.68	1072	90	6,445		
			Total Estimated Land Improvements		True Cash Value =		6,445		
			Topography of Site						
	X Level		Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
	X Waterfront		Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative
	QT	06/14/2022	INSPECTED	2023	84,000	59,900	143,900		107,476C
	DMG	05/20/2010	INSPECTED	2022	72,000	44,100	116,100		102,359C
				2021	66,000	42,500	108,500		99,090C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 96 114 60 128	Type WGEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.072	Bsmnt Garage: Carport Area: Roof:									
												(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C -5 Effec. Age: 36 Floor Area: 1,040 Total Base New : 178,335 Total Depr Cost: 114,133 Estimated T.C.V: 122,351				
X Wood Frame	Drywall Paneled			Plaster Wood T&G			Trim & Decoration			Size of Closets		Lg		Ord		Small				
Building Style: 1 STORY	Yr Built 0	Remodeled 0	Ex	Ord	Min	Condition: Good			Room List		Doors:	Solid	H.C.		Basement 1st Floor 2nd Floor Bedrooms					
(1) Exterior		(5) Floors			(12) Electric			0 Amps Service			No./Qual. of Fixtures		Ex.		X		Ord.		Min	
X Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Many			X			Ave.		Few		(13) Plumbing		Average Fixture(s)	
Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,040 Total: 133,231 85,266		
(2) Windows		Many Avg. X Avg. Large Few Small			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Other Additions/Adjustments Porches WGEP (1 Story) 96 9,555 6,115 Deck Treated Wood 114 2,873 1,839 Treated Wood w/Roof (Deck Portion) 60 1,985 1,270 Treated Wood w/Roof (Roof portion) 60 1,181 756 Treated Wood 128 3,132 2,004 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 16,167 10,347 Water/Sewer Public Sewer 1 1,515 970 Water Well, 100 Feet 1 5,890 3,770 Built-Ins Appliance Allow. 1 2,806 1,796 Totals: 178,335 114,133	
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(3) Roof			Gable Hip Flat			Gambrel Mansard Shed			Asphalt Shingle		Chimney:		Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 122,351						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
VOISINET JAMES E & KATHLEE	SHARKEY JAMES A & MICHELLE	280,000	02/13/2019	WD	03-ARM'S LENGTH	1168:1217	PROPERTY TRANSFER	100.0													
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1 (*		Building Permit(s)		Date	Number	Status											
13320 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/02/2019		PB19-0081	COMPLETE												
Owner's Name/Address		P.R.E. 100% 02/15/2019		SA:		2024 Est TCV Tentative															
SHARKEY JAMES A & MICHELLE 13320 WEST SHORE DR HOUGHTON LAKE MI 48629		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW															
Tax Description		Public Improvements		* Factors *																	
1120/1625&1626 1110/93&94 1110/91 1110/89 1080/1109 1080/1107 1079/2077 L349/P640 264/153 234 LOTS 7 AND 53 FORD SHORES SPLIT/COMBINED ON 12/03/2018 FROM 006-210-007-0000, 006-210-053-0000;		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
				Gravel Road		LAKEVIEW		60.00		150.00		1.0000		1.0000		2800		100		168,000	
				Paved Road		BACKLOT		63.00		150.00		1.0000		1.0000		400		100		25,200	
				Storm Sewer		123 Actual Front Feet, 0.42 Total Acres														Total Est. Land Value = 193,200	
				Sidewalk		Land Improvement Cost Estimates															
				Water		Description		Rate		Size		% Good		Cash Value							
				X Sewer		D/W/P: 3.5 Concrete		6.68		717		75		3,592							
				X Electric		D/W/P: 3.5 Concrete		6.68		160		75		802							
				Gas		Hot Tub		12,333.75		1		25		3,083							
				Curb		Total Estimated Land Improvements True Cash Value = 7,477															
				X Street Lights		Work Description for Permit PB19-0081, Issued 05/02/2019: REROOF															
				X Standard Utilities																	
				X Underground Utils.																	
Comments/Influences		Topography of Site																			
Split/Comb. on 12/30/2018 completed 12/30/2018 MIKE OWNER REQUEST ; Parent Parcel(s): 006-210-007-0000, 006-210-053-0000; Child Parcel(s): 006-210-007-1000; -----		X Level																			
		Rolling																			
		Low																			
		High																			
		Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		X Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value							
		Who		When		What		2024		Tentative		Tentative		Tentative							
		QT		06/14/2022		INSPECTED		2023		96,600		105,200		201,800							
								2022		83,000		77,200		160,200							
								2021		75,500		73,800		149,300							
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														146,624C							

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 287 173	Type Composite Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C Effec. Age: 28 Floor Area: 1,620 Total Base New : 283,419 Total Depr Cost: 204,062 Estimated T.C.V: 218,754			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1620 SF Floor Area = 1620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72 Building Areas					Cls C Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,620		Cost New 213,456		Depr. Cost 153,689	
Condition: Good		Size of Closets			Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments								
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Plumbing								
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Plumbing								
(1) Exterior		(7) Excavation			Basement: 0 S.F. Crawl: 1620 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Garages								
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement			Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,596 Common Wall: 1 Wall 1 -2,251								
X	Insulation	(9) Basement Finish			Lump Sum Items:			Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 25,260 Water/Sewer Public Sewer 1 1,515 1,091 Water Well, 100 Feet 1 5,890 4,241 Built-Ins Appliance Allow. 1 2,806 2,020								
(2) Windows		Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Deck			Composite 287 5,568 4,009 Composite 173 3,868 2,785								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			Totals: 283,419 204,062								
(3) Roof		Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Notes:			ECF (4004 LAKEVIEW) 1.072 => TC							218,754		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROUHIB GEORGE T JR & ANGEL	PISTER JEFF & BRITTANY	572,500	12/17/2021	WD	03-ARM'S LENGTH	1179:0835	PROPERTY TRANSFER	100.0			
ROUHIB GEORGE T JR	ROUHIB GEORGE T JR & ANGEL	0	10/29/2021	QC	09-FAMILY	1178:2059	DEED	0.0			
ROUHIB GEORGE T JR & KELLI	ROUHIB GEORGE T JR	0	04/17/2014	QC	09-FAMILY	1139/2192	OTHER	0.0			
POLENA RICHARD G & JANE	ROUHIB, JR. GEROG & KELLI	180,000	02/10/2009	WD	03-ARM'S LENGTH	1080/798	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
13336 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		01/01/2016	PB16-0094	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
PISTER JEFF & BRITTANY 2328 HEIGHT DR WADSWORTH OH 44281		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
L-1029 P-2278-2280 (L-443 P-467) 234 LOT 8 FORD SHORES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100	168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	7.69		888 71		4,849		
		Sewer		D/W/P: Brick on Sand	21.96		388 91		7,753		
		Electric		Total Estimated Land Improvements True Cash Value = 12,602							
		Gas		Work Description for Permit PB16-0094, Issued 01/01/2016: ADDITION							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	11/05/2018	INSPECTED	2023	84,000	149,500	233,500		196,770C	
		MH	11/13/2017	INSPECTED	2022	72,000	115,400	187,400		187,400S	
		DMG	05/20/2010	INSPECTED	2021	66,000	76,100	142,100		107,642C	

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																														
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 342 144	Type CPP Composite	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																														
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling																																							
Building Style: 1 STORY		X	Drywall Paneled			Plaster Wood T&G																																					
Yr Built 0	Remodeled 0	Ex	X	Ord		Min																																					
Condition: Good		Trim & Decoration		Size of Closets																																							
Room List		Doors:		Solid	X	H.C.																																					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																							
(1) Exterior		Kitchen: Other: Other:		100 Amps Service																																							
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures																																							
(2) Windows		(7) Excavation		No. of Elec. Outlets																																							
	Many X Avg. Few																																										
	Large X Avg. Small	Basement: 0 S.F. Crawl: 1623 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many		X	Ave.																																				
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass X Patio Doors Storms & Screens	(8) Basement		(13) Plumbing																																							
				Average Fixture(s)																																							
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																							
		(9) Basement Finish		(14) Water/Sewer																																							
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																							
		(10) Floor Support		Lump Sum Items:																																							
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																									
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1623 SF Floor Area = 1623 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,080</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>228</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>315</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>267,741</td> <td>228,311</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Stone Veneer 64 3,027 2,543 Plumbing 3 Fixture Bath 1 6,929 5,820 Porches CPP 342 6,949 6,602 *9 Garages Class: BC Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 576 35,804 30,075 Common Wall: 1 Wall 1 -2,688 -2,258 Water/Sewer Public Sewer 1 1,941 1,630 Water Well, 100 Feet 1 6,333 5,320 Built-Ins Appliance Allow. 1 4,031 3,386 Fireplaces Direct-Vented Gas 1 4,460 3,746 Deck Composite 144 3,649 3,065 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,080			1 Story	Siding	Crawl Space	228			1 Story	Siding	Crawl Space	315			Total:				267,741	228,311
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
1 Story	Siding	Crawl Space	1,080																																								
1 Story	Siding	Crawl Space	228																																								
1 Story	Siding	Crawl Space	315																																								
Total:				267,741	228,311																																						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
NIEKAMP RITA L	NIEKAMP RITA L REVOC TRUST	0	09/19/2017	QC	21-NOT USED/OTHER	1163:2141	PROPERTY TRANSFER	0.0							
NIEKAMP RITA L TRUST	NIEKAMP RITA L	0	09/18/2017	QC	21-NOT USED/OTHER	1163:1994	PROPERTY TRANSFER	0.0							
NIEKAMP RITA TRUST	NIEKAMP RITA TRUST	0	09/23/2013	WD	21-NOT USED/OTHER	1133/136	OTHER	0.0							
NIEKAMP RITA L TRUST	NIEKAMP RITA TRUST	0	09/11/2013	OTH	21-NOT USED/OTHER	1132/2387	OTHER	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status						
13346 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 100% 01/18/2016													
NIEKAMP RITA L REVOC TRUST 13346 W SHORE DR HOUGHTON LAKE MI 48629		SA:													
Tax Description		2024 Est TCV Tentative													
L-818 P-547 234 13346 W SHORE DR 48629LOT 9 FORD SHORES.		X Improved		Vacant		Land Value Estimates for Land Table 4004.4004 LAKEVIEW									
Comments/Influences		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
		Dirt Road		LAKEVIEW		60.00 150.00 1.0000 1.0000		2800 100 168,000							
		Gravel Road		60 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =		168,000							
		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value									
		Storm Sewer		D/W/P: 3.5 Concrete		6.68 1407 75		7,049							
		X Sidewalk		Total Estimated Land Improvements True Cash Value =		7,049									
		Water													
		X Sewer													
		Electric													
		Gas													
		Curb													
		X Street Lights													
		X Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		Tentative		Tentative		Tentative	
		QT 06/14/2022 INSPECTED		2023		84,000		120,200		204,200				138,065C	
		DMG 05/20/2010 INSPECTED		2022		72,000		98,600		170,600				131,491C	
				2021		66,000		94,200		160,200				127,291C	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240 328	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 20 Floor Area: 2,000 Total Base New : 293,178 Total Depr Cost: 234,542 Estimated T.C.V: 251,429			E.C.F. X 1.072				
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1252 SF Floor Area = 2000 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					Cls C Blt 0		
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas						
Condition: Good		Size of Closets		Lg Ord Small			(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 748 1 Story Siding Crawl Space 264 1 Story Siding Slab 240 Total: 232,692 186,153				
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing 3 Fixture Bath Porches CGEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			1 4,711 3,769 240 14,388 11,510 328 5,812 4,650 676 25,364 20,291 1 1,515 1,212 1 5,890 4,712 1 2,806 2,245 Totals: 293,178 234,542				
(1) Exterior		(6) Ceilings		(7) Excavation			(14) Water/Sewer			Notes:							
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Basement: 0 S.F. Crawl: 1012 S.F. Slab: 240 S.F. Height to Joists: 0.0			Lump Sum Items:			Notes: ECF (4004 LAKEVIEW) 1.072 => TC							
X	Insulation	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
(2) Windows		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Many Avg. Few	X Avg. Large Small	Joists: Unsupported Len: Cntr.Sup:															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																
(3) Roof																	
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KELLEY BRENT D JR	YOUNG LIVING TRUST	264,000	01/04/2019	WD	03-ARM'S LENGTH	1168:0452	PROPERTY TRANSFER	100.0			
BONNO AUGUST V & JOANNE Z	KELLEY BRENT D JR	242,500	10/09/2015	WD	03-ARM'S LENGTH	1154-1197	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
13356 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		04/25/2008	PB08-0060	COMPLETE			
Owner's Name/Address		P.R.E. 0%		SA:							
YOUNG LIVING TRUST 48788 DELMONT DR NOVI MI 48374		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
(L-956P-989&L-922P-143&L-727P-474) 234 L-957 P-2340 LOT 10 FORD SHORES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100	168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description		Rate		Size % Good		Cash Value	
		Water		D/W/P: 3.5 Concrete		6.68		1603 50		5,354	
		Electric		Total Estimated Land Improvements True Cash Value = 5,354							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
The Equalizer. Copyright (c) 1999 - 2009.		QT 06/14/2022	INSPECTED	2023	84,000	80,700	164,700	125,049C			
Licensed To: Township of Lake, County of Roscommon, Michigan		DMG 05/20/2010	INSPECTED	2022	72,000	53,100	125,100	119,095C			
				2021	66,000	51,100	117,100	115,291C			

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 462 168 32	Type Treated Wood Roof Cover Onl Wood Balcony	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 23 Floor Area: 1,260 Total Base New : 203,780 Total Depr Cost: 156,857 Estimated T.C.V: 168,151			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 1/4 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77					Cls C Blt 0				
Yr Built 0	Remodeled 0	Ex	Ord	Min	0 Amps Service			Ex. X Ord. Min			Building Areas								
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation 1.25 Story Siding Crawl Space			Size 1,008		Cost New 158,133		Depr. Cost 121,762	
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Exterior Stone Veneer Plumbing 3 Fixture Bath Deck Treated Wood w/Roof (Roof portion) Balcony Wood Balcony Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			18 1 462 168 32 432 1 1		693 4,711 7,272 2,948 1,322 18,490 1,515 5,890		534 3,627 5,599 2,270 965 14,237 1,167 4,535	
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			(13) Plumbing			Notes:			Notes:								
X	Insulation	(7) Excavation			(14) Water/Sewer			Lump Sum Items:			Notes:								
(2) Windows	Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4004 LAKEVIEW) 1.072 => TCV:										
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Notes:			Notes:			Notes:								
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes:			Notes:			Notes:							
X	Asphalt Shingle	(9) Basement Finish			Notes:			Notes:			Notes:								
Chimney:	(10) Floor Support			Notes:			Notes:			Notes:									
Joists: Unsupported Len: Cntr.Sup:		Notes:			Notes:			Notes:			Notes:								

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status
13368 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			FENCE	04/13/2022	LU22-4481	COMPLETE
Owner's Name/Address		P.R.E. 0%			Res. Add/Alter/Repair	02/05/2021	PB21-0018	COMPLETE
SWAN GARY R & DIANE J 5915 CALETA DR LANSING MI 48911		SA:			Res. Add/Alter/Repair	08/19/2019	PB19-0279	COMPLETE
Tax Description		2024 Est TCV Tentative		Land Value Estimates for Land Table 4004.4004 LAKEVIEW				
L-1016 P-531 (L-1006P-2434&L-461P-409) 234 LOT 11 FORD SHORES.		X	Improved	Vacant	* Factors *			
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
		Dirt Road		LAKEVIEW 60.00 150.00 1.0000 1.0000 2800 100 168,000				
		Gravel Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000				
		X	Paved Road	Land Improvement Cost Estimates				
		Storm Sewer		Description Rate Size % Good Cash Value				
		Sidewalk		Fencing: Vnyl, Solid, 6' 41.05 8 95 312				
		X	Water	D/W/P: 3.5 Concrete 6.68 1495 75 7,490				
		Sewer		D/W/P: 3.5 Concrete 6.68 96 75 481				
		Electric		Total Estimated Land Improvements True Cash Value = 8,283				
		Gas		Work Description for Permit LU22-4481, Issued 04/13/2022: 10' SECTION OF FENCE				
		Curb		Work Description for Permit PB21-0018, Issued 02/05/2021: REROOF				
		X	Street Lights	Work Description for Permit PB19-0279, Issued 08/19/2019: REROOF				
		X	Standard Utilities					
		Underground Utils.						
		Topography of Site						
		X	Level					
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		X	Waterfront					
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	Tentative	Tentative	Tentative			Tentative
		QT 11/03/2022 INSPECTED	2023 84,000	79,200	163,200			110,726C
		QT 06/14/2022 INSPECTED	2022 72,000	64,600	136,600			105,263C
		DMG 05/20/2010 INSPECTED	2021 66,000	61,900	127,900			101,901C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 417	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 35 Floor Area: 1,428 Total Base New : 232,421 Total Depr Cost: 151,073 Estimated T.C.V: 161,950			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																												
Condition: Good		Lg	Ord	Small																													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric																									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service																									
(1) Exterior					No./Qual. of Fixtures																												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets																												
X	Insulation				Many			X	Ave.	Few																							
(2) Windows		(7) Excavation			(13) Plumbing																												
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1428 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
(3) Roof		(9) Basement Finish			(14) Water/Sewer																												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																												
Chimney:		Joists: Unsupported Len: Cntr.Sup:																															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1428 SF Floor Area = 1428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,428</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>191,072</td> <td>124,196</td> </tr> </tbody> </table> Other Additions/Adjustments Deck Treated Wood 417 6,801 4,421 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 21,273 13,827 Water/Sewer Public Sewer 1 1,515 985 Water Well, 100 Feet 1 5,890 3,828 Built-Ins Appliance Allow. 1 2,806 1,824 Fireplaces Direct-Vented Gas 1 3,064 1,992 Totals: 232,421 151,073																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,428			Total:				191,072	124,196
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Crawl Space	1,428																														
Total:				191,072	124,196																												
Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 161,950																																	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GRINSELL ROBERT S & SANDRA	GRINSELL SANDRA G REVOC TR	0	08/21/2001	QC	21-NOT USED/OTHER	0940:2238	PROPERTY TRANSFER	0.0				
STOCKMAN DELPHINE S TRUST	GRINSELL ROBERT S & SANDRA	0	08/08/1997	MLC	21-NOT USED/OTHER	0761:0057	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
102 FORD CT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
GRINSELL SANDRA G REVOC TRUST 25423 SKYE DR FARMINGTON MI 48336		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-940 P-2238 (L-761 P-57) 234 LOT 12 FORD SHORES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size		% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete		6.25		192		70	840	
		Sewer		D/W/P: 3.5 Concrete		6.25		16		70	70	
		Electric		Total Estimated Land Improvements True Cash Value = 910								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	84,000	52,300	136,300			96,818C		
		High		2022	72,000	41,400	113,400			92,208C		
		Landscaped		2021	66,000	39,700	105,700			89,263C		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What								
		QT	06/14/2022	INSPECTED								
		DMG	05/18/2010	INSPECTED								

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 168 12	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 37 Floor Area: 1,034 Total Base New : 165,138 Total Depr Cost: 104,039 Estimated T.C.V: 111,530			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls CD Blt 0		
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			Ground Area = 1034 SF Floor Area = 1034 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63					
(1) Exterior					No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas					
	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			Many X Ave. Few			Stories Exterior Foundation 1 Story Siding Crawl Space			Size Cost New Depr. Cost 1,034 123,122 77,569		
X	Insulation				(13) Plumbing						Other Additions/Adjustments					
(2) Windows		(7) Excavation			Average Fixture(s)						Porches					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1034 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			CGEP (1 Story)			168 9,897 6,235			
X	Wood Sash X Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Garages					
(3) Roof		(9) Basement Finish			(14) Water/Sewer						Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Base Cost 484 17,782 11,203				
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:						Water/Sewer Public Sewer 1 1,345 847 Water Well, 100 Feet 1 5,720 3,604					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:									Built-Ins Appliance Allow. 1 1,961 1,235 Fireplaces Interior 1 Story 1 4,767 3,003					
Notes:															Totals: 165,138 104,039	
															ECF (4004 LAKEVIEW) 1.072 => TCv: 111,530	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
VIRKSTIS JAY & DUNCAN COLL	RODRIGUEZ-GARRIGA GABRIEL	275,000	05/12/2023	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0			
LONDREE KIM V ESTATE	DUNCAN COLLIN E P	0	01/25/2022	OTH	09-FAMILY	1179:1868	PROPERTY TRANSFER	0.0			
VIRKSTIS FLORENCE A [LE]	LONDREE KIM V	0	09/20/2012	OTH	08-ESTATE	1119:2682	PROPERTY TRANSFER	0.0			
VIRKSTIS FLORENCE A [LE]	VIRKSTIS JAY & CHAFFIN JUI	0	10/19/2006	OTH	07-DEATH CERTIFICATE	1175:1707	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
104 FORD CT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
RODRIGUEZ-GARRIGA GABRIEL A 3922 NORWAY PINE DR DEWITT MI 48820		SA:									
Tax Description		2024 Est TCV Tentative									
L-838 P-638 (L-269 P-445) 234 LOT 13 FORD SHORES.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100	168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		2018 70		9,436		
		Electric		Total Estimated Land Improvements True Cash Value = 9,436							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		QT	06/14/2022	INSPECTED	2023	84,000	61,500	145,500			100,246C
		DMG	08/02/2011	INSPECTED	2022	72,000	45,700	117,700			95,473C
		DMG	05/18/2010	INSPECTED	2021	66,000	43,900	109,900		109,900A	92,424C

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 240 36	Type CCP (1 Story) Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 648 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 36 Floor Area: 1,044 Total Base New : 178,984 Total Depr Cost: 114,550 Estimated T.C.V: 122,798			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0			
Yr Built 0	Remodeled 0	Ex	X Ord		Min	No. of Elec. Outlets			Ground Area = 720 SF Floor Area = 1044 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64									
Condition: Good		Lg	X Ord		Small	(13) Plumbing			Building Areas									
Room List		Doors:	Solid	X	H.C.	Average Fixture(s)			Stories			Size		Cost New	Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			1 Story			720							
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			0.5 Story			648							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			X Ex.			Ord.			Min							
	Insulation	No. of Elec. Outlets			Many			X Ave.			Few							
(2) Windows		(7) Excavation			(14) Water/Sewer			Public Water			Public Sewer							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath			1			4,711		3,015		
(3) Roof		(9) Basement Finish			Public Sewer			Water Well, 100 Feet			1			5,890		3,770		
X	Gable Hip Flat		Gambrel Mansard Shed	Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			1			2,806		1,796
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Breezeways			36			2,513		1,608		
	Chimney: Vinyl	Joists: Unsupported Len: Cntr.Sup:			Notes:			Frame Wall			Totals:			178,984		114,550		
													ECF (4004 LAKEVIEW) 1.072 => TCv:		122,798			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHUBERT RONALD E & JANE L	NIELSEN DAVID J & LESLIE I	275,000	07/01/2020	WD	03-ARM'S LENGTH	1173:0034	PROPERTY TRANSFER	100.0				
		144,500	02/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
106 FORD CT		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/28/2021	PB21-0173	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
NIELSEN DAVID J & LESLIE I 520 LOOKING GLASS GLN DEWITT MI 48820		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-746 P-89 234 106 FORD CT LOT 14 FORD SHORES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		177		68	804		
		Sewer		D/W/P: Asphalt Paving	3.15		357		68	765		
		Electric		Total Estimated Land Improvements True Cash Value = 1,569								
		Gas		Work Description for Permit PB21-0173, Issued 05/28/2021: 10 x 26 = 260 total SQ FT DECK LAKE TOWNSHIP LAND USE PERMIT #4415 ROSCOMMON CO SOIL EROSION 225 SQ FT WAIVER DATED 5/25/21								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	84,000	59,700	143,700			119,353C		
		High		2022	72,000	45,300	117,300			113,670C		
		Landscaped		2021	66,000	43,600	109,600			109,600S		
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
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		QT	08/20/2021	INSPECTED								
		DMG	05/18/2010	INSPECTED								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 260	Type Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 592 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																																																												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																																																																											
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace																																																																																																																											
Room List		Doors:	Solid	H.C.	(12) Electric																																																																																																																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			0 Amps Service																																																																																																																								
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets																																																																																																																											
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Many			X	Ave.	Few																																																																																																																						
(2) Windows		(7) Excavation			(13) Plumbing																																																																																																																											
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 984 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																											
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																																																																																											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																										
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																																																																											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																																														
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 984 SF Floor Area = 984 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>984</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>133,483</td> <td>92,103</td> </tr> </tbody> </table> Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Base Cost</th> <th>Common Wall: 1 Wall</th> <th>Water/Sewer</th> <th>Public Sewer</th> <th>Water Well, 100 Feet</th> <th>Built-Ins</th> <th>Deck</th> <th>Composite</th> <th>Totals:</th> </tr> </thead> <tbody> <tr> <td></td> <td>592</td> <td>23,029</td> <td>15,890</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>-2,251</td> <td>-1,553</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>1,515</td> <td>1,045</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>5,890</td> <td>4,064</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>2,806</td> <td>1,936</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>260</td> <td>5,177</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>118,351</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>169,649</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>118,351</td> </tr> </tbody> </table> Notes: ECF (4004 LAKEVIEW) 1.072 => TCV: 126,872											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	984			Total:				133,483	92,103	Item	Base Cost	Common Wall: 1 Wall	Water/Sewer	Public Sewer	Water Well, 100 Feet	Built-Ins	Deck	Composite	Totals:		592	23,029	15,890									-2,251	-1,553											1,515	1,045									5,890	4,064											1	2,806	1,936										260	5,177										118,351										169,649										118,351
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FEARON PATRICIA A	LUPENEC MORRIS & DIANE	280,000	09/30/2020	WD	03-ARM'S LENGTH	1174:0373	PROPERTY TRANSFER	100.0				
FEARON PATRICIA A	FEARON PATRICIA A	0	10/07/2014	WD	21-NOT USED/OTHER	1144-201	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
108 FORD CT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
LUPENEC MORRIS & DIANE 64 SANDALWOOD CT ROCHESTER HILLS MI 48307		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-708 P-585 234 LOT 15 FORD SHORES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		X	Paved Road	60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		168,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.68	865	70	4,045	
		X	Sewer	D/W/P: Patio Blocks				15.83	141	50	1,116	
		Electric		Wood Frame				29.95	96	75	2,156	
		Gas		Total Estimated Land Improvements True Cash Value =				7,317				
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		QT	06/14/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative	
		DMG	05/18/2010	INSPECTED	2023	84,000	62,100	146,100			120,720C	
					2022	72,000	47,100	119,100			114,972C	
					2021	66,000	45,300	111,300			111,300S	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 168	Type Composite	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 32 Floor Area: 1,056 Total Base New : 172,418 Total Depr Cost: 117,701 Estimated T.C.V: 126,175			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service									
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 0			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1056 SF Floor Area = 1056 SF.						
	Insulation				No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68			Building Areas						
(2) Windows					(13) Plumbing			Stories Exterior Foundation			Size Cost New Depr. Cost						
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1056 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			1,056 Total: 137,783 93,694				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments			Garages						
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			280 14,022 9,535			
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer Water Well, 100 Feet			1 1,515 1,030 1 5,890 4,005		
	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Built-Ins			Appliance Allow.			1 2,806 1,908			
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:						Fireplaces			Exterior 1 Story			1 6,605 4,491			
								Deck			Composite			168 3,797 3,038			
								Notes:			Totals:			172,418 117,701			
											ECF (4004 LAKEVIEW) 1.072 => TCV:			126,175			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
110 FORD CT		School: HOUGHTON LAKE COMM SCHOOLS											
		P.R.E. 100% 07/27/2018											
Owner's Name/Address		SA:											
CARLSON LESTER D & ANN M TRUST 110 FORD CT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative											
		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
Taxpayer's Name/Address		Public Improvements		* Factors *				Value					
CARLSON LESTER D & ANN M TRUST 19701 GULF BLVD, #124 INDIAN SHORES FL 33785		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
			Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =	168,000			
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate		Size		% Good	Cash Value		
		X	Water		Fencing: Wd, Solid, 6 ft.	31.32		32	25		250		
		X	Sewer		Fencing: Gates, Wood/SqFt	16.83		24	25		101		
			Electric		D/W/P: 3.5 Concrete	6.68		590	75		2,956		
			Gas		D/W/P: Brick on Sand	18.28		356	75		4,881		
			Curb		Wood Frame	32.76		80	50		1,310		
			Street Lights		Total Estimated Land Improvements True Cash Value =				9,498				
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative	
		QT	06/14/2022	INSPECTED	2023	84,000	63,300	147,300				87,813C	
		DMG	05/18/2010	INSPECTED	2022	72,000	39,000	111,000				83,632C	
					2021	66,000	37,600	103,600				80,961C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 16 308 136	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 32 Floor Area: 960 Total Base New : 173,816 Total Depr Cost: 118,197 Estimated T.C.V: 126,707		E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service								
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C			Blt 0		
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 960 SF Floor Area = 960 SF.					
					Many	X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68							
(2) Windows		(7) Excavation			(13) Plumbing			Building Areas			Stories Exterior Foundation			Size Cost New Depr. Cost		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			960 Total: 126,598 86,088			
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments			Porches			CGEP (1 Story) 308 17,097 11,626 CCP (1 Story) 16 817 556		
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Deck			Treated Wood 136 3,263 2,219					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,806 1,908 Fireplaces 1 5,414 3,682 Interior 1 Story			Totals: 173,816 118,197		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:						Notes:			ECF (4004 LAKEVIEW) 1.072 => TCv:			126,707		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BARNARD DELORES A	KROLL KEVIN M & TERRI L	500,000	09/20/2022	WD	03-ARM'S LENGTH	1182:1064	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
112 FORD CT		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
KROLL KEVIN M & TERRI L 657 BALD EAGLE LAKE RD ORTONVILLE MI 48462		SA:										
Tax Description		2024 Est TCV Tentative										
L-611 P-277 234 LOT 17 FORD SHORES		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		168,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				7.69	682	75	3,934	
		X	Sewer	Wood Frame				41.93	80	75	2,515	
		Electric		Total Estimated Land Improvements True Cash Value =				6,449				
		Gas										
		Curb										
		Street Lights										
		X	Standard Utilities									
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	06/14/2022	INSPECTED	2023	84,000	199,500	283,500			283,500S	
		DMG	05/17/2010	INSPECTED	2022	72,000	182,800	254,800			173,347C	
					2021	66,000	175,100	241,100			167,810C	

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 180 673 50	Type CCP (1 Story) Treated Wood Wood Balcony	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 2,849 Total Base New : 491,863 Total Depr Cost: 393,889 Estimated T.C.V: 422,249			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:																																																																																																																		
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1369 SF Floor Area = 2849 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					Cls BC Blt 0																																																																																																																			
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			Ex. X Ord. Min			Building Areas																																																																																																																							
Condition: Good		Lg	Ord	Small	No. of Elec. Outlets			No. of Elec. Outlets			Stories Exterior Foundation																																																																																																																							
Room List		Doors:	Solid	H.C.	(5) Floors			(12) Electric			2 Story Siding Crawl Space			Size Cost New Depr. Cost																																																																																																																				
	Basement 1st Floor 2nd Floor Bedrooms				Kitchen: Other: Other:			0 Amps Service			1 Story Siding Crawl Space			168																																																																																																																				
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures			Many X Ave. Few			0.5 Story Siding Overhang			840																																																																																																																				
X	Insulation	(7) Excavation			Average Fixture(s)			(13) Plumbing			Other Additions/Adjustments																																																																																																																							
(2) Windows	Many X Avg. Few	Large X Avg. Small	Basement: 0 S.F. Crawl: 1369 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Crawl Space			Exterior Stone Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) Deck Treated Wood Balcony Wood Balcony Garages			1,060 80 61 840 Total: 396,582 317,264																																																																																																																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)																																																																																																																							
(3) Roof	Gable X Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer			Lump Sum Items:			Base Cost Common Wall: 1 Wall Water/Sewer			840 39,043 31,234 1 -2,688 -2,150																																																																																																																			
X	Asphalt Shingle	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer Water Well, 100 Feet			1 1,941 1,553 1 6,333 5,066																																																																																																																				
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Sewer Water Well, 100 Feet			Public Sewer Water Well, 100 Feet			1 1,941 1,553 1 6,333 5,066																																																																																																																				
<p>Cost Est. for Res. Bldg: 1 Single Family 2 STORY (11) Heating System: Forced Heat &amp; Cool Ground Area = 1369 SF Floor Area = 2849 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,060</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>168</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>80</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>61</td> <td></td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>840</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>396,582</td> <td>317,264</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior Stone Veneer</td> <td>138</td> <td>45.50</td> <td>6,279</td> <td>5,222</td> </tr> <tr> <td>Plumbing 3 Fixture Bath</td> <td>1</td> <td>6,929</td> <td>6,929</td> <td>5,543</td> </tr> <tr> <td>Porches CCP (1 Story)</td> <td>180</td> <td>36.05</td> <td>6,489</td> <td>5,031</td> </tr> <tr> <td>Deck Treated Wood</td> <td>673</td> <td>13.80</td> <td>9,288</td> <td>7,893</td> </tr> <tr> <td>Balcony Wood Balcony</td> <td>50</td> <td>50.46</td> <td>2,523</td> <td>2,018</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>840</td> <td>46.31</td> <td>39,043</td> <td>31,234</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,688</td> <td>-2,688</td> <td>-2,150</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,941</td> <td>1,941</td> <td>1,553</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>6,333</td> <td>6,333</td> <td>5,066</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																	Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	1,060				1 Story	Siding	Crawl Space	168				1 Story	Siding	Crawl Space	80				1 Story	Siding	Crawl Space	61				0.5 Story	Siding	Overhang	840				Total:					396,582	317,264	Item	Quantity	Unit Cost	Total Cost	Depr. Cost	Exterior Stone Veneer	138	45.50	6,279	5,222	Plumbing 3 Fixture Bath	1	6,929	6,929	5,543	Porches CCP (1 Story)	180	36.05	6,489	5,031	Deck Treated Wood	673	13.80	9,288	7,893	Balcony Wood Balcony	50	50.46	2,523	2,018	Garages					Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					Base Cost	840	46.31	39,043	31,234	Common Wall: 1 Wall	1	-2,688	-2,688	-2,150	Water/Sewer					Public Sewer	1	1,941	1,941	1,553	Water Well, 100 Feet	1	6,333	6,333	5,066
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SHELDON GREGORY S & JODY L	KANE, DOUGLAS & KAREN	155,000	08/25/2012	WD	03-ARM'S LENGTH	1118/1230	OTHER	100.0				
		195,700	07/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status			
114 FORD CT		School: HOUGHTON LAKE COMM SCHOOLS		FENCE		09/21/2014	3921	COMPLETE				
Owner's Name/Address		P.R.E. 0%		SA:								
KANE DOUGLAS VINCENT & KAREN E 7721 CEDARBROOK TRAIL PORTLAND MI 48875		2024 Est TCV Tentative										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-944 P-807 (L-806 P-139) 234 114 FORD CT LOT 18 FORD SHORES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate			Size % Good		Cash Value		
		Water		Fencing: Vnyl, Solid, 6'	37.08			24 75		667		
		X Sewer		D/W/P: Asphalt Paving	2.93			774 70		1,588		
		Electric		D/W/P: 3.5 Concrete	6.25			48 70		210		
		Gas		Wood Frame	29.13			80 75		1,747		
		Curb		Total Estimated Land Improvements True Cash Value = 4,212								
		Street Lights		Work Description for Permit 3921, Issued 09/21/2014: 18*6 & 7*3 FENCING								
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	06/14/2022	INSPECTED	2023	84,000	48,600	132,600			97,911C	
		DMG	05/18/2010	INSPECTED	2022	72,000	39,400	111,400			93,249C	
					2021	66,000	38,000	104,000			90,271C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 180 100 12	Type CCP (1 Story) CPP Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 0	Remodeled 0	Ex	Ord	Min	(12) Electric											
Condition: Good		Trim & Decoration		0 Amps Service												
Room List		Lg	Ord	Small	No./Qual. of Fixtures											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Ex. X Ord. Min												
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets												
Wood/Shingle X Aluminum/Vinyl Brick		(6) Ceilings		Many X Ave. Few												
X Insulation		(7) Excavation		(13) Plumbing												
(2) Windows		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Many X Avg. Few	X Avg. Large Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(9) Basement Finish		(14) Water/Sewer												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support												
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Chimney:																
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls CD		Blt 0				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 840 SF Floor Area = 840 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 672																
1 Story Siding Piers 168																
Total: 103,847 72,691																
Other Additions/Adjustments																
Porches																
CCP (1 Story) 180 4,442 3,109																
CPP 100 1,841 1,289																
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 336 13,978 9,785																
Water/Sewer																
Public Sewer 1 1,345 941																
Water Well, 100 Feet 1 5,720 4,004																
Built-Ins																
Appliance Allow. 1 1,961 1,373																
Deck																
Treated Wood 12 544 381																
Totals: 133,678 93,573																
Notes:																
ECF (4004 LAKEVIEW) 1.072 => TCv:														100,310		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MONAGHAN RICHARD C TRUST	ATTHELAKE PROPERTY MGMT LI	225,000	03/24/2023	WD	03-ARM'S LENGTH	1183:2363	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
116 FORD CT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
ATTHELAKE PROPERTY MGMT LLC 4925 S RESERVE RD PRUDENVILLE MI 48651-9788		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-867 P-612 (L-470 P-240) 234 116 FORD CT LOT 19 FORD SHORES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100	168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 168,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		177 70		827		
		X Sewer		D/W/P: Asphalt Paving	3.15		341 70		752		
		Electric		Wood Frame	32.76		80 75		1,966		
		Gas		Total Estimated Land Improvements True Cash Value = 3,545							
		Curb									
		Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2024	Tentative	Tentative	Tentative			Tentative	
		Low		2023	84,000	78,600	162,600			104,531C	
		High		2022	72,000	55,200	127,200			99,554C	
		Landscaped		2021	66,000	53,100	119,100			96,374C	
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What							
		QT	06/14/2022	INSPECTED							
		DMG	05/18/2010	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 232	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,200 Total Base New : 197,619 Total Depr Cost: 128,451 Estimated T.C.V: 137,699			E.C.F. X 1.072 Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 1/2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 984 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Condition: Good		Size of Closets		Lg Ord Small			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors:	Solid	H.C.	(12) Electric			1.25 Story Siding Crawl Space 864								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			1 Story Siding Slab 120									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			Plumbing 3 Fixture Bath 1 4,711 3,062 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Insulation	(7) Excavation		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches WGEP (1 Story) 192 14,936 9,708 Deck Treated Wood 232 4,635 3,013 Water/Sewer Public Sewer 1 1,515 985 Water Well, 100 Feet 1 5,890 3,828									
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 864 S.F. Slab: 120 S.F. Height to Joists: 0.0			Built-Ins Appliance Allow. 1 2,806 1,824 Fireplaces Interior 2 Story 1 6,741 4,382									
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Notes: ECF (4004 LAKEVIEW) 1.072 => TCv: 137,699									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Totals: 197,619 128,451									
(3) Roof				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		197,500	06/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV Zoning: R-1		Building Permit(s)		Date	Number	Status				
118 FORD CT		School: HOUGHTON LAKE COMM SCHOOLS		ADDITION		02/06/2017	PB17-0014	COMPLETE				
Owner's Name/Address		P.R.E. 100% 03/20/2002										
OREL ROBERT J & ANN T TRUST PO BOX 496 WESTPHALIA MI 48894		SA:										
Tax Description		2024 Est TCV Tentative										
L-1020 P-1192 (L-888P-214&L-466 P-650) 234 118 FORD CT LOT 20 FORD SHORES.		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	60.00	150.00	1.0000	1.0000	2800	100		168,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		168,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
		Sewer		D/W/P: 3.5 Concrete				6.68	210	71		996
		Electric		D/W/P: 3.5 Concrete				6.68	81	71		384
		Gas		D/W/P: 4in Ren. Conc.				6.68	421	71		1,997
		Curb		Wood Frame				8.29	195	91		1,471
		Street Lights						38.39	48	46		848
		Standard Utilities		Total Estimated Land Improvements True Cash Value =								5,696
		Underground Utils.		Work Description for Permit PB17-0014, Issued 02/06/2017: SUNROOM 176 SF								
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		MH	11/13/2017	INSPECTED	2023	84,000	74,500	158,500		104,859C		
		DMG	05/18/2010	INSPECTED	2022	72,000	57,100	129,100		99,866C		
					2021	66,000	54,800	120,800		96,676C		

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 176 72 48	Type WGEP (1 Story) Composite Brzwy, FW	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 321 % Good: 69 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 27 Floor Area: 1,188 Total Base New : 194,527 Total Depr Cost: 144,218 Estimated T.C.V: 154,602			E.C.F. X 1.072		Bsmnt Garage: Carport Area: Roof:
Building Style: RANCH		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 0		Remodeled 0		Ex	X	Ord		Min								
Condition: Good		Size of Closets		Lg	X	Ord		Small								
Room List		Doors:		Solid	X			H.C.	Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 858 SF Floor Area = 1188 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Cls C Blt 0			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas						
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1.5 Story Siding Crawl Space 1 Story Siding Crawl Space			Size Cost New Depr. Cost 660 198 Total: 145,729 106,383			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 858 S.F. Slab: 0 S.F. Height to Joists: 0.0						Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Porches WGEP (1 Story) Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 321 15,257 10,527 *6 Common Wall: 1/2 Wall 1 -1,122 -774 Water/Sewer Public Sewer 1 1,515 1,106 Water Well, 100 Feet 1 5,890 4,300						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. Deck Composite Breezeways Frame Wall						
X	Gable Hip Flat		Gambrel Mansard Shed				Lump Sum Items:									
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:								Notes: ECF (4004 LAKEVIEW) 1.072 => TCv:						154,602

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
YACKLEY TERRY & LYNN	YACKLEY TERRY D & LYNN J	0	11/16/2017	QC	18-LIFE ESTATE	1164:0726	PROPERTY TRANSFER	0.0					
LOTOSZINSKI HENRY A & CKAY	YACKLEY TERRY & LYNN	155,000	08/05/2016	WD	03-ARM'S LENGTH	1159-2033	PROPERTY TRANSFER	100.0					
BANN LAWRENCE R	LOTOSZINSKI, HENRY & CLAU	145,000	10/19/2011	WD	03-ARM'S LENGTH	1108/2317	OTHER	100.0					
		153,000	11/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
113 FORD CT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
YACKLEY TERRY D & LYNN J [LE] 14555 PARK LIVONIA MI 48154		SA:											
Tax Description		2024 Est TCV Tentative											
L-1052 P-2535 (L-1041P-1191&L-713 P-214)234 LOT 21 FORD SHORES 113 FORD CT		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			CANAL/RIVER	65.00	150.00	1.0000	1.0000	850	100		55,250
		Paved Road			65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 55,250								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description	Rate		Size		% Good	Cash Value		
		Water			Fencing: Wd, Split, 2 Rail	16.72		20		25	83		
		X Sewer			D/W/P: 3.5 Concrete	6.68		1229		70	5,747		
		Electric			Wood Frame	29.95		96		75	2,156		
		Gas			Total Estimated Land Improvements True Cash Value = 7,986								
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		QT	06/14/2022	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative		
		DMG	05/18/2010	INSPECTED	2023	27,600	82,800	110,400			78,150C		
					2022	27,600	66,600	94,200			74,429C		
					2021	24,400	58,300	82,700			72,052C		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144 432	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 432 No Conc. Floor: 0	Class: C Effec. Age: 32 Floor Area: 1,226 Total Base New : 232,722 Total Depr Cost: 158,250 Estimated T.C.V: 169,961	E.C.F. X 1.074	Bsmnt Garage: Carport Area: Roof:				
													(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	
X Wood Frame	Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1226 SF Floor Area = 1226 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68		Cls C Blt 0					
Building Style: 1 STORY	Size of Closets		No./Qual. of Fixtures			Building Areas			Stories		Size		Cost New		Depr. Cost	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Ex. X Ord. Min			1 Story Exterior Foundation 1 Story Brick Crawl Space 1 Story Siding Crawl Space			786 440		172,217		117,108	
Condition: Good	Lg Ord Small		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Total:				
Room List	Doors: Solid H.C.		(13) Plumbing			Plumbing			Porches			Deck		Garages		
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Average Fixture(s)			No Plumbing			CGEP (1 Story)			Treated Wood		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		
(1) Exterior	(6) Ceilings		2 3 Fixture Bath			Extra Toilet			Deck			432		6,960		
Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		2 Fixture Bath			Extra Sink			Treated Wood			432		6,960		
X Brick/Siding X Insulation	Basement: 0 S.F. Crawl: 1226 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto			Separate Shower			CGEP (1 Story)			144		10,009		
(2) Windows	(8) Basement		Softener, Manual			Ceramic Tile Floor			Deck			432		6,960		
Many Avg. Large X Avg. X Avg. Few Small	Conc. Block Poured Conc. Stone		Solar Water Heat			Ceramic Tile Wains			Treated Wood			432		6,018		
Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	Treated Wood Concrete Floor		No Plumbing			Ceramic Tub Alcove			Storage Over Garage			432		6,018		
(3) Roof	(9) Basement Finish		Vent Fan			Ceramic Tub Alcove			Water/Sewer			1		1,515		
X Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Vent Fan			Public Sewer			1		5,890		
X Asphalt Shingle	(10) Floor Support		1 Public Water			1 Public Sewer			Water Well, 100 Feet			1		2,806		
Chimney:	Joists: Unsupported Len: Cntr.Sup:		1 Water Well			1000 Gal Septic			Appliance Allow.			1		2,806		
			2000 Gal Septic			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 =>			TCV:		169,961		
			Lump Sum Items:													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MALEWSKA DEBRA (SMITH)	KANE DOUGLAS & KAREN	70,000	04/19/2019	WD	16-LC PAYOFF	1169:0407	DEED	0.0						
CONARTON DENNIS S TRUST	MALEWSKA DEBRA (SMITH)	97,500	04/18/2019	WD	16-LC PAYOFF	1169:0406	DEED	0.0						
CONARTON DENNIS G		0	01/13/2017	OTH	07-DEATH CERTIFICATE	1169:404	OTHER	0.0						
SMITH DEBRA L	KANE DOUGLAS & KAREN LC	70,000	10/02/2015	MLC	03-ARM'S LENGTH	1154-1094	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
FORD CT		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		SA:												
KANE DOUGLAS & KAREN 7721 CEDARBROOK TRAIL PORTLAND MI 48875		2024 Est TCV Tentative												
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
(L-1008P-2146&L-888P-212&L-466 P-650) 234 L-1023 P-1186 LOT 22 FORD SHORES.		X		Public Improvements		* Factors *								
Comments/Influences		X		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road		CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100		51,000
		X		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 51,000								
		X		Storm Sewer		Land Improvement Cost Estimates								
		X		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X		Water		D/W/P: Asphalt Paving	2.93	384	75	844				
		X		Electric		Total Estimated Land Improvements True Cash Value = 844								
		X		Gas										
		X		Curb										
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
				Topography of Site										
		X		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		X		Low		2023	25,500	7,900	33,400			29,804C		
		X		High		2022	25,500	5,600	31,100			28,385C		
		X		Landscaped		2021	22,500	5,800	28,300			27,479C		
		X		Swamp										
		X		Wooded										
		X		Pond										
		X		Waterfront										
		X		Ravine										
		X		Wetland										
		X		Flood Plain										
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		DMG		05/18/2010 INSPECTED										

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		100 Amps Service												
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures												
		Ex.	X	Ord.	Min	No. of Elec. Outlets										
		Many	X	Ave.	Few	(13) Plumbing										
(2) Windows		(7) Excavation		Average Fixture(s)												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 20,074 15,055 Totals: 20,074 15,055 Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 16,169																

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
120 WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS			FENCE	07/29/2019	LU19-4250	COMPLETE					
Owner's Name/Address		P.R.E. 0%											
EVANS RICHARD B & EVELYN M 5105 COLLINGTON TROY MI 48098		SA:											
		2024 Est TCV Tentative											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW								
L-772 P-483 234 LOTS 23 & 24 FORD SHORES PP: 006-210-023-0000 & 210-024-0000		Public Improvements			* Factors *								
Comments/Influences		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			LAKEVIEW	120.00	150.00	1.0000	1.0000	2800	100		336,000
		Paved Road			120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 336,000								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description	Rate		Size		% Good	Cash Value		
		Water			Fencing: Vnyl, Solid, 6'	41.05		36	93		1,375		
		Sewer			D/W/P: 3.5 Concrete	6.68		1680	46		5,162		
		Electric			D/W/P: 3.5 Concrete	6.68		468	46		1,438		
		Gas			Total Estimated Land Improvements True Cash Value = 7,975								
		Curb			Work Description for Permit LU19-4250, Issued 07/29/2019: NEW FENCING								
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative					
QT 04/10/2023		INSPECTED		2023	168,000	124,200	292,200	197,874C					
KH 11/01/2019		INSPECTED		2022	144,000	96,300	240,300	188,452C					
MH 08/04/2017		INSPECTED		2021	132,000	91,900	223,900	182,432C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 330 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 1/2 STORY		X	Drywall Paneled		Plaster Wood T&G												
Yr Built	Remodeled	Ex	X	Ord		Min											
Condition: Good		Size of Closets		Lg	X	Ord		Small									
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		150 Amps Service													
Wood/Shingle X Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures													
(2) Windows		Ex.	X	Ord.		Min	No. of Elec. Outlets										
Many Avg. Few							Many	X	Ave.		Few						
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(7) Excavation		(13) Plumbing													
Many Avg. Few		Basement: 0 S.F. Crawl: 1827 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof		(8) Basement		(14) Water/Sewer													
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:													
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY										Cls		C	Blt		0		
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1827 SF		Floor Area = 2355 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71		Building Areas	
		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
1.5 Story		Siding		Crawl Space		1,056											
1 Story		Siding		Crawl Space		771											
		Total:		271,128		192,501											
Other Additions/Adjustments																	
Plumbing		3 Fixture Bath		1		4,711		3,345									
Porches		WCP (1 Story)		55		3,351		2,882									
		WCP (1 Story)		552		18,238		12,949									
Deck		Treated Wood		100		2,590		2,409									
Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)															
		Base Cost		330		15,530		11,026									
		Common Wall: 1.5 Wall		1		-3,373		-2,395									
		Class: D Exterior: Pole (Unfinished)															
		Base Cost		784		16,519		11,728									
Water/Sewer		Public Sewer		1		1,515		1,076									
		Water Well, 100 Feet		1		5,890		4,182									
Built-Ins		Appliance Allow.		1		2,806		1,992									
		Totals:		338,905		241,695											
Notes:										ECF (4004 LAKEVIEW) 1.072 => TCV:		259,097					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
122 WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS			FENCE	07/29/2019	LU19-4251	COMPLETE				
Owner's Name/Address		P.R.E. 100% 01/13/2004			ADDITION	07/24/2016	1258-9632	COMPLETE				
RYAN RICHARD C & PATRICIA A 122 WHITES CT HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative								
Tax Description		X Improved		Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-967 P-1650 (L-782 P-556) 234 122 WHITE'S CT LOT 25 FORD SHORES.		Public Improvements		* Factors *				Value				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		LAKEVIEW	75.00	150.00	1.0000	1.0000	2800	100		210,000
		Paved Road		75 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		210,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		Fencing: Wd, Solid, 6 ft.	31.32		48		88	1,323		
		Sewer		D/W/P: 3.5 Concrete	6.68		336		68	1,526		
		Electric		Total Estimated Land Improvements True Cash Value =				2,849				
		Gas		Work Description for Permit LU19-4251, Issued 07/29/2019: NEW FENCING								
		Curb		Work Description for Permit 1258-9632, Issued 07/24/2016: RE CHECK FOR ADDITION								
		Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	Tentative	Tentative	Tentative			Tentative				
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/10/2023	INSPECTED	2023	105,000	63,900	168,900	111,939C				
Licensed To: Township of Lake, County of		KH 11/01/2019	INSPECTED	2022	90,000	48,700	138,700	106,609C				
Roscommon, Michigan		MH 12/29/2016	INSPECTED	2021	82,500	46,800	129,300	103,204C				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 168 270	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 32 Floor Area: 967 Total Base New : 184,483 Total Depr Cost: 125,449 Estimated T.C.V: 134,481			E.C.F. X 1.072 Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 967 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68			Cls C		Blt 0		
Yr Built 0	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas						
Condition: Good		Lg	X Ord	Small	X Ex.			Ord.	Min	(13) Plumbing			Stories		Size		
Room List		Doors:	Solid	X H.C.	Average Fixture(s)			1 3 Fixture Bath			1 Story			960			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			7			
(1) Exterior		(6) Ceilings			(7) Excavation			Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Story			Siding		Foundation Crawl Space Overhang	
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments			Total:		131,189 89,210	
	Insulation	(9) Basement Finish			(14) Water/Sewer			Lump Sum Items:			Porches WGEP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet			168 270		13,697 5,117	
(2) Windows		Many Avg. Few	X Avg. Small		(10) Floor Support			Appliance Allow. Fireplaces Exterior 1 Story			1 1			6,605 4,491			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			1 2,806			2,806 1,908			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:			184,483		125,449			
X	Asphalt Shingle	Chimney: Vinyl			ECF (4004 LAKEVIEW) 1.072 => TCV:						134,481						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PATEL HETAL	PATEL HETAL P LIVING TRUST	0	03/18/2021	QC	14-INTO/OUT OF TRUST	1175:2540	PROPERTY TRANSFER	0.0			
RAHN DALE T	PATEL HETAL	399,900	10/22/2020	WD	03-ARM'S LENGTH	1174:1011	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
124 WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
PATEL HETAL P LIVING TRUST 508 JAMES CIRCLE ROYAL OAK MI 48067		SA:		2024 Est TCV Tentative							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4004.4004 LAKEVIEW							
L-400 P-2 234 LOT 26 FORD SHORES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road	LAKEVIEW	109.00	100.00	1.0000	0.9221	2800	100	281,427
			Paved Road	109 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 281,427							
			Storm Sewer	Land Improvement Cost Estimates							
			Sidewalk	Description							
			Water	D/W/P: 3.5 Concrete				Rate	Size % Good		Cash Value
		X	Sewer	D/W/P: 3.5 Concrete				6.68	16	46	49
			Electric					6.68	132	46	406
			Gas	Total Estimated Land Improvements True Cash Value = 455							
			Curb								
			Street Lights								
		X	Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative
		QT	04/10/2023	INSPECTED	2023	140,700	72,400	213,100			177,447C
		MH	08/07/2017	INSPECTED	2022	120,600	55,200	175,800			168,998C
		DMG	05/18/2010	INSPECTED	2021	110,600	53,000	163,600			163,600S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
116 WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 12/10/2016									
SCHATZBERG CHARLES R & BARBARA 16783 HEATHERWOOD CLINTON TOWNSHIP MI 48038		SA:									
Tax Description		2024 Est TCV Tentative									
L-428 P-214 234 LOT 27 FORD SHORES.		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100	51,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		51,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size % Good		Cash Value
		Water		Fencing: Wd, Solid, 6 ft.				29.22	24	46	322
		Sewer		D/W/P: 3.5 Concrete				6.25	180	46	517
		Electric		D/W/P: 3.5 Concrete				6.25	666	86	3,580
		Gas		Total Estimated Land Improvements True Cash Value = 4,419							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	Tentative	Tentative	Tentative			
		QT	04/10/2023	INSPECTED	2023	25,500	62,500	88,000			65,800C
		MH	08/07/2017	INSPECTED	2022	25,500	52,100	77,600			62,667C
		DMG	05/18/2010	INSPECTED	2021	22,500	45,700	68,200			60,666C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								192 60 16	Treated Wood Treated Wood Treated Wood		
Building Style: RANCH		(4) Interior		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 29 Floor Area: 1,147 Total Base New : 170,442 Total Depr Cost: 121,014 Estimated T.C.V: 129,969			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	X	Drywall Paneled		Plaster Wood T&G	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls CD		Blt 0		
Condition: Good		Ex	X	Ord	Min	Ex.	X	Ord.	Min	Ground Area = 1147 SF Floor Area = 1147 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71						
Room List		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas						
Basement 1st Floor 2nd Floor Bedrooms		Lg	X	Ord	Small	Many	X	Ave.	Few	Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,147	Cost New 134,684	Depr. Cost 95,627	
(1) Exterior		(5) Floors		Average Fixture(s)			Other Additions/Adjustments			Deck						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood Treated Wood Treated Wood			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Insulation		(7) Excavation		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood Treated Wood Treated Wood			Base Cost 576 20,074 14,253						
(2) Windows		(8) Basement		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer Water Well, 100 Feet						
Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 1147 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Notes:			Appliance Allow.						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow.			1 1,961 1,392						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Totals:			170,442 121,014						
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TC			1,961 1,392					129,969	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FEUERSTEIN LOIS M [LE]	ANDREWS BRAD & VIVIAN	245,000	10/02/2020	WD	03-ARM'S LENGTH	1174:0423	PROPERTY TRANSFER	100.0			
FEUERSTEIN LOIS M	FEUERSTEIN LOIS M [LE]	0	03/04/2019	WD	18-LIFE ESTATE	1168:1436	PROPERTY TRANSFER	0.0			
DEUTSCHE BANK	FEUERSTEIN, LOIS	95,500	02/28/2013	OTH	21-NOT USED/OTHER	1125/568	OTHER	100.0			
DERBABIAN DEBRA A	DEUTSCHE BANK	47,700	01/01/2013	WD	21-NOT USED/OTHER		OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
112 WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 100% 05/25/2021									
Owner's Name/Address		SA:									
ANDREWS BRAD & VIVIAN 112 WHITES CT HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Tax Description		Public Improvements		* Factors *							
L-720 P-75 234 LOT 28 FORD SHORES.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100	51,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		51,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size	% Good	Cash Value
		Water		D/W/P: 3.5 Concrete				6.68	225	74	1,112
		Sewer		D/W/P: Asphalt Paving				3.15	738	89	2,069
		Electric		Total Estimated Land Improvements True Cash Value =				3,181			
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		QT	04/10/2023	INSPECTED	2023	25,500	97,200	122,700		92,303C	
Licensed To: Township of Lake, County of		MH	08/07/2017	INSPECTED	2022	25,500	81,000	106,500		87,908C	
Roscommon, Michigan		DMG	05/18/2010	INSPECTED	2021	22,500	62,600	85,100		85,100S	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 225 16	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 16 Floor Area: 1,344 Total Base New : 228,061 Total Depr Cost: 191,570 Estimated T.C.V: 205,746			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1 STORY		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets			No./Qual. of Fixtures								
Condition: Good		Lg	X	Ord		Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84					Cls C Blt 0			
Room List		Doors:		Solid	X	H.C.	(12) Electric			Building Areas								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 1,344		Cost New 175,943		Depr. Cost 147,791	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Many X Ave. Few			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing 3 Fixture Bath Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			1 225 16		4,711 4,545 741		3,957 3,818 622	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			1 225 16		4,711 4,545 741		3,957 3,818 622	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0						Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			1 225 16		4,711 4,545 741		3,957 3,818 622	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			1 225 16		4,711 4,545 741		3,957 3,818 622	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			1 225 16		4,711 4,545 741		3,957 3,818 622	
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			1 225 16		4,711 4,545 741		3,957 3,818 622	
X	Asphalt Shingle Metal	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow.			1 225 16		4,711 4,545 741		3,957 3,818 622	
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:			Notes:  ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			228,061		191,570		205,746	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HARPER ALLEN R & LINDA J	HARPER ALLEN R & LINDA J	0	01/08/2016	QC	09-FAMILY	1156-1694	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status					
110 WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 100% 05/03/1994											
HARPER ALLEN R & LINDA J 110 WHITES COURT HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
L-456 P-156 234 110 WHITES CT 48629 LOT 29 FORD SHORES.		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Comments/Influences		Public Improvements				* Factors *							
		Dirt Road		CANAL/RIVER		60.00	150.00	1.0000	1.0000	850	100	Reason	Value
		Gravel Road		60 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value =	51,000
		Paved Road											51,000
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative					
QT	04/10/2023	INSPECTED	2023	25,500	44,100	69,600		58,620C					
MH	08/04/2017	INSPECTED	2022	25,500	36,900	62,400		55,829C					
DMG	05/18/2010	INSPECTED	2021	22,500	32,500	55,000		54,046C					

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 160	Type WGEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling																												
Building Style: RANCH		X	Drywall Paneled				Plaster Wood T&G																									
Yr Built 0	Remodeled 0	Ex	X	Ord		Min																										
Condition: Good		Size of Closets		Lg	X	Ord		Small																								
Room List		Doors:		Solid	X	H.C.																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																												
(1) Exterior		Kitchen: Other: Other:		100		Amps Service																										
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures																												
(2) Windows		Ex.	X	Ord.		Min																										
	Many Avg. Few	X																														
	Large Avg. Small	No. of Elec. Outlets		Many	X	Ave.		Few																								
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation		(13) Plumbing																												
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 S.F. Height to Joists: 0.0		Average Fixture(s)																												
	X Gable Hip Flat		X																													
	Gambrel Mansard Shed	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
X	Asphalt Shingle	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
Chimney:		(10) Floor Support		(14) Water/Sewer																												
		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																												
		Lump Sum Items:																														
Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Heat & Cool Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>864</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>105,019</td> <td>58,810</td> </tr> </tbody> </table> Other Additions/Adjustments Porches WGEP (1 Story) 160 12,083 6,766 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 21,222 11,884 Water/Sewer Public Sewer 1 1,345 753 Water Well, 100 Feet 1 5,720 3,203 Built-Ins Appliance Allow. 1 1,961 1,098 Totals: 147,350 82,514											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	864			Total:				105,019	58,810	E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Slab	864																													
Total:				105,019	58,810																											
Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 88,620																																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEMARIAS PHILLIP & TAYLOR	TAYLOR ARDITH	0	12/23/2013	WD	21-NOT USED/OTHER	1137/44 1137/4	OTHER	33.0
DEMARAIS BEATRICE A TRUST	DEMARIAS PHILLIP, TAYLOR A	0	09/26/2013	WD	21-NOT USED/OTHER	1133/1002 1133/	OTHER	100.0
DEMARAIS BEATRICE	DEMARAIS BEATRICE A TRUST	0	08/29/2013	WD	09-FAMILY		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status				
WHITES CT	School: HOUGHTON LAKE COMM SCHOOLS									
	P.R.E. 0%									
Owner's Name/Address	SA:									
TAYLOR ARDITH A 7450 W WALKER ROAD ST JOHNS MI 48879	2024 Est TCV Tentative									
	Improved	X	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
	Public Improvements	* Factors *								
	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road	CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100		51,000
	Paved Road	60 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =		51,000				
	Storm Sewer	Land Improvement Cost Estimates								
	Sidewalk	Description	Rate	Size	% Good	Cash Value				
	Water	Metal Prefab	15.09	130	21	412				
	Sewer	Total Estimated Land Improvements True Cash Value =				412				
	Electric									
	Gas									
	Curb									
	Street Lights									
	X Standard Utilities									
	Underground Utils.									
	Topography of Site									
	X Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	X Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	QT	04/10/2023	INSPECTED	2024	Tentative	Tentative	Tentative			Tentative
	MH	08/04/2017	INSPECTED	2023	25,500	200	25,700			24,621C
	MH	12/29/2016	INSPECTED	2022	25,500	200	25,700			23,449C
				2021	22,500	200	22,700			22,700S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
DEMARAIS PHILLIP & TAYLOR	TAYLOR ARDITH A	70,000	12/23/2013	WD	03-ARM'S LENGTH	1137/44 1137/4	OTHER	33.0							
DEMARAIS BEATRICE A TRUST	DEMARIAS PHILLIP, TAYLOR A	0	09/26/2013	WD	09-FAMILY	1133/1002 1133/	OTHER	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status						
106 WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS													
Owner's Name/Address		P.R.E. 0%													
TAYLOR ARDITH A 7450 W WALKER ROAD SAINT JOHNS MI 48879		SA:		2024 Est TCV Tentative											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT											
L-319 P-537 234 LOT 31 FORD SHORES.		Public Improvements		* Factors *											
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
		Gravel Road		CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100		51,000			
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 51,000											
		Storm Sewer		Land Improvement Cost Estimates											
		Sidewalk		Description								Rate	Size	% Good	Cash Value
		Water		D/W/P: 3.5 Concrete								6.25	154	21	202
		Sewer		D/W/P: 3.5 Concrete								6.25	480	21	630
		Electric		D/W/P: Asphalt Paving								2.93	160	21	98
		Gas		Total Estimated Land Improvements True Cash Value = 930											
		Curb													
		Street Lights													
		X	Standard Utilities												
		Underground Utils.													
		Topography of Site													
		X	Level												
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X	Waterfront												
		Ravine													
		Wetland													
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative					
		QT	04/10/2023	INSPECTED	2023	25,500	42,100	67,600		55,800C					
		MH	08/04/2017	INSPECTED	2022	25,500	34,800	60,300		53,143C					
		DMG	05/18/2010	INSPECTED	2021	22,500	30,500	53,000		51,446C					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192	Type CGEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 330 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: CD Effec. Age: 34 Floor Area: 748 Total Base New : 126,493 Total Depr Cost: 83,484 Estimated T.C.V: 89,662			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:		
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls CD		Blt 0			
Condition: Good		Size of Closets		Lg	X	Ord		Small	0 Amps Service			Total Depr Cost: 83,484						
Room List		Doors:		Solid	X	H.C.	(12) Electric			Ground Area = 748 SF Floor Area = 748 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Building Areas								
(1) Exterior		X	Ex.		Ord.		Min	(13) Plumbing			Stories Exterior Foundation 1 Story Siding Slab			Size 748		Cost New 90,089	Depr. Cost 59,458	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			Average Fixture(s)			Other Additions/Adjustments								
	Insulation	(7) Excavation		(14) Water/Sewer			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches CGEP (1 Story)			192		10,865		7,171	
(2) Windows		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 748 S.F. Height to Joists: 0.0			1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost Common Wall: 1 Wall			330 1		13,820 -2,074		9,121 -1,369		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer Public Sewer Water Well, 100 Feet			Built-Ins Appliance Allow. Fireplaces Interior 1 Story			1 1		4,767 5,720		3,146 3,775	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:					89,662			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle																	
Chimney: Vinyl																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LASALLE BANK NATIONAL ASSO	CLARK, SCOTT & CHARLEEN	77,450	06/27/2009	WD	21-NOT USED/OTHER	1084/1840	OTHER	100.0				
ARNDT DAVID F	LASALLE BANK NATIONAL ASSO	137,199	01/16/2008	SD	10-FORECLOSURE	1068/1507	OTHER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status				
104 WHITES CT		School: HOUGHTON LAKE COMM SCHOOLS			Res. Add/Alter/Repair	05/19/2021	PB21-0153	COMPLETE				
Owner's Name/Address		P.R.E. 0%			REMODEL	07/15/2011	114	COMPLETE				
CLARK SCOTT A & CHARLEEN A 7692 DOVER DR YPSILANTI MI 48197		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
L-974 P-2635 (L-337 P-646) 234 LOT 32 FORD SHORES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100		51,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		51,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size		% Good	Cash Value
		Sewer		D/W/P: Asphalt Paving				6.25	280	21	367	
		Electric		D/W/P: 3.5 Concrete				2.93	320	21	197	
		Gas		D/W/P: 3.5 Concrete				6.25	173	46	497	
		Curb		D/W/P: 3.5 Concrete				6.25	108	46	310	
		Street Lights		Total Estimated Land Improvements True Cash Value = 1,371								
		X Standard Utilities		Work Description for Permit PB21-0153, Issued 05/19/2021: RESIDENTIAL CRAWL								
		Underground Utils.		SPACE ENCAPSULATION. 23 X 32 = 7326 SQUARE FEET.								
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	Tentative	Tentative	Tentative					
The Equalizer. Copyright (c) 1999 - 2009.		QT 04/10/2023	INSPECTED	2023	25,500	53,700	79,200	63,485C				
Licensed To: Township of Lake, County of		MH 08/04/2017	INSPECTED	2022	25,500	44,500	70,000	60,462C				
Roscommon, Michigan		DMG 05/18/2010	INSPECTED	2021	22,500	39,000	61,500	58,531C				

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 32 200 48	Type CCP (1 Story) Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G														
Building Style: RANCH		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 28 Floor Area: 768 Total Base New : 147,508 Total Depr Cost: 106,205 Estimated T.C.V: 114,064			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:						
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72			Cls CD		Blt 0						
Condition: Good		Lg	X	Ord		Small	No./Qual. of Fixtures			Building Areas			Total:		95,037 68,426						
Room List		Doors:		Solid	X	H.C.	Ex. X Ord. Min			Stories Exterior Foundation 1 Story Siding Crawl Space			Size 768		Cost New 95,037		Depr. Cost 68,426				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments								
(1) Exterior	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		100 Amps Service			Many X Ave. Few			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Stone Veneer Porches CCP (1 Story) Deck Treated Wood Garages			104 3,606 2,596		32 980 706		200 4,094 2,948	
(2) Windows	Many X Avg. Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,678 12,728 Common Wall: 1/2 Wall 1 -1,037 -747 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 380 15,101 10,873 Common Wall: 1 Wall 1 -2,074 -1,493			Total:		95,037 68,426			
(3) Roof	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass X Patio Doors X Storms & Screens	(7) Excavation		(8) Basement			Lump Sum Items:			Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Wood Stove Breezeways			1 1,345 968 1 5,720 4,118 1 1,961 1,412 1 2,179 1,569								
(4) Interior	X Drywall Paneled		Plaster Wood T&G	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:											
Chimney: Metal										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BRADLEY RANDALL J TRUST	HAZARD LAURA D & KENNETH A	300,000	07/20/2022	WD	03-ARM'S LENGTH	1181:2212	PROPERTY TRANSFER	100.0			
WALWOOD JAMES P	BRADLEY, RANDALL J.	229,000	06/08/2007	WD	03-ARM'S LENGTH	1061/1264	OTHER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
13470 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%							
Owner's Name/Address		SA: NEW FOR 09		2024 Est TCV Tentative							
HAZARD LAURA D & KENNETH A 210 WATERFRONT DR LEESBURG FL 34748		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
Taxpayer's Name/Address		Public Improvements		* Factors *							
HAZARD LAURA D & KENNETH A 13470 WEST SHORE DR HOUGHTON LAKE MI 48629		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description		X Gravel Road		CANAL/RIVER	120.00	115.00	1.0000	0.8756	850	100	89,311
L-1048 P-1191 L-1045 P-120 L-902 P-405 L-736 P-545 234 LOTS 33 & 34 FORD SHORES. SPLIT ON 12/15/2008 FROM 006-210-033-0000, 006-210-034-0000;		X Paved Road		120 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 89,311							
Comments/Influences		X Storm Sewer		Land Improvement Cost Estimates							
		X Sidewalk		Description	Rate	Size	% Good	Cash Value			
		X Water		D/W/P: 3.5 Concrete	6.68	1638	49	5,362			
		X Sewer		Wood Frame	26.70	160	46	1,965			
		X Electric		Total Estimated Land Improvements True Cash Value = 7,327							
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X Level		2024	Tentative	Tentative	Tentative			Tentative	
		X Rolling		2023	44,700	89,600	134,300			134,300S	
		X Low		2022	44,700	55,800	100,500			66,845C	
		X High		2021	25,600	59,000	84,600			64,710C	
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 11/03/2022 INSPECTED									
		MH 08/04/2017 INSPECTED									
		DMG 05/18/2010 INSPECTED									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 423 54 72 25	Type Treated Wood Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,462 Total Base New : 247,501 Total Depr Cost: 172,710 Estimated T.C.V: 185,491			E.C.F. X 1.074 Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1456 SF Floor Area = 1462 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C Blt 1996				
Yr Built	Remodeled	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas							
1996	PERM 0						X Ex. Ord. Min			Stories Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Overhang			Size Cost New Depr. Cost 1,456 6 Total: 194,880 136,416				
Condition: Good		Size of Closets		Lg	X	Ord		Few	(13) Plumbing								
Room List		Doors:	Solid	X	H.C.	(12) Electric			Average Fixture(s)								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		0 Amps Service			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 3 Fixture Bath Deck Treated Wood Treated Wood Treated Wood Treated Wood							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			X Ex. Ord. Min			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Water/Sewer							
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Lump Sum Items:							
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Wood Stove			Totals: 247,501 172,710			
Chimney: Vinyl		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:			247,501 172,710		185,491		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WILLIAMS WILLIAM E & JANET	APSEY CHARLES L & REA ANN	155,000	08/06/2014	WD	03-ARM'S LENGTH	1142-1208	OTHER	100.0						
		69,900	09/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status					
13452 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS												
Owner's Name/Address		P.R.E. 100% 08/13/2014												
APSEY CHARLES L & REA ANN 13452 W SHORE DR HOUGHTON LAKE MI 48629		SA:												
Tax Description		2024 Est TCV Tentative												
L-974 P-1808 (L-735 P-581) 234 13452 W HOUGHTON LAKE DR LOT 35 FORD SHORES		X Improved		Vacant		Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements				* Factors *								
		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road				CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100		51,000
		Paved Road				60 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =						51,000
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description	Rate		Size		% Good	Cash Value		
		Water				D/W/P: 3.5 Concrete	6.25		882		71	3,914		
		Sewer				Wood Frame	25.25		120		46	1,394		
		Electric				Total Estimated Land Improvements True Cash Value = 5,308								
		Gas												
		Curb												
		X Street Lights												
		X Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who	When	What	2024	Tentative	Tentative	Tentative		Tentative						
QT	04/10/2023	INSPECTED	2023	25,500	67,800	93,300		64,076C						
MH	08/04/2017	INSPECTED	2022	25,500	56,700	82,200		61,025C						
DMG	05/18/2010	INSPECTED	2021	22,500	49,600	72,100		59,076C						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	Area 366 60 298	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas					Class: CD Effec. Age: 29 Floor Area: 1,214 Total Base New : 184,187 Total Depr Cost: 130,772 Estimated T.C.V: 140,449		
Building Style: RANCH		X	Drywall Paneled						Plaster Wood T&G								
Yr Built 0	Remodeled 0	Ex	X	Ord					Min								
Condition: Good		Size of Closets		Lg	X	Ord			Small								
Room List		Doors:		Solid	X				H.C.	Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			No./Qual. of Fixtures										
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex.	X	Ord.			Min	Cost Est. for Res. Bldg: 1 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 1214 SF Floor Area = 1214 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71							
	Insulation			No. of Elec. Outlets													
(2) Windows		(7) Excavation		Many	X	Ave.			Few	(13) Plumbing							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1214 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,214 Total: 141,433 100,418							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Other Additions/Adjustments Deck Treated Wood 366 6,105 4,335 Treated Wood 60 1,940 1,377 Treated Wood 298 5,328 3,783 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 16,641 11,815 Common Wall: 1 Wall 1 -2,074 -1,473 Water/Sewer Public Sewer 1 1,345 955 Water Well, 100 Feet 1 5,720 4,061 Built-Ins Appliance Allow. 1 1,961 1,392 Fireplaces Exterior 1 Story 1 5,788 4,109							
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															
Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 140,449																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)	Date	Number	Status			
13438 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 100% 05/05/1998									
DUFFIELD ROGER R & CAROL 13438 W SHORE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-615 P-225 234 LOT 36 FORD SHORES.		X	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100	51,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		51,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		774 78		4,033		
		Sewer		Total Estimated Land Improvements True Cash Value =				4,033			
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	04/10/2023	INSPECTED	2023	25,500	84,200	109,700		68,682C	
		DMG	05/18/2010	INSPECTED	2022	25,500	70,200	95,700		65,412C	
					2021	22,500	61,500	84,000		63,323C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 22 Floor Area: 1,344 Total Base New : 211,237 Total Depr Cost: 164,812 Estimated T.C.V: 177,008			E.C.F. X 1.074 Bsmnt Garage: Carport Area: Roof:				
Building Style: RANCH		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family RANCH			Cls C		Blt 0			
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	X Ex.			(11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78								
Condition: Good		Size of Closets		Lg	X	Ord		Small	Building Areas			Stories		Exterior		Foundation		
Room List		Doors:		Solid	X	H.C.	(12) Electric			Building Areas			Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1 Story			1,344		175,943		137,235	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X			Ave.			Few		
X	Wood/Shingle Aluminum/Vinyl Brick																	
	Insulation																	
(2) Windows		(7) Excavation		Average Fixture(s)			1			3 Fixture Bath			2 Fixture Bath			Softener, Auto		
Many Avg.	X	Large Avg.		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Softener, Manual			Solar Water Heat			No Plumbing		
Few		Small					Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water			1			Public Sewer			1		
X	Gable Hip Flat		Gambrel Mansard Shed	Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water Well			1000 Gal Septic			2000 Gal Septic		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:														
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:																
Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 177,008																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MARSHALL JOHN	FREEMAN LARRY & PAMELA	212,500	02/05/2021	WD	03-ARM'S LENGTH	1175:1300	PROPERTY TRANSFER	100.0					
MATHENY VICTORIA L	MARSHAL JOHN	114,000	02/04/2021	WD	16-LC PAYOFF	1175:1299	DEED	0.0					
MATHENY VICTORIA L	MARSHALL JOHN	114,000	10/30/2017	LC	03-ARM'S LENGTH	1164:0157	PROPERTY TRANSFER	100.0					
		183,000	06/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status				
13424 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
FREEMAN LARRY & PAMELA 30053 TRAILWOOD DR WARREN MI 48092		SA:											
Tax Description		2024 Est TCV Tentative											
(L-962P-1302&L-929P-438&L-454 P-218) 234 L-1028 P-62 LOT 37 FORD SHORES.		X Improved		Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
Comments/Influences		Public Improvements			* Factors *								
		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100		51,000
		Paved Road			60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 51,000								
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description	Rate		Size		% Good	Cash Value		
		Water			D/W/P: 3.5 Concrete	6.68		636		71	3,016		
		Electric			D/W/P: 3.5 Concrete	6.68		102		86	586		
		Gas			Total Estimated Land Improvements True Cash Value = 3,602								
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative					
QT 06/04/2021 INSPECTED				2023	25,500	77,900	103,400	95,025C					
MH 11/13/2017 INSPECTED				2022	25,500	65,000	90,500	90,500S					
DMG 05/18/2010 INSPECTED				2021	22,500	47,300	69,800	68,039C					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 270 250	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 374 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																											
Building Style: 1 STORY			Drywall X Paneled		Plaster Wood T&G																											
Yr Built 0	Remodeled 0		Ex	X	Ord		Min																									
Condition: Good		Size of Closets			Lg	X	Ord		Small																							
Room List		Doors:		Solid	X	H.C.				Central Air Wood Furnace																						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																												
(1) Exterior			Kitchen: Other: Other:	100 Amps Service																												
	Wood/Shingle X Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures																												
	(2) Windows			Ex.	X	Ord.		Min																								
	Many X Avg. Few		Large X Avg. Small	No. of Elec. Outlets																												
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation		Many			X	Ave.		Few																						
	(3) Roof		Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0	(13) Plumbing																												
	X Gable Hip Flat		(8) Basement	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
	X Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer																												
	Chimney:		(9) Basement Finish	Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																												
			(10) Floor Support	Lump Sum Items:																												
			Joists: Unsupported Len: Cntr.Sup:																													
Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Air w/ Ducts Ground Area = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,176</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>156,392</td> <td>115,731</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,486 Porches CGEP (1 Story) 270 15,590 11,537 Deck Treated Wood 250 4,858 3,595 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 374 16,815 12,443 Common Wall: 1 Wall 1 -2,251 -1,666 Water/Sewer Public Sewer 1 1,515 1,121 Water Well, 100 Feet 1 5,890 4,359 Built-Ins Appliance Allow. 1 2,806 2,076 Totals: 206,326 152,682 152,682 Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 163,980															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,176			Total:				156,392	115,731
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Crawl Space	1,176																													
Total:				156,392	115,731																											

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACKINCHUK JAMES E & LISA	NORRIS PATRICK R & DOROTHY	215,000	10/20/2020	WD	03-ARM'S LENGTH	1174:0905	PROPERTY TRANSFER	100.0
HICKS MARGARETA	JACKINCHUK JAMES E & LISA	125,000	08/07/2017	WD	03-ARM'S LENGTH	1163:0662	PROPERTY TRANSFER	100.0
		65,000	12/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
13416 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		Res. Utility Building	04/12/2021	PB21-0083	COMPLETE
	P.R.E. 0%		SHED	04/10/2021	LU21-4390	COMPLETE

  

Owner's Name/Address	SA:	2024 Est TCV Tentative
NORRIS PATRICK R & DOROTHY S 650 E PRICE RD MIDLAND MI 48642		

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT								
234 L-658 P-495 LOT 38 13416 W SHORE DR 48629 FORD SHORES.	X		* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100		51,000
			60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 51,000								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 3.5 Concrete	6.68	1342	79	7,082				
			Wood Frame	23.74	320	94	7,141				
			Total Estimated Land Improvements True Cash Value = 14,223								
			Work Description for Permit PB21-0083, Issued 04/12/2021: ONE STORY RESIDENTIAL PREMANUFACUTRED ACCESSORY BUILDING-SHED-STORAGE. 16 X 20 = 320 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4390; ROSCOMMON COUNTY SOIL EROSION PERMIT #3976								
			Work Description for Permit LU21-4390, Issued 04/10/2021: 16 X 20 SHED								
			Topography of Site								
	X		Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
	X		Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			2024	Tentative	Tentative	Tentative			Tentative		
	QT	08/20/2021	INSPECTED	2023	25,500	76,000	101,500		81,779C		
	QT	12/04/2020	INSPECTED	2022	25,500	63,200	88,700		77,885C		
	DMG	05/18/2010	INSPECTED	2021	22,500	49,800	72,300		72,300S		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 360	Type 4in Concrete	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X			Class: C Effec. Age: 16 Floor Area: 928 Total Base New : 164,911 Total Depr Cost: 138,943 Estimated T.C.V: 149,225			E.C.F. X 1.074				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 928 SF Floor Area = 928 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 928 Total: 130,242 109,402					Cls C Blt 0			
Yr Built 0	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,596 18,981 Common Wall: 1/2 Wall 1 -1,122 -942 Water/Sewer Public Sewer 1 1,515 1,273 Water Well, 100 Feet 1 5,890 4,948 Built-Ins Appliance Allow. 1 2,806 2,357 Porches 4in Concrete 360 2,984 2,924					Totals: 164,911 138,943		
Condition: Good		Size of Closets			No. of Elec. Outlets			Many X Ave. Few			Notes: ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV: 149,225							
Room List		Doors:	Solid	H.C.	(12) Electric			(13) Plumbing										
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(1) Exterior		Kitchen: Other: Other:			0 Amps Service													
Wood/Shingle X Aluminum/Vinyl Brick Insulation		(6) Ceilings			No. of Elec. Outlets													
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 928 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Many Avg. Few	X Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
(3) Roof		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:													
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JONES KEVIN C & LAWRENCE M	JACKSON BOBBY & KAREN	140,000	11/09/2018	WD	03-ARM'S LENGTH	1167:2045	PROPERTY TRANSFER	100.0			
		97,000	10/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-1	Building Permit(s)		Date	Number	Status		
13404 W SHORE & FORD		School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair		05/16/2019	PB19-0111	COMPLETE			
Owner's Name/Address		SA:		P.R.E. 100% 11/09/2018							
JACKSON BOBBY & KAREN 13404 W SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT							
L-707 P-410 234 13404 W HOUGHTON LK DR LOT 39 FORD SHORES.		Public Improvements		* Factors *					Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		CANAL/RIVER	60.00	150.00	1.0000	1.0000	850	100	51,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 51,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate		Size % Good		Cash Value		
		Water		D/W/P: 3.5 Concrete	6.68		215 70		1,005		
		X Sewer		D/W/P: Asphalt Paving	3.15		480 50		756		
		Electric		Total Estimated Land Improvements True Cash Value = 1,761							
		Gas		Work Description for Permit PB19-0111, Issued 05/16/2019: REROOF							
		Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	Tentative	Tentative	Tentative	Tentative			
QT 06/14/2022 INSPECTED		2023	25,500	74,500	100,000			82,706C			
DMG 05/18/2010 INSPECTED		2022	25,500	63,900	89,400			78,768C			
		2021	22,500	56,000	78,500			76,252C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 569 72	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,356 Total Base New : 224,878 Total Depr Cost: 147,170 Estimated T.C.V: 158,061			E.C.F. X 1.074		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY			Cls C		Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Ground Area = 1356 SF Floor Area = 1356 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Size 1,356		Cost New 182,561		Depr. Cost 118,665					
Condition: Good		Size of Closets		Lg			Ord	Small	(13) Plumbing			Other Additions/Adjustments								
Room List		Doors:	Solid	H.C.	(5) Floors			Average Fixture(s)			Deck									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood Treated Wood		569 72		8,336 2,170		5,418 1,410				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas			Stories		Exterior		Foundation			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1356 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			1 Story			Siding		Crawl Space		Total: 1,356			
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1356 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Other Additions/Adjustments			Treated Wood		569		8,336			
(2) Windows		Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1356 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Treated Wood			72		2,170		1,410		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 440		18,722			
(3) Roof		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Water/Sewer			Common Wall: 1/2 Wall		1		-1,122			
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer		1		
X	Asphalt Shingle	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Built-Ins			Appliance Allow.		1		2,806		1,824	
Chimney: Brick		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Local Cost Items			STAND BY GENERATOR		1		4,000		3,600	
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (4002 CANAL/RIVER/LONG POINT) 1.074 => TCV:		158,061					
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals:			224,878		147,170					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
VEZINA DARLA A	CARMELLO LIUZZO ROBERT J	0	02/19/2017	QC	21-NOT USED/OTHER	1161:1296	PROPERTY TRANSFER	100.0			
Property Address		Class: COMMERCIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LIUZZO ROBERT J CARMELLO II 13495 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:									
Tax Description		2024 Est TCV Tentative									
L-1023 P-1263 (L-970P-2047&L-546 P-644) 234 LOT 40 FORD SHORES.		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL						
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	60.00	150.00	1.0000	1.0000	150	100	9,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 9,000							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		QT	04/10/2023	INSPECTED	2023	4,500	0	4,500		4,500S	
Licensed To: Township of Lake, County of		MH	12/29/2016	INSPECTED	2022	4,500	0	4,500		4,500S	
Roscommon, Michigan		DMG	05/18/2010	INSPECTED	2021	5,800	0	5,800		5,070C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: COMMERCIAL-VACANT		Zoning: PUBLIC	Building Permit(s)		Date	Number	Status				
13473		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
LAKE TOWNSHIP 1380 N MICHELSON RD HOUGHTON LAKE MI 48629		SA:											
Tax Description		2024 Est TCV Tentative											
234 LOTS 41 AND 42 FORD SHORES.		X	Improved	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL								
Comments/Influences			Public Improvements		* Factors *								
			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		COMM FF RATE	120.00	253.00	1.0000	1.2987	150	100		23,377
		X	Paved Road		120 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 23,377								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate		Size		% Good	Cash Value		
		X	Water		D/W/P: 3.5 Concrete	6.34		5079		50	16,100		
		X	Sewer		Total Estimated Land Improvements True Cash Value = 16,100								
			Electric										
			Gas										
			Curb										
		X	Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
			Low		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
			High		2022	0	0	0			0		
			Landscaped		2021	0	0	0			0		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/10/2022	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		DMG	05/18/2010	INSPECTED	2022	0	0	0			0		
					2021	0	0	0			0		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Garages - Emergency Response, Volunteer				<<<<<< Calculator Cost Computations >>>>>>					
Class: D,Pole Floor Area: 5,928 Gross Bldg Area: 7,336 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 354 Base Rate for Upper Floors = 81.17					
Depr. Table : 2% Effective Age : 10 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Complete H.V.A.C. 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 5928 Ave. Perimeter: 354 Has Elevators:					
Year Built Remodeled		Area: Perimeter: Type: Heat:		(10) Heating system: Complete H.V.A.C. Cost/SqFt: 65.93 100% Adjusted Square Foot Cost for Upper Floors = 147.10 Total Floor Area: 5,928 Base Cost New of Upper Floors = 872,009 5,928 Sq.Ft. of Sprinklers @ 5.96, Cost New = 35,331 Reproduction/Replacement Cost = 907,340 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 744,019					
Overall Bldg Height		*** Basement Info ***		<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses					
Comments:		* Mezzanine Info *		Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost (39) Miscellaneous Canopies & Marquees: Wood Frame 1 Up 31.07 220 1.000 1.000 6,835 Total Cost of Lump-Sum Items = 6,835					
Area: 5928 Type: Average		* Sprinkler Info *		<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		220 Wood Frame			
X Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Unfinished Typical	Few Average Unfinished Typical		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		Thickness Bsmnt Insul.			
(6) Ceiling:		Gas Oil Coal Stoker Hand Fired Boiler							

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Desc. of Bldg/Section: Calculator Occupancy: Garages - Residential (Detached)		<<<<< Calculator Cost Computations >>>>>																													
Class: D,Pole Floor Area: 1,408 Gross Bldg Area: 7,336 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 0 Base Rate for Upper Floors = 23.96 Adjusted Square Foot Cost for Upper Floors = 23.96																													
Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 1,408 Base Cost New of Upper Floors = 33,736 Reproduction/Replacement Cost = 33,736 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 26,314																													
Year Built Remodeled Overall Bldg Height		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																													
Comments:		<table border="1"> <thead> <tr> <th>Item Description</th> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj.</th> <th>Adj.</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>(39) Miscellaneous Canopies &amp; Marquees: Wood Frame</td> <td>1 Up</td> <td>31.07</td> <td>18</td> <td>1.000</td> <td>1.000</td> <td>559</td> </tr> <tr> <td colspan="6" style="text-align: right;">Total Cost of Lump-Sum Items =</td> <td>559</td> </tr> <tr> <td colspan="6" style="text-align: right;">Total Cost New =</td> <td>559</td> </tr> </tbody> </table> Architectural Multiplier: 1.00 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost	(39) Miscellaneous Canopies & Marquees: Wood Frame	1 Up	31.07	18	1.000	1.000	559	Total Cost of Lump-Sum Items =						559	Total Cost New =						559
Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost																									
(39) Miscellaneous Canopies & Marquees: Wood Frame	1 Up	31.07	18	1.000	1.000	559																									
Total Cost of Lump-Sum Items =						559																									
Total Cost New =						559																									
Area: Perimeter: Type: Heat:		Area: Perimeter: Type: Heat:																													
* Mezzanine Info *		* Sprinkler Info *																													
Area #1: Type #1: Area #2: Type #2:		Area: Type: Low																													
(1) Excavation/Site Prep:		(7) Interior:																													
(2) Foundation:		(8) Plumbing:																													
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None																													
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners																													
(4) Floor Structure:		(9) Sprinklers:																													
(5) Floor Cover:		(10) Heating and Cooling:																													
(6) Ceiling:		Gas Oil Coal Stoker Hand Fired Boiler																													
		(11) Electric and Lighting:																													
		Outlets: Fixtures:																													
		Few Average Many Unfinished Typical Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Few Average Many Unfinished Typical Incandescent Fluorescent Mercury Sodium Vapor Transformer																													
		(13) Roof Structure: Slope=0																													
		(14) Roof Cover:																													
		(39) Miscellaneous:																													
		18 Wood Frame																													
		(40) Exterior Wall:																													
		Thickness Bsmnt Insul.																													

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-VACANT	Zoning: PUBLIC	Building Permit(s)		Date	Number	Status				
		School: HOUGHTON LAKE COMM SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		SA:										
LAKE TOWNSHIP 1380 N MICHELSON RD HOUGHTON LAKE MI 48629		2024 Est TCV Tentative										
		Improved	X	Vacant	Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
234 LOTS 43 & 44 FORD SHORES.		Gravel Road		COMM FF RATE	120.00	243.00	1.0000	1.2728	150	100		22,910
Comments/Influences		Paved Road		120 Actual Front Feet, 0.67 Total Acres				Total Est. Land Value =		22,910		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.25	1040	50	3,250	
		X Sewer		Total Estimated Land Improvements True Cash Value =				3,250				
		Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		QT	06/10/2022	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT		
		DMG	05/18/2010	INSPECTED	2022	0	0	0		0		
					2021	0	0	0		0		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PORTER FRANKLIN & FREED	E LAKE TOWNSHIP	6,000	05/22/1986	WD	13-GOVERNMENT	0490:533	PROPERTY TRANSFER	0.0			
Property Address		Class: COMMERCIAL-VACANT		Zoning: PUBLIC		Building Permit(s)		Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LAKE TOWNSHIP 1380 N MICHELSON RD HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative							
Tax Description		Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table 2001.2001 COMMERCIAL							
L-490 P-533 234 LOT 45 FORD SHORES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		COMM FF RATE	60.00	236.00	1.0000	1.2543	150	100	11,289
		Paved Road		60 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 11,289							
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		Electric									
		Gas									
		Curb									
		X Street Lights									
		X Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		QT	06/10/2022	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT	
		DMG	05/18/2010	INSPECTED	2022	0	0	0		0	
					2021	0	0	0		0	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CONARTON DENNIS G	KONTOS, STEPHANIE	63,900	07/28/2009	WD	03-ARM'S LENGTH	1085/1296	OTHER	100.0				
		56,000	08/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
13415 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 100% 07/28/2009										
KONTOS STEPHANIE J 13415 W SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-953 P-2426&2444 (L-816 P-469) 234 13415 W SHORE DR LOT 46 FORD SHORES.		X Improved		Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	60.00	150.00	1.0000	1.0000	400	100		24,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 24,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size		% Good	Cash Value		
		Water		Fencing: Wd, Solid, 6 ft.	29.22		24		50	350		
		X Sewer		D/W/P: Asphalt Paving	2.93		1090		50	1,597		
		Electric		Pool: Plastic	85.96		312		25	6,705		
		Gas		Metal Prefab	18.62		70		50	651		
		Curb		Total Estimated Land Improvements True Cash Value = 9,303								
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	12,000	38,600	50,600			26,560C		
		High		2022	10,500	29,300	39,800			25,296C		
		Landscaped		2021	9,800	26,800	36,600			24,488C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who		When		What						
		QT		06/02/2022		INSPECTED						
		DMG		05/18/2010		INSPECTED						
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	X	Eavestrough	X	Gas		Oil		Elec.						
	Mobile Home	X	Insulation		Wood		Coal		Steam	1	Appliance Allow.	Interior 1 Story	Area	Type	
	Town Home	0	Front Overhang	X	Forced Warm Air							180	Treated Wood	Year Built:	
	Duplex	0	Other Overhang		Wall Furnace							324	Treated Wood	Car Capacity:	
	A-Frame				Warm & Cool Air									Class:	
X	Wood Frame	(4) Interior			Heat Pump									Exterior:	
		Drywall	Plaster											Brick Ven.:	
		Paneled	Wood T&G											Stone Ven.:	
Building Style:		Trim & Decoration												Common Wall:	
MANUFACTURED														Foundation:	
Yr Built	Remodeled	Ex	Ord	Min										Finished ?:	
1984	0													Auto. Doors:	
Condition: Good		Size of Closets												Mech. Doors:	
		Lg	Ord	Small										Area:	
Room List		Doors:	Solid	H.C.	Central Air										% Good:
	Basement	(5) Floors		(12) Electric										Storage Area:	
	1st Floor	Kitchen:		0 Amps Service										No Conc. Floor:	
	2nd Floor	Other:		No./Qual. of Fixtures										Bsmnt Garage:	
	Bedrooms	Other:		Ex. X Ord. Min										Carport Area:	
(1)	Exterior	(6) Ceilings		No. of Elec. Outlets										Roof:	
	Wood/Shingle			Many X Ave. Few											
X	Aluminum/Vinyl			(13) Plumbing											
	Brick			Average Fixture(s)											
	Insulation			2 3 Fixture Bath											
(2)	Windows	(7) Excavation		2 Fixture Bath											
	Many		Large	Basement: 0 S.F.											
X	Avg.	X	Avg.	Crawl: 0 S.F.											
	Few		Small	Slab: 0 S.F.											
				Height to Joists: 0.0											
X	Wood Sash	(8) Basement		Solar Water Heat											
	Metal Sash			No Plumbing											
X	Vinyl Sash			Extra Toilet											
	Double Hung			Extra Sink											
X	Horiz. Slide			Separate Shower											
	Casement			Ceramic Tile Floor											
X	Double Glass			Ceramic Tile Wains											
	Patio Doors			Ceramic Tub Alcove											
X	Storms & Screens	(9) Basement Finish		Vent Fan											
(3)	Roof			(14) Water/Sewer											
				Public Water											
X	Gable		Gambrel	1 Public Sewer											
	Hip		Mansard	1 Water Well											
	Flat		Shed	1000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		2000 Gal Septic											
				Lump Sum Items:											
	Chimney:	Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STREETER SHARON L [LE]	JACOB JEFFREY T	42,500	09/21/2021	MLC	09-FAMILY	1178:1071	PROPERTY TRANSFER	0.0
STREETER SHARON (FKA JACOB	STREETER SHARON L [LE]	0	05/17/2016	QC	21-NOT USED/OTHER	1159-0362	PROPERTY TRANSFER	0.0
JACOBS SHARON LYNN	STREETER SHARON L	0	07/27/1992	OTH	21-NOT USED/OTHER	UNRECORDED	PROPERTY TRANSFER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
13405 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		ADDITION	10/25/2010	273	COMPLETE
	P.R.E. 0%					

  

Owner's Name/Address	SA:
JACOB JEFFREY T 29719 JACQUELYN DR LIVONIA MI 48154	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-609 P-487 234 LOT 47 FORD SHORES	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			OFF LAKE GROUP1	60.00	150.00	1.0000	1.0000	400	100	24,000
			60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 24,000							
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
	X		D/W/P: 3.5 Concrete	6.25	841	70	3,679			
	X		Wood Frame	26.00	100	75	1,950			
			Total Estimated Land Improvements True Cash Value = 5,629							
			Topography of Site							
	X		Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
	QT	06/02/2022	INSPECTED	2023	12,000	22,500	34,500		24,780C	
	DMG	05/18/2010	INSPECTED	2022	10,500	17,900	28,400		23,600C	
				2021	9,800	16,600	26,400		22,847C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CLAPHAN MELISSA	RIPLEY PAUL J	30,000	06/29/2021	WD	03-ARM'S LENGTH	1177:1041	PROPERTY TRANSFER	100.0				
GRZEGORCZYK JANET L	CLAPHAN MELISSA	37,000	06/28/2021	WD	16-LC PAYOFF	1177:1040	DEED	0.0				
GRZEGORCZYK ROBERT L		0	06/03/2020	OTH	07-DEATH CERTIFICATE	1177:1039	OTHER	0.0				
GRZEGORCZYK ROBERT L & JAN	CLAPHAN MELISSA LC	37,000	11/07/2014	LC	03-ARM'S LENGTH	1144-2446	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
13395 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
RIPLEY PAUL J 1311 BENNETT RD LANSING MI 48906		SA:		2024 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-725 P-323 234 LOT 48 FORD SHORES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	60.00	150.00	1.0000	1.0000	400	100		24,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =		24,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value	
		Sewer						5.86	1215	49	3,489	
		Electric		Total Estimated Land Improvements True Cash Value = 3,489								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative	
		QT	08/20/2021	INSPECTED	2023	12,000	10,900	22,900			20,160C	
		DMG	05/20/2010	INSPECTED	2022	10,500	8,700	19,200			19,200S	
					2021	9,800	10,300	20,100			17,161C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 200	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																														
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											Bsmnt Garage: Carport Area: Roof:																																																																																															
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																																										
Yr Built	Remodeled	Ex	Ord	Min	Size of Closets																																																																																																									
Condition: Good		Lg	Ord	Small																																																																																																										
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace			(12) Electric																																																																																																						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			0 Amps Service																																																																																																							
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																																				
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing																																																																																																				
X	Metal Insulation									Average Fixture(s)																																																																																																				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement																																																																																																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																										
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																																																										
X	Gable Hip Flat	Gambrel Mansard Shed			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																																										
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																												
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0 (11) Heating System: Forced Warm Air Ground Area = 938 SF Floor Area = 938 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Comp.Shingle</td> <td>938</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>46,168</td> <td>16,158</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>162</td> <td>1,772</td> <td>620</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>200</td> <td>4,010</td> <td>1,403</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>480</td> <td>15,206</td> <td>5,322</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td>1</td> <td>1,192</td> <td>417</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>5,584</td> <td>1,954</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>1,662</td> <td>582</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>75,594</td> <td>26,456</td> </tr> </tbody> </table>															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Comp.Shingle	938			Total:				46,168	16,158	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			162	1,772	620	Deck						Treated Wood			200	4,010	1,403	Garages						Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost			480	15,206	5,322	Water/Sewer						Public Sewer			1	1,192	417	Water Well, 100 Feet			1	5,584	1,954	Built-Ins						Appliance Allow.			1	1,662	582	Totals:				75,594	26,456
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																									
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Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 19,868																																																																																																														

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FREED CHARLES E JR & ERIC	FALSETTA, SUZANNE	30,000	08/02/2010	LC	03-ARM'S LENGTH	1095/900	OTHER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status					
13381 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 100% 08/02/2010									
Owner's Name/Address		SA:		2024 Est TCV Tentative									
FALSETTA SUZANNE L 13381 WEST SHORE DR HOUGHTON LAKE MI 48629		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1									
Tax Description		Public Improvements		* Factors *									
L-1019 P-73 (L-633 P-692) 234 LOT 49 FORD SHORES.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		Gravel Road		OFF LAKE GROUP1	65.00	150.00	1.0000	1.0000	400	100		26,000	
		Paved Road		65 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		26,000		
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description	Rate	Size	% Good	Cash Value					
		Water		D/W/P: 3.5 Concrete	6.25	260	75	1,219					
		X Sewer		Wood Frame	22.54	192	95	4,112					
		Electric		Wood Frame	35.39	32	50	566					
		Gas		Total Estimated Land Improvements True Cash Value =								5,897	
		Curb											
		X Street Lights											
		X Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Rolling		2024	Tentative	Tentative	Tentative			Tentative			
		Low		2023	13,000	14,300	27,300			17,190C			
		High		2022	11,400	8,600	20,000			16,372C			
		Landscaped		2021	10,600	8,000	18,600			15,849C			
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		Who	When	What	2024	Tentative	Tentative	Tentative			Tentative		
		QT	06/02/2022	INSPECTED	2023	13,000	14,300	27,300			17,190C		
		DMG	12/04/2013	INSPECTED	2022	11,400	8,600	20,000			16,372C		
		DMG	05/20/2010	INSPECTED	2021	10,600	8,000	18,600			15,849C		

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 160 260	Type WGEP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											
Building Style: MOBILE HOME		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Good		Lg	Ord	Small												
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
		No./Qual. of Fixtures														
		Ex.	X	Ord.	Min											
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets												
X	Insulation			Many			X	Ave.	Few							
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement														
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME										Cls Fair		Blt 0				
(11) Heating System: Wall Furnace																
Ground Area = 962 SF Floor Area = 962 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35																
Building Areas																
		Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost									
		Main Home	Siding	Metal	672											
		Addition	Siding	Slab	290											
		Total:				60,049	21,018									
		Other Additions/Adjustments														
		Skirting, Metal or Vinyl, Vertical			136	1,527	534									
		Plumbing														
		3 Fixture Bath			1	2,765	968									
		Porches														
		WGEP (1 Story)			160	9,526	5,620	*5								
		Water/Sewer														
		Public Sewer			1	1,345	471									
		Water Well, 100 Feet			1	5,720	2,002									
		Built-Ins														
		Appliance Allow.			1	1,961	686									
		Deck														
		w/Roof (Roof portion)			260	3,809	1,904									
		Totals:				86,702	33,203									
Notes:										ECF (4006 OFF LAKE 1) 0.751 => TCV:		24,935				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
CUMMINGS MARGIE M	MAHLER BONNIE 62.5% INT E7	0	09/10/2014	QC	21-NOT USED/OTHER	1142-2223	PROPERTY TRANSFER	50.0					
PRESCOTT MERTON W JR ETAL	MAHLER, BONNIE & MARGIE	7,000	03/22/2007	QC	21-NOT USED/OTHER	1060/778	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status				
13367 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
MAHLER BONNIE & HARMER G & COLLINS V & ZORNOW M 4424 WALKER AVE TOLEDO OH 43612		SA:		2024 Est TCV Tentative									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-1003 P-497 (L-580 P-442) 234 13367 W HOUGHTON LK DR LOT 50 FORD SHORES.		X	Public Improvements		* Factors *								
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road		OFF LAKE GROUP1	65.00	150.00	1.0000	1.0000	400	100		26,000
			Paved Road		65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 26,000								
			Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description	Rate		Size		% Good	Cash Value		
			Water		D/W/P: 3.5 Concrete	6.25		200		75	937		
		X	Sewer		Wood Frame	26.62		96		75	1,917		
			Electric		Total Estimated Land Improvements True Cash Value = 2,854								
			Gas										
			Curb										
		X	Street Lights										
		X	Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2024	Tentative	Tentative	Tentative			Tentative		
			Low		2023	13,000	12,800	25,800			16,123C		
			High		2022	11,400	8,100	19,500			15,356C		
			Landscaped		2021	10,600	7,500	18,100			14,866C		
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/02/2022	INSPECTED									
		DMG	05/20/2010	INSPECTED									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
OVERBAUGH PRISCILLA J	OVERBAUGH JOEL U & OVERBAUGH PRISCILLA J	0	12/20/2022	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0				
OVERBAUGH PRISCILLA J	OVERBAUGH PRISCILLA J [LE]	0	07/21/2020	QC	18-LIFE ESTATE	1173:0735	PROPERTY TRANSFER	0.0				
OVERBAUGH PRISCILLA J	OVERBAUGH JOEL U	0	12/01/2015	QC	09-FAMILY	1158:2391	DEED	0.0				
SLIWA MICHEL E & TERESA	OVERBAUGH PRISCILLA J	0	12/01/2015	QC	09-FAMILY	1158:2392	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
13345 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		FENCE		04/15/2023	LU23-4559	INSPECT				
Owner's Name/Address		P.R.E. 0%		SA:								
OVERBAUGH JOEL U & OVERBAUGH TROY S 10030 PALMER RD BROOKLYN MI 49230-8985		2024 Est TCV Tentative										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
L-687 P-638 234 LOT 51 FORD SHORES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	65.00	150.00	1.0000	1.0000	400	100		26,000
		Paved Road		65 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		26,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value	
		Electric						6.25	966	75	4,528	
		Gas		Total Estimated Land Improvements True Cash Value =								
		Curb		4,528								
		Street Lights		Work Description for Permit LU23-4559, Issued 04/15/2023: FENCING IN BACK YEARD								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	Tentative	Tentative	Tentative			Tentative		
		Low		2023	13,000	50,000	63,000			38,062C		
		High		2022	11,400	41,200	52,600			36,250C		
		Landscaped		2021	10,600	37,900	48,500			35,092C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT	06/02/2022	INSPECTED	2023	13,000	50,000	63,000			38,062C	
		DMG	05/20/2010	INSPECTED	2022	11,400	41,200	52,600			36,250C	
					2021	10,600	37,900	48,500			35,092C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24	Type CPP	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 468 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
	Wood/Shingle Aluminum/Vinyl Brick X Brick/Siding X Insulation	(6) Ceilings		No./Qual. of Fixtures													
(2) Windows		Ex.	X	Ord.	Min	No. of Elec. Outlets											
	X Avg. Few	X	Avg.	Small													
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(7) Excavation		(13) Plumbing													
(3) Roof		Basement: 0 S.F. Crawl: 1072 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	X Gable Hip Flat	(8) Basement		(14) Water/Sewer													
	X Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Chimney:		(9) Basement Finish		Lump Sum Items:													
		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1 STORY										Cls		C		Blt 0			
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1072 SF		Floor Area = 1072 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76			
Building Areas										Stories		Exterior		Foundation		Size	
1 Story										Siding		Crawl Space		1,072		Cost New	
Other Additions/Adjustments										Total:		144,067		109,491			
Exterior										Brick Veneer		472		8,227		6,253	
Garages										Class: C Exterior: Siding		Foundation: 18 Inch (Unfinished)					
Base Cost										468		19,567		14,871			
Common Wall: 1 Wall										1		-2,251		-1,711			
Water/Sewer										Public Sewer		1		1,515		1,151	
Water Well, 100 Feet										1		5,890		4,476			
Built-Ins										Appliance Allow.		1		2,806		2,133	
Porches										CPP		24		680		517	
Notes:										Totals:		180,501		137,181			
ECF (4006 OFF LAKE 1) 0.751 => TCV:														103,023			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROUHIB GEORGE T JR	NIEKAMP PETER W	33,500	07/28/2022	WD	03-ARM'S LENGTH	1182:16	PROPERTY TRANSFER	100.0				
ROUHIB GEORGE T JR & KELLI	ROUHIB JR GEORGE T	0	04/17/2014	QC	09-FAMILY	1139/2191	OTHER	0.0				
BAILEY ADAM & JULIE A	ROUHIB GEORGE T JR & KELLI	22,500	08/06/2013	WD	03-ARM'S LENGTH	1131/2294	OTHER	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)	Date	Number	Status				
WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
NIEKAMP PETER W 13346 WEST SHORE DR HOUGHTON LAKE MI 48629		SA:										
Tax Description		2024 Est TCV Tentative										
L-317 P-457 234 LOT 52 FORD SHORES.		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	63.00	150.00	1.0000	1.0000	400	100		25,200
		Paved Road		63 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		25,200		
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		Electric										
		Gas										
		Curb										
		X Street Lights										
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative		
		QT	06/02/2022	INSPECTED	2023	12,600	0	12,600		12,600S		
		DMG	05/20/2010	INSPECTED	2022	11,000	0	11,000		9,148C		
					2021	10,200	0	10,200		8,856C		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIPLEY JULIE A	MIHALICK VANESSA L & EMME	136,000	09/24/2018	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
RIPLEY LLOYD A		0	06/18/2018	OTH	07-DEATH CERTIFICATE	1167:2183	OTHER	0.0
		24,000	12/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
13307 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		DECK	08/23/2013	13180	COMPLETE
	P.R.E. 100% 09/24/2018					

  

Owner's Name/Address	SA:
MIHALICK VANESSA L & EMME TYLER K 13307 WEST SHORE DR HOUGHTON LAKE MI 48629	2024 Est TCV Tentative

  

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1	
L-685 P-356 234 LOT 54 FORD SHORES.	X		Public Improvements	
Comments/Influences			* Factors *	
			Description Frontage Depth Front Depth Rate %Adj. Reason Value	
			OFF LAKE GROUP1 51.00 150.00 1.0000 1.0000 400 100 20,400	
			51 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 20,400	
			Land Improvement Cost Estimates	
			Description Rate Size % Good Cash Value	
	X		Fencing: Wd, Solid, 6 ft. 31.32 48 50 751	
	X		Fencing: Wd, Split, 2 Rail 16.72 40 25 167	
			D/W/P: 3.5 Concrete 6.68 304 75 1,523	
			Wood Frame 32.76 80 50 1,310	
			Total Estimated Land Improvements True Cash Value = 3,751	
			Topography of Site	
	X		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	
			Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value	
	Who	When	What	2024 Tentative Tentative Tentative Tentative Tentative Tentative
	QT	06/02/2022	INSPECTED	2023 10,200 80,400 90,600 69,707C
	DMG	12/06/2013	INSPECTED	2022 8,900 63,700 72,600 66,388C
	DMG	08/02/2011	INSPECTED	2021 8,300 58,300 66,600 64,268C

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 164	Type Wood Balcony	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 2 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Good		Lg	Ord	Small	Central Air Wood Furnace												
Room List		Doors:	Solid	H.C.	(5) Floors												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:			(12) Electric												
(1) Exterior		0 Amps Service			No./Qual. of Fixtures												
	Wood/Shingle X Aluminum/Vinyl Brick	Ex.	X	Ord.	Min	No. of Elec. Outlets											
	X Insulation	Many	X	Ave.	Few	(13) Plumbing											
(2) Windows		Average Fixture(s)			Cost Est. for Res. Bldg: 1 Single Family 2 STORY												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
	Wood Sash Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement			No. of Elec. Outlets												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Notes:												
Class: C Effec. Age: 18 Floor Area: 1,872 Total Base New : 274,764 Total Depr Cost: 225,306 Estimated T.C.V: 169,205												E.C.F. X 0.751	Bsmnt Garage: Carport Area: Roof:				
(11) Heating System: Forced Heat & Cool Ground Area = 936 SF Floor Area = 1872 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 936 Total: 223,355 183,151																	
Other Additions/Adjustments Plumbing 3 Fixture Bath 1 4,711 3,863 Balcony Wood Balcony 260 10,743 8,809 Wood Balcony 164 6,776 5,556 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 18,968 15,554 Water/Sewer Public Sewer 1 1,515 1,242 Water Well, 100 Feet 1 5,890 4,830 Built-Ins Appliance Allow. 1 2,806 2,301 Totals: 274,764 225,306																	
ECF (4006 OFF LAKE 1) 0.751 => TCV: 169,205																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SHEETS AARON M	WALKOWIAK CHARLES S	156,900	12/09/2019	WD	03-ARM'S LENGTH	1171:685	PROPERTY TRANSFER	100.0						
RIPLEY GARY L & TYANN	SHEETS AARON M	160,000	04/13/2017	WD	03-ARM'S LENGTH	1162:481	PROPERTY TRANSFER	100.0						
RIPLEY GARY & TYANN & POXS	RIPLEY GARY L & TYANN	0	10/09/2015	QC	09-FAMILY	1154-1163	PROPERTY TRANSFER	0.0						
RIPLEY, GARY L & TYANN	RIPLEY,GARY & TYANN & POXS	1	02/13/2008	QC	21-NOT USED/OTHER	1068/2333/1082	OTHER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2		Building Permit(s)		Date	Number	Status				
13293 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		NEW RESIDENCE		12/06/2005		PB05-0669	COMPLETE					
Owner's Name/Address		P.R.E. 0%		SA:										
WALKOWIAK CHARLES S 13293 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative												
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
(L-907P-685-686&L-690P-602-603) 234 L-1036 P-1315 LOT 55 FORD SHORES. 13293 W SHORE DR		X		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Comments/Influences		X		Dirt Road		OFF LAKE GROUP1 63.00 150.00 1.0000 1.0000 400 100		25,200						
		X		Gravel Road		63 Actual Front Feet, 0.22 Total Acres		Total Est. Land Value = 25,200						
		X		Paved Road		Land Improvement Cost Estimates								
		X		Storm Sewer		Description		Rate Size % Good Cash Value						
		X		Sidewalk		Fencing: Wd, Solid, 6 ft.		31.32 80 50 1,253						
		X		Water		D/W/P: 3.5 Concrete		6.68 1310 75 6,563						
		X		Electric		Wood Frame/Conc.		35.92 100 50 1,796						
		X		Gas		Total Estimated Land Improvements True Cash Value =		9,612						
		X		Curb										
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
				Topography of Site										
		X		Level		Year		Land Value		Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X		Rolling		2024		Tentative		Tentative	Tentative			Tentative
		X		Low		2023		12,600		93,100	105,700			79,847C
		X		High		2022		11,000		70,900	81,900			76,045C
		X		Landscaped		2021		10,200		65,200	75,400			73,616C
		X		Swamp										
		X		Wooded										
		X		Pond										
		X		Waterfront										
		X		Ravine										
		X		Wetland										
		X		Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT		06/02/2022 INSPECTED										
		DMG		08/02/2011 INSPECTED										
		DMG		05/20/2010 INSPECTED										

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2007 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 466 % Good: 86 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		X Insulation		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								35 176	CCP (1 Story) Treated Wood								
Building Style: 1 STORY		(4) Interior			Central Air Wood Furnace			(12) Electric			Class: BC Effec. Age: 15 Floor Area: 1,393 Total Base New : 298,336 Total Depr Cost: 253,851 Estimated T.C.V: 190,642			E.C.F. X 0.751			Bsmnt Garage: Carport Area: Roof:					
Yr Built 6	Remodeled 0	Ex	Ord	Min	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1384 SF Floor Area = 1393 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls BC Blt 6								
Condition: Good		Size of Closets			0 Amps Service			Ex. X Ord. Min			Building Areas											
Room List		Doors:	Solid	H.C.	Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation 1 Story Siding Crawl Space 1 Story Siding Overhang			Size 1,384 9			Cost New Depr. Cost					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Many X Ave. Few			Plumbing			Total: 232,138 197,316								
(1) Exterior		(6) Ceilings			Basement: 0 S.F. Crawl: 1384 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments											
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Stone Veneer Plumbing 3 Fixture Bath Porches CCP (1 Story) Deck Treated Wood Garages Class: BC Exterior: Siding Foundation: 18 Inch (Finished) Base Cost Common Wall: 1.5 Wall Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story			129 1 35 176 466 1 1 1 1 1			6,102 6,929 1,439 4,090 30,714 -4,029 1,941 6,333 4,031 8,648 298,336			5,187 5,890 1,223 3,476 26,414 -3,465 1,650 5,383 3,426 7,351 253,851		
X	Insulation	(8) Basement			Lump Sum Items:																	
(2) Windows		(9) Basement Finish																				
X	Many Avg. Few	X	Large Avg. Small																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support																				
(3) Roof																						
X	Gable Hip Flat	Gambrel Mansard Shed																				
X	Asphalt Shingle																					
Chimney: Vinyl																						

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)	Date	Number	Status			
13285 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS			ADDITION	07/13/2009	148	COMPLETE			
		P.R.E. 100% 09/14/1995									
Owner's Name/Address		SA:									
RUSSO DAVID S & CINDY L 13285 WEST SHORE DR HOUGHTON LAKE MI 48629		2024 Est TCV Tentative									
		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				OFF LAKE GROUP1	63.00	150.00	1.0000	1.0000	400	100	25,200
				63 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 25,200							
Tax Description				Land Improvement Cost Estimates							
L-832 P-413 (L-813 P-64) 234 13285 W SHORE DR LOT 56 FORD SHORES.		X		Description	Rate			Size % Good		Cash Value	
Comments/Influences		X		Dirt Road	15.75			60 25		236	
		X		Gravel Road	2.93			1272 75		2,795	
		X		Paved Road	6.25			114 87		620	
		X		Storm Sewer	27.88			88 75		1,840	
		X		Sidewalk	26.00			100 25		650	
		X		Water	Fencing: Wd, Split, 2 Rail						
		X		Sewer	D/W/P: Asphalt Paving						
		X		Electric	D/W/P: 3.5 Concrete						
		X		Gas	Wood Frame						
		X		Curb	Wood Frame						
		X		Street Lights	Total Estimated Land Improvements True Cash Value =					6,141	
		X		Standard Utilities							
		X		Underground Utils.							
				Topography of Site							
		X		Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Roscommon, Michigan		QT 06/02/2022 INSPECTED	2023	12,600	57,800	70,400		34,739C			
		DMG 05/20/2010 INSPECTED	2022	11,000	42,200	53,200		33,085C			
			2021	10,200	38,600	48,800		32,029C			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 115 61	Type Composite Treated Wood	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 27 Floor Area: 1,384 Total Base New : 214,879 Total Depr Cost: 157,436 Estimated T.C.V: 118,234			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1 STORY		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 STORY (11) Heating System: Forced Heat & Cool Ground Area = 1384 SF Floor Area = 1384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Cls CD		Blt 0					
Yr Built 0	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Building Areas			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost			
Condition: Good		Size of Closets			X			(13) Plumbing			1 Story		Siding	Crawl Space	1,384	Total:	162,990	118,982		
Room List		Doors:	Solid	H.C.	(5) Floors			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Deck		Treated Wood	Composite	Garages	
Basement	1st Floor	(6) Ceilings			Kitchen: Other: Other:			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath		1	3,915	2,858					
2nd Floor	Bedrooms	(7) Excavation			Basement: 0 S.F. Crawl: 1384 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Deck		61	1,957	1,663	*8				
(1) Exterior	Wood/Shingle	(8) Ceilings			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic	
X	Aluminum/Vinyl Brick	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X	Insulation	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			Appliance Allow.		1		1,961	1,432	ECF (4006 OFF LAKE 1) 0.751 => TCV:		118,234	
(2) Windows	Many Avg. Few	X	Large Avg. Small	(11) Heating/Cooling			Notes:			Totals:		214,879	157,436	ECF (4006 OFF LAKE 1) 0.751 => TCV:		118,234				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(12) Electric			0 Amps Service			Notes:			Totals:		214,879	157,436	ECF (4006 OFF LAKE 1) 0.751 => TCV:		118,234			
X	Double Glass Patio Doors Storms & Screens	(13) Plumbing			No./Qual. of Fixtures			Notes:			Totals:		214,879	157,436	ECF (4006 OFF LAKE 1) 0.751 => TCV:		118,234			
(3) Roof	Wood/Shingle	(14) Water/Sewer			Ex. X Ord. Min			Notes:			Totals:		214,879	157,436	ECF (4006 OFF LAKE 1) 0.751 => TCV:		118,234			
X	Aluminum/Vinyl Brick	(15) Fireplaces			Many X Ave. Few			Notes:			Totals:		214,879	157,436	ECF (4006 OFF LAKE 1) 0.751 => TCV:		118,234			
X	Insulation	(16) Porches/Decks			No. of Elec. Outlets			Notes:			Totals:		214,879	157,436	ECF (4006 OFF LAKE 1) 0.751 => TCV:		118,234			
(2) Windows	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(17) Garage			Many X Ave. Few			Notes:			Totals:		214,879	157,436	ECF (4006 OFF LAKE 1) 0.751 => TCV:		118,234			
X	Double Glass Patio Doors Storms & Screens	(18) Other			Many X Ave. Few			Notes:			Totals:		214,879	157,436	ECF (4006 OFF LAKE 1) 0.751 => TCV:		118,234			
(3) Roof	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(19) Other			Many X Ave. Few			Notes:			Totals:		214,879	157,436	ECF (4006 OFF LAKE 1) 0.751 => TCV:		118,234			
X	Double Glass Patio Doors Storms & Screens	(20) Other			Many X Ave. Few			Notes:			Totals:		214,879	157,436	ECF (4006 OFF LAKE 1) 0.751 => TCV:		118,234			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		12,500	02/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2	Building Permit(s)		Date	Number	Status			
13273 WEST SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
TROYAN H RUSSELL & SERENA M 6015 SHADOW LAKE DR TOLEDO OH 43623		SA:		2024 Est TCV Tentative								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1								
L-691 P-95 234 LOT 57 FORD SHORES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	60.00	150.00	1.0000	1.0000	400	100		24,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 24,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate								
		X Sewer		D/W/P: 3.5 Concrete								
		Electric		6.68								
		Gas		Size % Good								
		Curb		949 50								
		X Street Lights		Total Estimated Land Improvements True Cash Value = 3,169								
		X Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	Tentative	Tentative	Tentative				Tentative
		QT	06/02/2022	INSPECTED	2023	12,000	8,300	20,300				13,751C
		DMG	08/02/2011	INSPECTED	2022	10,500	6,100	16,600				13,097C
		DMG	05/20/2010	INSPECTED	2021	9,800	6,200	16,000				12,679C

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 14 Floor Area: 0 Total Base New : 22,596 Total Depr Cost: 19,433 Estimated T.C.V: 14,594			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 22,596 Total Depr Cost: 19,433 Estimated T.C.V: 14,594			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86			Cls C Blt 0		
Condition: Good		Lg	Ord	Small	X			Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Other Additions/Adjustments Garages					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(12) Electric			Average Fixture(s)			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,596 Totals: 22,596 19,433						
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		100 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (4006 OFF LAKE 1) 0.751 => TCV: 14,594						
(2) Windows	Many Avg. Few Large Avg. Small	(8) Basement		No./Qual. of Fixtures			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:												
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
HINKLE WILLIAM N & VICTORI	BUCHOLTZ FREDRICK N & KARE	0	07/22/2020	QC	09-FAMILY	1173:0727	PROPERTY TRANSFER	0.0											
LOUCKS GERALD W & BONNE S	HINKLE WILLIAM N & VICTORI	0	09/19/2018	QC	21-NOT USED/OTHER	1167:0634	PROPERTY TRANSFER	100.0											
LOUCKS GERALD W & BONNE S	LOUCKS GERALD W & BONNE S	0	02/09/2018	WD	21-NOT USED/OTHER	1164:2468	PROPERTY TRANSFER	0.0											
LOUCKS GERALD W REV TRUST	LOUCKS GERALD W & BONNE S	0	02/08/2018	OTH	21-NOT USED/OTHER	1164:2467	PROPERTY TRANSFER	0.0											
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R-2		Building Permit(s)		Date	Number	Status									
13261 W SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS		Garage, detached		03/29/2021		PB21-0057	COMPLETE										
Owner's Name/Address		P.R.E. 0%		GARAGE		03/22/2021		LU21-4383	COMPLETE										
BUCHOLTZ FREDRICK N & KAREN E 12535 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629		SA:		2024 Est TCV Tentative															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4006.4006 OFF LAKE 1													
L-312 P-242 234 LOT 58 FORD SHORES.		Public Improvements		* Factors *															
Comments/Influences		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj.		Reason		Value			
		Gravel Road		OFF LAKE GROUP1		60.00		150.00		1.0000		1.0000		400		100		24,000	
		Paved Road		60 Actual Front Feet,		0.21 Total Acres		Total Est. Land Value =								24,000			
		Storm Sewer		Land Improvement Cost Estimates															
		Sidewalk		Description		Rate		Size % Good		Cash Value									
		Water		D/W/P: 3.5 Concrete		6.68		600 94		3,768									
		Sewer		Total Estimated Land Improvements True Cash Value = 3,768															
		Electric		Work Description for Permit PB21-0057, Issued 03/29/2021: ONE STORY RESIDENTIAL															
		Gas		DETACHED GARAGE 30 X 50 X 14 = 1500 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT															
		Curb		#4383 ROSCOMMON COUNTY SOIL EROSION PERMIT #3865															
		Street Lights		Work Description for Permit LU21-4383, Issued 03/22/2021: 30X50 GARAGE, 14'															
		Standard Utilities		WALLS															
		Underground Utils.																	
		Topography of Site																	
		Level																	
		Rolling																	
		Low																	
		High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain																	
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		Who		When		What		2024		Tentative		Tentative		Tentative					
		QT 08/20/2021 INSPECTED		2023		12,000		18,300		30,300				25,753C					
		DMG 05/20/2010 INSPECTED		2022		10,500		15,600		26,100				24,527C					
				2021		9,800		0		9,800				9,126C					

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Roscommon, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X No Heating/Cooling			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 48,930 Total Depr Cost: 47,462 Estimated T.C.V: 35,644			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Building Style: GARAGE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 48,930 Total Depr Cost: 47,462 Estimated T.C.V: 35,644			E.C.F. X 0.751		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GARAGE (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97			Cls C Blt 0		
Condition: Average		Lg	Ord	Small	X			Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors:	Solid	H.C.	(5) Floors			No. of Elec. Outlets			Garages					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(12) Electric			Average Fixture(s)			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		200 Amps Service			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			Base Cost						
(2) Windows	Many Avg. Few Large Avg. Small	(8) Basement		No. of Elec. Outlets			1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals:						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Many X Ave. Few			(13) Plumbing			Notes:			ECF (4006 OFF LAKE 1) 0.751 => TCV: 35,644			
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer			Lump Sum Items:								
X	Asphalt Shingle Metal	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney:	Joists: Unsupported Len: Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LOUCKS GERALD W & BONNE S	LOUCKS GERALD W & BONNE S	0	02/09/2018	WD	21-NOT USED/OTHER	1164:2468	PROPERTY TRANSFER	0.0			
LOUCKS BONNE S REV TRUST	LOUCKS GERALD W & BONNE S	0	02/08/2018	OTH	21-NOT USED/OTHER	1164:2465	PROPERTY TRANSFER	0.0			
LOUCKS GERALD W REV TRUST	LOUCKS GERALD W & BONNE S	0	02/08/2018	OTH	21-NOT USED/OTHER	1164:2467	PROPERTY TRANSFER	0.0			
LOUCKS GERALD	LOUCKS GERALD W & BONNIE S	0	09/30/2015	QC	09-FAMILY	1154-1680	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning: R-2	Building Permit(s)		Date	Number	Status		
W SHORE DR		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
LOUCKS GERALD W & BONNE S TRUST 2112 HEARTH STONE DR GRAND LEDGE MI 48837		SA:									
Tax Description		2024 Est TCV Tentative									
L-312 P-242 234 LOT 59 FORD SHORES. Comments/Influences		Improved	X	Vacant	Land Value Estimates for Land Table 4006.4006 OFF LAKE 1						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		OFF LAKE GROUP1	60.00	150.00	1.0000	1.0000	400	100	24,000
		Paved Road		60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 24,000							
		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
		Electric									
		Gas									
		Curb									
		X	Street Lights								
		X	Standard Utilities								
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	Tentative	Tentative	Tentative		Tentative	
		QT	06/10/2022	INSPECTED	2023	12,000	0	12,000		9,136C	
		DMG	05/20/2010	INSPECTED	2022	10,500	0	10,500		8,701C	
					2021	9,800	0	9,800		8,424C	

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