

July 25, 2017

Tony Graff, City Manager
City of Menominee
2511 10th Street
Menominee, MI 49858

Re: Audit of Assessment Records

Dear Mr. Graff,

Attached is the Audit of the 2017 BS&A database for the City of Menominee. It appears that the property records are neither uniform nor accurate. The records indicate that not all land improvements are being assessed for property taxation as required by the General Property Tax Act (PA206 of 1893, as amended). Furthermore, according to MCL211.10e the assessor is responsible to maintain assessment records. The City records do not meet the minimal standards related to this statute. Furthermore, the valuation errors and inconsistencies result in significant concerns related to the individual taxes paid by property owners, as well as to the tax base for the City and all of the taxing jurisdictions.

The current state of your records are less than desirable. The valuation of improvements are being determined by out dated information and there are errors in the data used to value the land. In order to insure uniform and accurate assessments, the records need to be brought up to compliance with the provisions of the Michigan General Property Tax Act. This can be done in 2 ways; a complete reappraisal or verification of records.

1. A reappraisal is a time sensitive matter. Because of the uniformity requirement of the State Constitution, a partial reappraisal is prohibited when it involves the assessment of part of the community at a different level of assessment from the rest of the community. A reappraisal will be costly as the process is usually completed within an assessment cycle.
2. Verification of records can be done over a longer period of time, usually 1-3 years, and isn't done by classification but is done by ECF neighborhood. There should be a plan for the completion of the project. Verification of records may cost more than a maintenance contract but less than a reappraisal.

If you have any questions, please feel free to contact. I would be willing to meet with you to discuss this.

Sincerely,

Edward VanderVries
7160 Venice Dr
Portage, MI 49024
269-720-1928
evandervries@hotmail.com

- All parcels should have an up to date drawing, preferably in APEX
- Depending on the accuracy of the improvements in the database (as to what is actually on the property) a field inspection of every parcel may be necessary

The only way to correct the qualitative and quantitative information in the database is to physically inspect every parcel to confirm that all of the improvements are listed and valued in the database.

B. Building depreciation adjustments

The depreciation on the residential parcels in the City's database are inconsistent.

Volume I of the Assessor's Manual states, "*Appraisal depreciation is defined as a loss in value resulting from physical deterioration, functional obsolescence and economic obsolescence. These three categories of depreciation are defined in the appraisal theory section of Volume III of the manual. However, there are many times when the appraiser will estimate total depreciation directly, instead of, or as a check against, the results found by estimating each category separately.*" And "*An estimate of total normal depreciation, expressed as a percent of the cost of reproduction or replacement new, can be made if the appraiser: rates the physical condition of the building and its degree of desirability and usefulness [using the deprecation rating system in the manual] and uses this rating as a check on the remaining condition for the building's age indicated by the depreciation table...*"

Out of 3,763 residential parcels in the database, 352 had either abnormal physical depreciation, functional obsolescence or economic obsolescence. Of those, 170 had reasons leaving 182 or 4.8% of the residential parcels with extra depreciation with no reason noted.

Another area of depreciation that is questionable is under the basic building areas where the square foot of different story height is added. 1,936 or 51.4% of the residential parcels have a portion of the home with separate deprecation. There are no reasons listed. However, the reasoning behind could be to account for a newer addition. Using this separate depreciation allows the newer square footage to depreciate at a different rate. This however seems contradictory to the Assessor's Manual which refers to depreciation by residence at a recommended rate of 1% per year of effective age. Unless the market indicates that prospective buyers depreciate additions and or portions of the residence differently, this may not be reliable.

The only way to confirm and/or correct the depreciation of the improvements in the database are to physically inspect every parcel.

E. Records that the assessor is responsible for according to MCL211.7e and outlined by the STC publication "Supervising the Assessment Roll" number 9.

a. Appraisal record card system

The City's record card system is a hybrid of some data in physical record card files and some data in the BS&A database. By using the hybrid, there is a lack of information getting from the file to the database where all of land and improvements are valued. As shown in this audit, the data in both places is not accurate. Per the current assessor, "PRE affidavits & PTAs were mixed with other documents, none in order by date or by parcel number."

b. Personal property record card system (no audit)

c. Tax (cadastral) maps (no audit)

d. Land value studies and maps

The 2016 revised database was used to determine the 2017 land values analysis. The 2016 Assessment roll was seized by the STC. The project summary stated that "the information in the database was considered accurate and was used for this project. These characteristics include; front feet & depth, acreage, building data, as well historical sales data."

e. Economic condition factor determination

The 2016 revised database was used to determine the 2017 and ECF analysis. The 2016 Assessment roll was seized by the STC. The project summary stated that "the information in the database was considered accurate and was used for this project. These characteristics include; front feet & depth, acreage, building data, as well historical sales data."

f. Current year assessment roll (no audit)

g. Photos of dwellings and outbuildings affixed to appraisal record cards and/or stored electronically using assessing software (no audit)

h. Homeowner's principal residence and qualified agricultural property exemption documents

While reviewing the files, it was found that there is not a PRE affidavit on file for all parcels receiving the exemption. Fifty residential parcel records were reviewed. Out of those parcels, 36 have Principal Residence Exemptions. Of the 36 parcels, 6 or 17% have affidavits on file. Per the department of treasury and Court of Appeal case Mikelonis v. Department of Treasury, it is essential to have an affidavit on file for parcels receiving Principal Residence Exemptions.

III. SUMMARY & CONCLUSION

After reviewing the City of Menominee's Assessment records, it appears that the property records are neither uniform nor accurate. The records indicate that not all land improvements are being assessed for property taxation as required by the General Property Tax Act (PA206 of 1893, as amended). Furthermore, according to MCL211.10e the assessor is responsible to maintain assessment records. The City records do not meet the minimal standards related to this statute. Furthermore, the valuation errors and inconsistencies result in significant concerns related to the individual taxes paid by property owners, as well as to the tax base for the City and all of the taxing jurisdictions.

IV. RECOMMENDATION

The current state of the City of Menominee assessment records are less than desirable. The valuation of improvements are being determined by out dated information and the data used to value the land is unreliable. In order to insure uniform and accurate assessments, the records need to be brought up to compliance with the provisions of the Michigan General Property Tax Act. This can be done in two different ways; a verification of records or a reappraisal. Verification of records can be done over a longer period of time, usually 1-3 years, and isn't done by classification but is done by ECF neighborhood. Reappraisal is a time sensitive complete re-evaluation of every parcel, including land value and ECF analysis. Both solutions could/should include digital sketches and photos.

The audit also indicates that there should be policies and procedures put in place for record keeping. Computerization of assessment records (documents, forms, analysis and reports) should be completed.

A. Property record card audit

06/27/2017
11:20 PM

Valuation Report

DB: Menominee 2017

051-000-040-00
Property Class: 401
Map #:

2017 Est. T.C.V.
CITY OF MENOMINEE

KUNYA JAMES M
816 5TH ST
MENOMINEE, MI 49858

Land Value Estimates for Land Table 401CR.CITY RESIDENTIAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
RESIDENTIAL	50.00	120.00	1.0000	1.0000	150	100		7,500	
RESIDENTIAL ACREAGE			0.140 Acres		12,500	100		1,750	
50 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value =	9,250

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	200	41	262
Total Estimated Land Improvements True Cash Value =					262

Cost Est. for Res. Bldg: 1 Single Family DUPLEX Cls CD Blt 0

(11) Heating System: Forced Air w/o Ducts
Ground Area = Size for Rates = 1149 SF Floor Area = 2011 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.75 Story Siding Basement 82.56 0.00 -1.26 1149 93,414

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
3 Fixture Bath 1975.00 1 1,975

(14) Water/Sewer
Public Water 1025.00 1 1,025
Public Sewer 1025.00 1 1,025

(16) Breezeways
Frame Wall, Unfinished 22.75 90 2,048

County Multiplier = 1.41 => Cost New = 140,276
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 63,124

Separately Depreciated Items:

(16) Porches
CPP, Standard 23.59 35 826
County Multiplier = 1.41 => Cost New = 1,164
Phy/Ab.Phy/Func/Econ/Comb.%Good= 36/100/100/100/36.0, Depr.Cost = 419
WGEP (1 Story), Standard 46.11 80 3,689
County Multiplier = 1.41 => Cost New = 5,201
Phy/Ab.Phy/Func/Econ/Comb.%Good= 36/100/100/100/36.0, Depr.Cost = 1,872

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 18.14 484 8,780
Common Wall: 1/2 Wall -500.00 1 -500
Mechanical Doors 350.00 2 700
County Multiplier = 1.41 => Cost New = 12,661
Phy/Ab.Phy/Func/Econ/Comb.%Good= 36/100/100/100/36.0, Depr.Cost = 4,558

ECF (RESIDENTIAL CITY) Total Depreciated Cost = 69,974
0.851 => TCV of Bldg: 1 = 59,548
= 69,060

2017 Est. T.C.V. 051-000-040-00
Est. TCV/Total Floor Area = 34.34, Most recent sale 01/03/1995 for 21,000
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
34,400 34,400 34,400 19,098 0.90
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 100 0 0 171 0

GRANTOR'S NAME
Village
City

GRANTEE'S NAME

ADDRESS

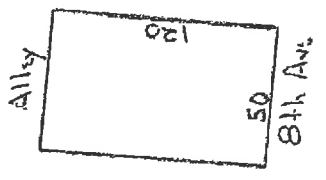
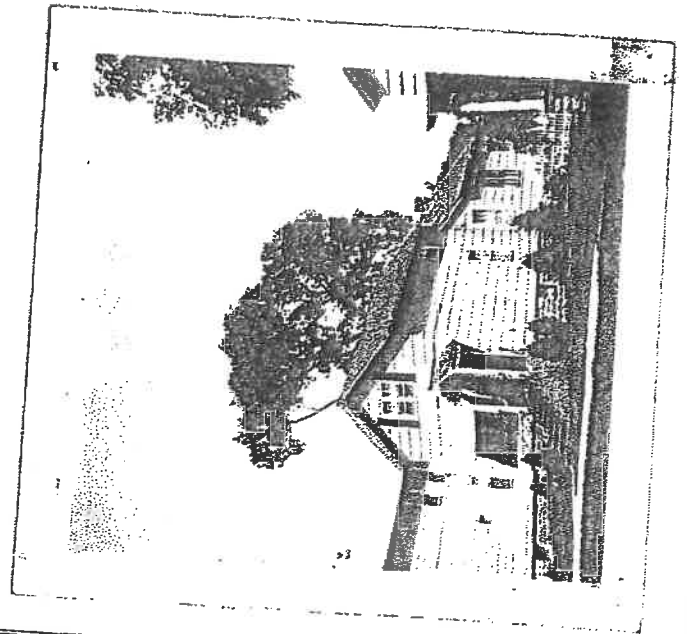
MAP NO. 13
BOOK NO.
PAGE NO. 712 8th
PARCEL CODE NO. 40-000

REVENUE STAMP
VERIFICATION SALE PR.

Property Address
Building or Alteration Permit
Date
Amount \$

DESCRIPTION AND LAND SKETCH
T. R.

40 N Ludington Co's 1st Addn
Lot 7 Blk 11
40 Frank Huebel
712-8th Ave
Menominee, Mich. 49858



PICS 859-863 661

IMPROVEMENTS		LAND	
<input type="checkbox"/>	Dirt	<input checked="" type="checkbox"/>	Level
<input type="checkbox"/>	Gravel	<input type="checkbox"/>	Rolling
<input checked="" type="checkbox"/>	Paved	<input type="checkbox"/>	Low
<input checked="" type="checkbox"/>	Curb	<input type="checkbox"/>	High
<input checked="" type="checkbox"/>	Sidewalk	<input checked="" type="checkbox"/>	Landscaped
<input type="checkbox"/>	Water	<input type="checkbox"/>	Swamp
<input checked="" type="checkbox"/>	Sewer		
<input checked="" type="checkbox"/>	Electric		
<input checked="" type="checkbox"/>	Gas		

LAND VALUE PLUS IMPROVEMENTS COMPUTATION			
LOT SIZE	DEPTH FACTOR	EQUIVALENT FRONTAGE	RATE
50 x 120	1.00	50	\$ 55
			\$ 2,750

LAND IMPROVEMENT	VALUE NEW	% COND.
Well		
Septic System		
Paved Drive		
Fence		
Landscaping		
TOTAL LAND PLUS IMPROVEMENTS \$		
TOTAL BUILDINGS \$		
TOTAL TRUE CASH VALUE \$		

YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
87	\$ 10500	\$ 10500	\$ 10500
88	10900		
89	11000		
90	11600		

Person Interviewed Mrs. Huebel

Examined by M. Kaufman Date 8/8/80

PROPERTY TYPE

<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>	Acres
<input type="checkbox"/>	Resort	<input checked="" type="checkbox"/>	Platted
<input type="checkbox"/>	Suburban	<input type="checkbox"/>	Improved
<input type="checkbox"/>		<input type="checkbox"/>	Vacant

06/27/2017
11:20 PM

Valuation Report

DB: Menominee 2017

051-000-350-00
Property Class: 401
Map #:

2017 Est. T.C.V.
CITY OF MENOMINEE

LAUNDREE RONALD
705 9TH AVE
MENOMINEE, MI 49858

Land Value Estimates for Land Table 401CR.CITY RESIDENTIAL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
RESIDUAL RES	50.00	120.00	1.0000	1.0000	80	100		4,000	
RESIDENTIAL ACREAGE	0.140 Acres				12,500	100		1,750	
50 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value =	5,750

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	175	71	416
Total Estimated Land Improvements True Cash Value =					416

Cost Est. for Res. Bldg: 1 Single Family TWO-STORY Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 932 SF Floor Area = 932 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Basement 60.23 0.00 0.00 932 56,134

Other Additions/Adjustments Rate Size Cost
(14) Water/Sewer
Public Water 1025.00 1 1,025
Public Sewer 1025.00 1 1,025

County Multiplier = 1.41 =>
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/ 75/100/33.8,
Functional Depreciation because of: UNDERSIZED
Cost New = 82,040
Depr.Cost = 27,688

Separately Depreciated Items:

(16) Porches
CCP (1 Story), Standard 52.78 24 1,267
County Multiplier = 1.41 =>
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/ 75/100/53.3,
CCP (1 Story), Standard 52.78 24 1,267
County Multiplier = 1.41 =>
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/ 75/100/53.3,
Cost New = 1,786
Depr.Cost = 951

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 24.02 260 6,245
Mechanical Doors 350.00 1 350
County Multiplier = 1.41 =>
Phy/Ab.Phy/Func/Econ/Comb.%Good= 41/100/ 75/100/30.8,
Cost New = 9,299
Depr.Cost = 2,860
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 20.93 437 9,146
Automatic Doors 375.00 1 375
County Multiplier = 1.41 =>
Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/ 75/100/68.3,
Cost New = 13,425
Depr.Cost = 9,163

ECF (RESIDENTIAL CITY) Total Depreciated Cost = 41,613
0.855 => TCV of Bldg: 1 = 35,579
= 41,745

2017 Est. T.C.V. 051-000-350-00
Est. TCV/Total Floor Area = 44.79, Most recent sale 07/26/2013 for 30,900
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
21,700 21,700 21,700 16,100 0.90
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 -800 0 0 144 0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

Village Menominee City Menominee **GRANTEE'S NAME**
 DATE OF TRANSFER _____ ADDRESS _____
 MAP NO. 13 BOOK NO. _____ PAGE NO. _____ PARCEL CODE NO. _____
 51-000-350-00

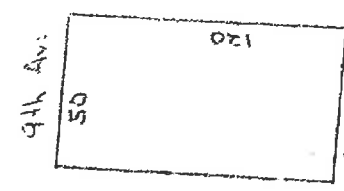
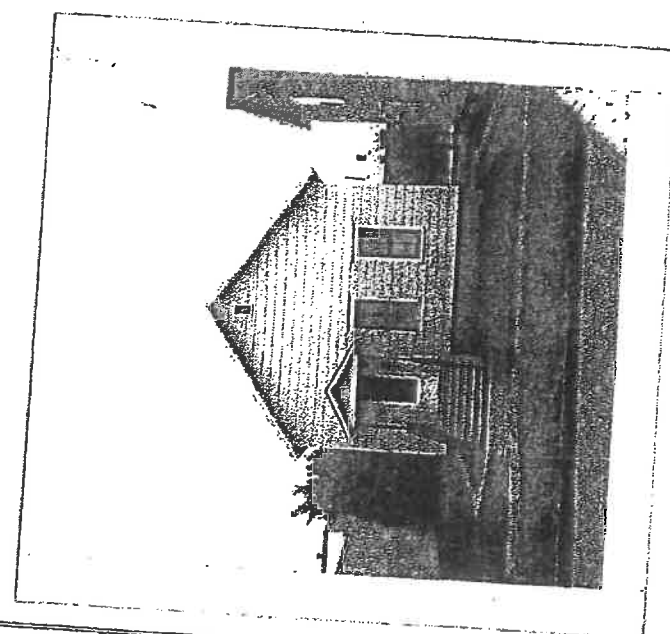
Sec. 35 T. _____ R. _____
 DESCRIPTION AND LAND SKETCH
N Ludington Co's 1st Addn
Lot 2 Blk 11
Jorge Chavez & W
705-9th Ave
Menominee, Mich. 49858

IMPROVEMENTS		LAND	
Dirt	Level	Level	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Rolling	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Low	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	High	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Landscaped	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Swamp	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

LAND VALUE PLUS IMPROVEMENTS COMPUTATION			
LOT SIZE	DEPTH FACTOR	EQUIVA. LENT FRONTAGE	RATE
50 x 120	1.00	50	\$70
			\$3500
LAND IMPROVEMENT VALUE NEW x COND.			
Well			
Septic System			
Paved Drive			
Fence			
Landscaping			
TOTAL LAND PLUS IMPROVEMENTS \$			
TOTAL BUILDINGS \$			
TOTAL TRUE CASH VALUE \$			

YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
87	\$ 8100	\$8100	\$ 8100
88	7000		
89	7000		
92	7400		

Person Interviewed Mrs. Chavez
 Examined by PM Date 8/7/80
 PROPERTY TYPE
 Residential Acreage
 Resort Platted
 Suburban Improved Vacant



Alley
 PIC 5 829-834 6/1

06/27/2017
11:20 PM

Valuation Report

DB: Menominee 2017

051-000-360-00
Property Class: 401
Map #:

2017 Est. T.C.V.
CITY OF MENOMINEE

BOHNERT DAVID R
709 9TH AVE
MENOMINEE, MI 49858

Land Value Estimates for Land Table 401CR.CITY RESIDENTIAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
RESIDUAL RES	50.00	120.00	1.0000	1.0000	80	100		4,000	
RESIDENTIAL ACREAGE	0.140 Acres		12,500		100			1,750	
50 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value =	5,750

Cost Est. for Res. Bldg: 1 Single Family TWO-STORY Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts	Rate	Size	Cost
Ground Area = Size for Rates = 1146 SF Floor Area = 1719 SF.			
Stories Exterior Foundation	Rate Bsmnt-Adj Heat-Adj	Size	Cost
1.5 Story Siding Basement	73.61 0.00 0.00	1146	84,357
Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	1975.00	1	1,975
(14) Water/Sewer			
Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025

County Multiplier = 1.41 =>

Cost New = 124,619
Depr. Cost = 56,078

Phy/Ab. Phy/Func/Econ/Comb. %Good= 45/100/100/100/45.0,

Separately Depreciated Items:

(16) Porches			
CPP, Standard	31.65	18	570
County Multiplier = 1.41 =>			803
Phy/Ab. Phy/Func/Econ/Comb. %Good= 41/100/100/100/41.0,			Depr. Cost = 329
WGEP (1 Story), Standard	34.70	150	5,205
County Multiplier = 1.41 =>			Cost New = 7,339
Phy/Ab. Phy/Func/Econ/Comb. %Good= 41/100/100/100/41.0,			Depr. Cost = 3,009
WGEP (1 Story), Standard	44.43	90	3,999
County Multiplier = 1.41 =>			Cost New = 5,638
Phy/Ab. Phy/Func/Econ/Comb. %Good= 41/100/100/100/41.0,			Depr. Cost = 2,312

(17) Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.41	468	8,616
Mechanical Doors	350.00	2	700
County Multiplier = 1.41 =>			Cost New = 13,135
Phy/Ab. Phy/Func/Econ/Comb. %Good= 41/100/100/100/41.0,			Depr. Cost = 5,386

ECF (RESIDENTIAL CITY)

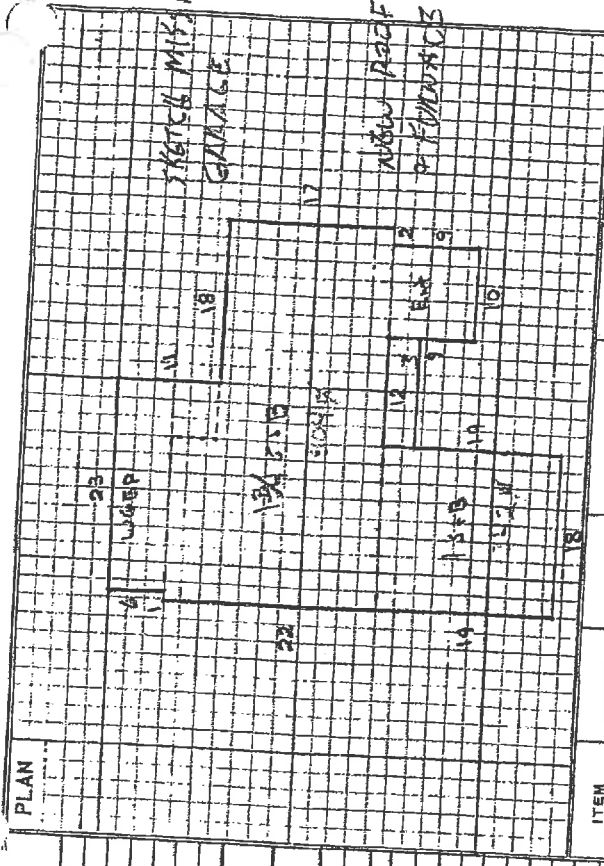
Total Depreciated Cost = 67,114
0.855 => TCV of Bldg: 1 = 57,382

2017 Est. T.C.V. 051-000-360-00 = 63,132
Est. TCV/Total Floor Area = 36.73, Most recent sale 03/31/2004 for 43,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,900	32,900	32,900	23,947	0.90	
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	215	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,600	31,600	31,600	24,162	24,162	24,162

SKETCH MISSING IN 6
GARAGE

NEW ROOF
P-FUNDATIONS



PLAN	ITEM OR NO. STORIES	SQUARE FEET	UNIT COST	BASE VALUE	DEPR. & OBSOL. % GOOD	DEPR. VALUE
#15	18	804	\$	\$		\$
#16	18	342				
#13						
#15						
#16						
#16						
#16						
#16						
#17						

4. Interior		13. Plumbing	
Trim & Decoration:	Flab. <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Min.	No. of Baths	2
No. Inside Window Trim		Plastic Tile Walls	Plastic
Size of Closets:	Large <input type="checkbox"/> Ord. <input checked="" type="checkbox"/> Small	Extra Wash Bowl	
Number of Closets:	Many <input type="checkbox"/> Ord. <input checked="" type="checkbox"/> Few	Water Heater:	30 Gals. <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Elec. <input type="checkbox"/> Septic Tank
Drywall		14. (see front of second card)	
Plaster		15. Built-in Items	
Paneled Wainscot		Oven	
Hardware Oval		Range	\$
1. Porcelain		Disposal	
5. & 6. Floor & Ceilings		Hood & Fan	
Foyer Fl.		Dishwasher	
Kit Fl.		Refrigerator	
Other Fl. <u>CONCRETE</u>		Incinerator	
Coved Ceiling		Water Softener	
Plaster		Fireplace	
7.8.9. Foundation & Basement		Vanities	
Crawl Space		Cupboard Length	
Slab House		Cupboard Quality	
Basement		1. Extra Kitchen	
Height to Joists	7 ft.	16. Porch	
Concrete Block		Wide	
Concrete Walls		Deep	
Asphalt Tile		Type	
Recreation Room		17. Garage	
1. Exterior		Year Built	
Wood		Attached	
Aluminum		Cars	1
Block		Wide	
Asbestos		Deep	
2. Windows		Floor	Asbestos
Many		Floor	CONC.
Large		Other Walls	
Small		Ceiling	
Wood Sash		CLASS	CO AGE 45 (1150)
Metal Sash		Typical Classes of Other Houses	
Double Hung		in this Neighborhood	
Hor. Sliding		Neighborhood is <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	
Double Glass		Condition for Age	
Storm & Scr. Alu		Effective Age	
3. Roof		Average Condition	
Hip		All Windows	
Gable		Older Asphalt Siding & Shingles	
Front Overhang		Other Matters of Importance	
Other Overhang			
Eavesrough			
2 Chimney Type:			
Brick			
Block			
Stone			
Asphalt Shingles			
No. Electric Outlets:			
Many <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Few			

Total Depr. Value \$
EST. APP. X F.C.R. =
True Cash Value \$

Township
Village
City

RESIDENTIAL ASSESSMENT RECORD

081-000-370-00

DATE OF TRANSFER	GRANTEE'S NAME	ADDRESS	REVENUE STAMP	VERIFICATION SALE PR.	MAP NO.	BOOK NO.	PAGE NO.	PARCEL CODE NO.
					13			37-000
					Property Address		713 9th	St. Ave.
					Building or Alteration Permit			Date
								Amount
								\$

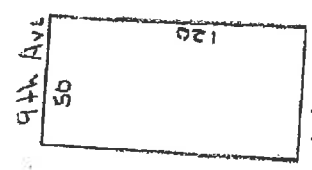
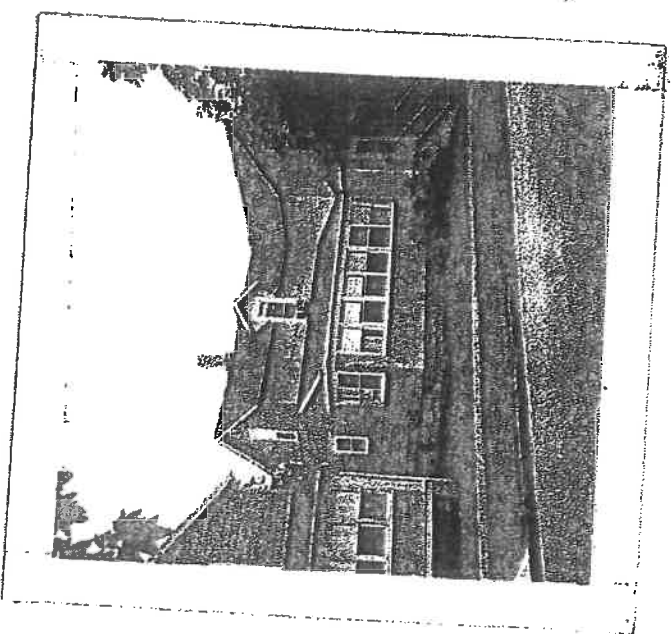
IMPROVEMENTS				LAND			
<input checked="" type="checkbox"/>	Dirt	<input checked="" type="checkbox"/>	Level	<input checked="" type="checkbox"/>	Level		
<input checked="" type="checkbox"/>	Gravel	<input checked="" type="checkbox"/>	Rolling		Rolling		
<input checked="" type="checkbox"/>	Paved	<input checked="" type="checkbox"/>	Low		Low		
<input checked="" type="checkbox"/>	Curb	<input checked="" type="checkbox"/>	High		High		
<input checked="" type="checkbox"/>	Sidewalk	<input checked="" type="checkbox"/>	Landscaped		Landscaped		
<input checked="" type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Swamp		Swamp		
<input checked="" type="checkbox"/>	Sewer						
<input checked="" type="checkbox"/>	Electric						
<input checked="" type="checkbox"/>	Gas						

DESCRIPTION AND LAND SKETCH

T. R.

37 N Ludington Co's 1st Addn
Lot 4 Blk 11

37 Helen Smith
713-9th Ave
Menominee, Mi. 49858



Alley
PICS 841-846 6/1
Cord 1-2-7/14

LAND IMPROVEMENT	VALUE NEW	% COND.
Well		
Septic System		
Paved Drive		
Fence		
Landscaping		
TOTAL LAND PLUS IMPROVEMENTS	\$	
TOTAL BUILDINGS	\$	
TOTAL TRUE CASH VALUE	\$	

YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
87	\$ 10,500	\$ 10,500	\$ 10,500
88	11,900		
89	12,400		
90	12,000		
03	18,700		

Person Interviewed YFO

Examined by M V... Date 8/17/80

PROPERTY TYPE	Acreage
<input checked="" type="checkbox"/> Residential	
<input checked="" type="checkbox"/> Resort	
<input checked="" type="checkbox"/> Suburban	
<input type="checkbox"/> Improved	
<input type="checkbox"/> Vacant	

06/27/2017
11:20 PM

Valuation Report

DB: Menominee 2017

051-000-380-00
Property Class: 401
Map #:

2017 Est. T.C.V.
CITY OF MENOMINEE

DRASKA DENNIS G
717 9TH AVE
MENOMINEE, MI 49858

Land Value Estimates for Land Table 401CR.CITY RESIDENTIAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
RESIDUAL RES	59.50	120.00	1.0000	1.0000	80	100		4,760	
RESIDENTIAL ACREAGE	0.160 Acres				12,500	100		2,000	
60 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value =	6,760

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	189	71	450
Fencing: Wd, Solid, 6 ft.	15.24	1.00	40	91	555
Fencing: Wd, Solid, 5 ft.	13.85	1.00	56	91	706
Total Estimated Land Improvements True Cash Value =					1,711

Cost Est. for Res. Bldg: 1 Single Family TWO-STORY Cls CD Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 839 SF Floor Area = 1468 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	88.00	0.00	0.00	839	73,832

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing 2 Fixture Bath	1325.00	1	1,325
(14) Water/Sewer Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025

County Multiplier = 1.41 =>

Cost New = 108,862

Phy/Ab.Phy/Func/Econ/Comb.&Good= 45/100/100/100/45.0,

Depr.Cost = 48,988

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	52.78	24	1,267
County Multiplier = 1.41 =>			1,786
Phy/Ab.Phy/Func/Econ/Comb.&Good= 41/100/100/100/41.0,			732
WCP (1 Story), Standard	20.41	210	4,286
County Multiplier = 1.41 =>			6,043
Phy/Ab.Phy/Func/Econ/Comb.&Good= 41/100/100/100/41.0,			2,478

(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost	Mechanical Doors	Size	Cost
	22.93		288	6,604
County Multiplier = 1.41 =>	350.00		1	350
Phy/Ab.Phy/Func/Econ/Comb.&Good= 41/100/100/100/41.0,				9,805
				4,020

ECF (RESIDENTIAL CITY) Total Depreciated Cost = 56,218
0.855 => TCV of Bldg: 1 = 48,066
= 56,537

2017 Est. T.C.V. 051-000-380-00
Est. TCV/Total Floor Area = 38.51

2016 Assessed	MBOR	S.E.V.
29,400	29,400	29,400
2017 New Eq. Adjustment	Loss	
0	-1,100	0
2017 Assessed	MBOR	S.E.V.
28,300	28,300	28,300

Base for Cap	C.P.I.
18,562	0.90
Additions	Tax Adjustment
0	167
Capped	->Taxable<-
18,729	18,729
Losses	PRE/MBT
0	18,729

Township
Village
City

RESIDENTIAL ASSESSMENT

051-000-38000

PARCEL CODE NO.
38-000

MAP NO. 13
BOOK NO.
PAGE NO.

REVENUE VERIFICATION STAMP

ADDRESS
117-9th Ave
00 L233 P519

GRANTEE'S NAME
Dennis Deason

DATE OF TRANSFER
9/80

Property Address
717 4th St.
Building or Alteration Permit

DATE OF TRANSFER
9/80

IMPROVEMENTS		LAND	
<input checked="" type="checkbox"/> Dirt	<input checked="" type="checkbox"/> Level	LOT SIZE	DEPTH FACTOR
<input checked="" type="checkbox"/> Gravel	<input checked="" type="checkbox"/> Rolling	545 x 120	0
<input checked="" type="checkbox"/> Paved	<input checked="" type="checkbox"/> Low		
<input checked="" type="checkbox"/> Carb	<input checked="" type="checkbox"/> High		
<input checked="" type="checkbox"/> Sidewalk	<input checked="" type="checkbox"/> Landscaped		
<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Swamp		
<input checked="" type="checkbox"/> Sewer			
<input checked="" type="checkbox"/> Electric			
<input checked="" type="checkbox"/> Gas			

DESCRIPTION AND LAND SKETCH
T. R.

38 N Ludington Co's 1st 11th
Lot 5 Blk 11

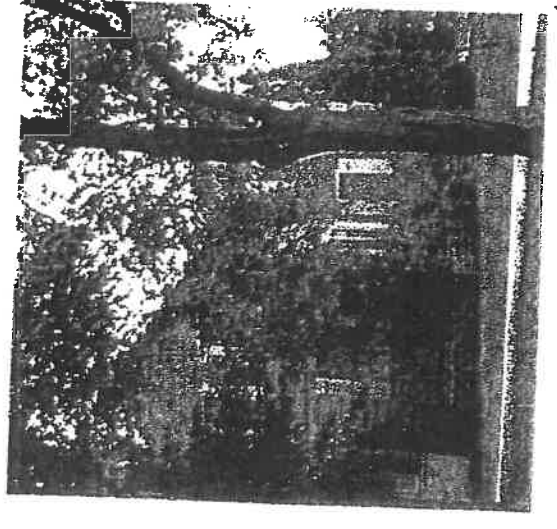
38 ~~Lars P. Atkinson~~
717-9th Ave
Menominee, Mich. 49832

LAND IMPROVEMENT		VALUE NEW	% COND
Well			
Septic System			
Paved Drive			
Fence			
Landscaping			
TOTAL LAND PLUS IMPROVEMENTS		\$	
TOTAL BUILDINGS		\$	
TOTAL TRUE CASH VALUE		\$	

YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
87	\$ 9700	\$9700	\$ 9700
88	10100		
89	10800		
90	11300		
98	121,500		

Person Interviewed VFO
Examined by VV
Date 8/17/80
6/1
Plcs 847-852

PROPERTY TYPE	
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Acreage
<input type="checkbox"/> Resort	<input checked="" type="checkbox"/> Platted
<input type="checkbox"/> Suburban	<input type="checkbox"/> Improved
	<input type="checkbox"/> Vacant



06/27/2017
11:20 PM

Valuation Report

DB: Menominee 2017

051-000-390-00
Property Class: 401
Map #:

2017 Est. T.C.V.
CITY OF MENOMINEE

JAEGER KARL T
716 8TH AVE
MENOMINEE, MI 49858

Land Value Estimates for Land Table 401CR.CITY RESIDENTIAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RESIDUAL RES	59.50	120.00	1.0000	1.0000	80	100		4,760
60 Actual Front Feet, 0.16 Total Acres								4,760
Total Est. Land Value =								4,760

Cost Est. for Res. Bldg: 1 Single Family TWO-STORY Cls CD Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1352 SF Floor Area = 2112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	88.11	0.00	0.00	760	66,964
1	Story Siding	Basement	56.18	0.00	0.00	368	20,674
1+	Story Siding	Crawl Space	58.23	-8.09	0.00	224	11,231

Other Additions/Adjustments

	Rate	Size	Cost
(13) Plumbing 3 Fixture Bath	1975.00	1	1,975
(14) Water/Sewer Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025

County Multiplier = 1.41 =>

Notes: MULTI-UNIT POSSIBLE

Cost New = 145,081

Phy/Ab.Phy/Func/Econ/Comb.%Good= 58/100/100/100/58.0,

Depr.Cost = 84,147

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	6.81	192	1,308
County Multiplier = 1.41 =>			1,844
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,			1,512
Treated Wood, Standard	6.81	192	1,308
County Multiplier = 1.41 =>			1,844
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,			1,512

Total Depreciated Cost = 87,170

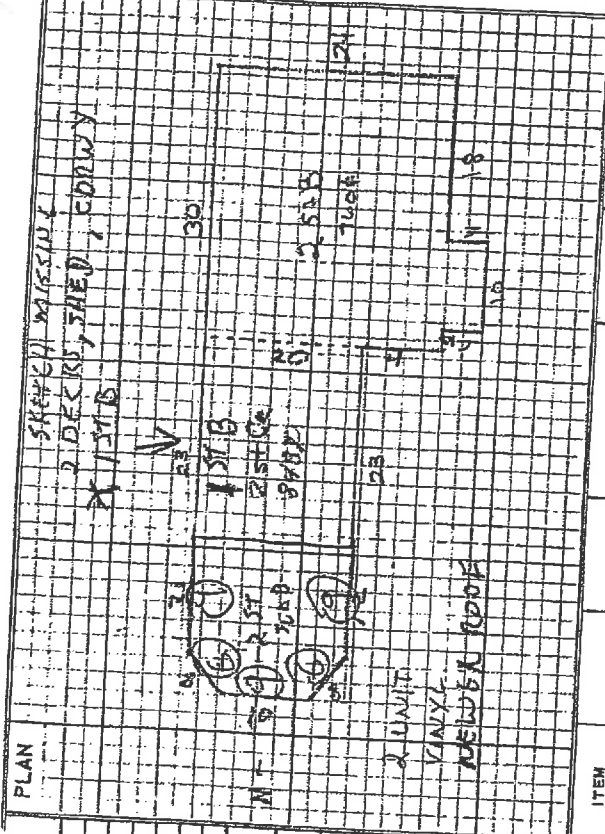
0.855 => TCV of Bldg: 1 = 74,531

= 79,291

2017 Est. T.C.V. 051-000-390-00

Est. TCV/Total Floor Area = 37.54, Most recent sale 09/08/2010 for 45,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,400	41,400	41,400	30,876	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	277	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,600	39,600	39,600	31,153	31,153	0	



ITEM OR NO. STORIES	SQUARE FEET	UNIT COST	BASE VALUE	DEPR. & OBSOL. % GOOD	DEPR. VALUE
25+0	160	\$	\$		\$
25+C	848				
Fire in 2001					
Rebuilt - 2003-04					

Total Depr. Value \$ _____
 CONFUS. x E.C.C. = _____
 True Cash Value \$ _____

4. Interior Trim & Decoration:
 Flat, Ord. Min. No. Inside Window Trim
 Size of Closets:
 Large Ord. Small
 Number of Closets:
 Many Ord. Few
 Drywall Plaster
 Paneled Wainscot Hardware Qual.

5. Built-in Items Name \$
 Oven Range \$
 Disposal
 Hood & Fan
 Dishwasher
 Refrigerator
 Incinerator
 Water Softener
 Fireplace
 Vintages
 Cupboard Length
 Cupboard Quality

13. Plumbing
 No. of Baths 5
 Cer. Tile Walls
 Cer. Tile Floor
 Plastic Tile Walls
 Extra Stool
 Extra Wash Bowl
 Water Heater: 75 Gals. Septic Tank
 Well Elec.
 14. (see front of record card)

16. Porches
 Wide 20
 Deep 6
 Type WDCR
 Attached Ctrs
 Wide
 Whills
 Floor
 Doors
 Common Wall
 Other Walls
 Ceiling

17. Garage No. of Cars 1
 Year Built 1450
 Attached
 Ctrs
 Wide
 Whills
 Floor
 Doors
 Common Wall
 Other Walls
 Ceiling

CLASS C
 Typical Classes of Other Houses in this Neighborhood
 Neighborhood is Improving Stable Declining
 Condition for Age Effective Age 25
 55% Good

AVERAGE CONDITION - TRIM NEEDS
 PHASE
 ALL WINDOW
 SIDE REAR IN REAR HAS SAGGING ROOF

10. Floor Support
 Joists 2" x 8" x 16" o.c.
 Unsupported Length ft.
 Sill Plate: Yes No
 Ding. Sub-Floor Yes No
 Rly. Sub-Floor Yes No
 Center Support Yes No

11. Heating & Air Conditioning
 Gas-Forced Warm Air
 Oil-Forced Warm Air
 Gas Oil Coal
 Wall Fur. Floor Fur.
 Stove or Space Heat
 Steam Radiators
 Forced Warm Water
 AIR CONDITIONER tons

12. Electric
 Amps Service
 No. & Qual. Elec. Fixtures:
 Ex. Ord. Min.
 No. Electric Outlets:
 Many Ord. Few

RESIDENTIAL ASSESSMENT RECORD

051-000-041-00

Township _____
 Village _____
 City _____

DATE OF TRANSFER _____

GRANTEE'S NAME _____

ADDRESS _____

REVENUE STAMP _____

VERIFICATION SALE PR. _____

MAP NO. 13

BOOK NO. _____

PAGE NO. _____

PARCEL CODE NO. _____

Property Address 710 8th Ave.

Building or Alteration Permit _____

Date _____

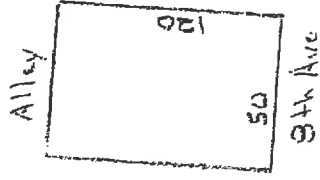
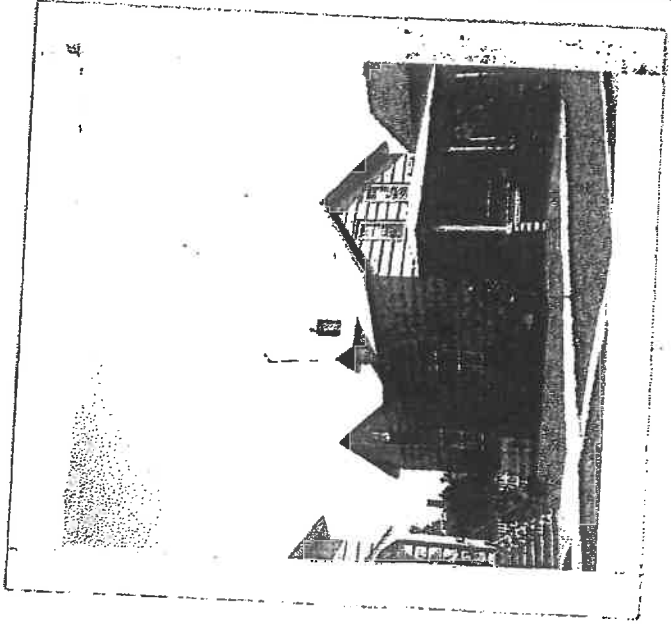
Amount \$ _____

DESCRIPTION AND LAND SKETCH

Sec. _____ T. _____ R. _____

41 N Ludington Co's 1st Adin
 Lot 8 Bk 11

41 William Desotell & W
 710-8th Ave
 Menominee, Mich. 49858



Pics 864-868 6/1

Person Interviewed Mike Desotell

Examined by MW [signature] Date 8/8/80

PROPERTY TYPE

<input checked="" type="checkbox"/>	Residential	Acres
<input type="checkbox"/>	Resort	Platted
<input type="checkbox"/>	Suburban	Improved
<input type="checkbox"/>		Vacant

LAND VALUE PLUS IMPROVEMENTS COMPUTATION			
LOT SIZE	DEPTH FACTOR	EQUIVALENT FRONTAGE	RATE
50 x 120	1.00	50	\$55
			1.150

LAND IMPROVEMENT	VALUE NEW	% COND.
Well		
Septic System		
Paved Drive		
Fence		
Landscaping		
TOTAL LAND PLUS IMPROVEMENTS	\$	
TOTAL BUILDINGS	\$	
TOTAL TRUE CASH VALUE	\$	

YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
87	\$ 9800	\$ 9800	\$ 9800
88	10200		
89	11000		
90	11600		
01	15,600		
03	18,000		

06/27/2017
11:20 PM

Valuation Report

DE: Menominee 2017

051-000-420-00
Property Class: 401
Map #:

2017 Est. T.C.V.
CITY OF MENOMINEE

BOICE THOMAS A & JACQUELINE A
706 8TH AVE
MENOMINEE, MI 49858

Land Value Estimates for Land Table 401CR.CITY RESIDENTIAL

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
RESIDUAL RES	25.00	120.00	1.0000	1.0000	80	100	2,000	
RESIDENTIAL ACREAGE			0.070	Acres	12,500	100	875	
25 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	2,875

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	County	Mult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00		100	71	256
Total Estimated Land Improvements True Cash Value =						256

Cost Est. for Res. Bldg: 1 Single Family TWO-STORY Cls CD Blt 1886

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 954 SF Floor Area = 1192 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.25 Story Siding Basement 69.51 0.00 0.00 954 66,313

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer
Public Water 1025.00 1 1,025
Public Sewer 1025.00 1 1,025

County Multiplier = 1.41 => Cost New = 96,391

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/ 90/100/41.4, Depr.Cost = 39,906
Functional Depreciation because of: UNDERSIZED

Separately Depreciated Items:

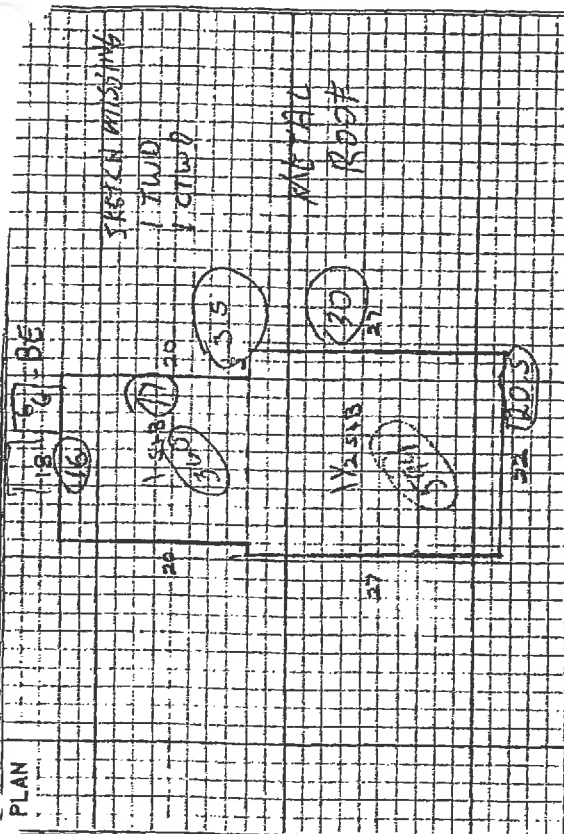
(16) Porches
WCP (1 Story), Standard 25.37 120 3,044
County Multiplier = 1.41 => Cost New = 4,293
Phy/Ab.Phy/Func/Econ/Comb.%Good= 41/100/ 90/100/36.9, Depr.Cost = 1,584
WCP (1 Story), Standard 56.46 21 1,186
County Multiplier = 1.41 => Cost New = 1,672
Phy/Ab.Phy/Func/Econ/Comb.%Good= 41/100/ 90/100/36.9, Depr.Cost = 617

ECF (RESIDENTIAL CITY) Total Depreciated Cost = 42,107
0.855 => TCV of Bldg: 1 = 36,001

2017 Est. T.C.V. 051-000-420-00
Est. FCV/Total Floor Area = 32.83 = 39,132

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,400	20,400	20,400	20,400	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	-800	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,600	19,600	19,600	20,583	19,600	0	

PLAN



ITEM OR NO. STORIES	SQUARE FEET	UNIT COST	BASE VALUE	DEPR. & OBSOL. % GOOD	DEPR. VALUE
1 story	360	\$	\$		\$
1 1/2 story	594				
2 story					
2 story				50	

13. Plumbing		No. of Baths: 3		Type of Walls: VINYL		Type of Floor: CARPET		Type of Tile Walls: Plastic Tile Walls		Extra Wash Bowl		Water Heaters: 30 Gal. <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Elec.		Septic Tank																																																									
14. (see front of record card)		15. Built-in Items		16. Porches		17. Garage		18. Paved		19. Foundation & Basement		20. Slab House		21. Height to Joists		22. Concrete Block		23. Concrete Walls		24. Asphalt Tile		25. Recreation Room		26. Floor Support		27. Unsupported Length		28. Sill Plate		29. Wood Sash		30. Metal Sash		31. Double Hung		32. Hor. Sliding		33. Double Glass		34. Storms & Ser. WD		35. Hip		36. Cable		37. Front Overhang		38. Other Overhang		39. Eavestrough		40. Chimney Type		41. Brick		42. Stone		43. Asphalt Shingles		44. Electric		45. Amps Service		46. No. & Qual. Elec. Fixtures		47. Ex. <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Min.		48. No. Electric Outlets		49. Many <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Few	

1. Exterior		2. Windows		3. Roof		4. Interior		13. Plumbing		14. (see front of record card)		15. Built-in Items		16. Porches		17. Garage		18. Paved		19. Foundation & Basement		20. Slab House		21. Height to Joists		22. Concrete Block		23. Concrete Walls		24. Asphalt Tile		25. Recreation Room		26. Floor Support		27. Unsupported Length		28. Sill Plate		29. Wood Sash		30. Metal Sash		31. Double Hung		32. Hor. Sliding		33. Double Glass		34. Storms & Ser. WD		35. Hip		36. Cable		37. Front Overhang		38. Other Overhang		39. Eavestrough		40. Chimney Type		41. Brick		42. Stone		43. Asphalt Shingles		44. Electric		45. Amps Service		46. No. & Qual. Elec. Fixtures		47. Ex. <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Min.		48. No. Electric Outlets		49. Many <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Few	
-------------	--	------------	--	---------	--	-------------	--	--------------	--	--------------------------------	--	--------------------	--	-------------	--	------------	--	-----------	--	---------------------------	--	----------------	--	----------------------	--	--------------------	--	--------------------	--	------------------	--	---------------------	--	-------------------	--	------------------------	--	----------------	--	---------------	--	----------------	--	-----------------	--	------------------	--	------------------	--	----------------------	--	---------	--	-----------	--	--------------------	--	--------------------	--	-----------------	--	------------------	--	-----------	--	-----------	--	----------------------	--	--------------	--	------------------	--	--------------------------------	--	--	--	--------------------------	--	--	--

Total Depr. Value \$

True Cash Value \$

Handlock logs for just under
1 1/2 story
Olive Roof
AUG 1938

RESIDENTIAL ASSESSMENT RECORD

Parcel Code No. **43-000**
 Page No. **13**
 Book No. **13**
 Map No. **13**
 Verification Sale Pr. **19500**
 Revenue Stamp **19500**

Property Address **704 Blk 11 Ave.**
 Building or Alteration Permit **704 Blk 11 Ave.**
 Date **8/10/80**
 Amount **\$**

LAND VALUE PLUS IMPROVEMENTS COMPUTATION			
LOT SIZE	DEPTH FACTOR	EQUIVALENT PRORATE	RATE
25 x 120	1.00	25	\$ 55
			\$ 1375

LAND IMPROVEMENT	VALUE NEW	% COND.
Well		
Septic System		
Paved Drive		
Fence		
Landscaping		
TOTAL LAND PLUS IMPROVEMENTS	\$	\$
TOTAL BUILDINGS	\$	\$
TOTAL TRUE CASH VALUE	\$	\$

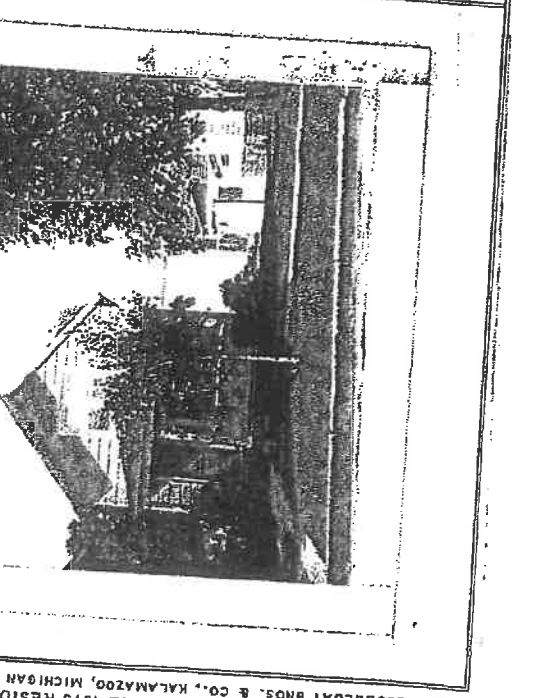
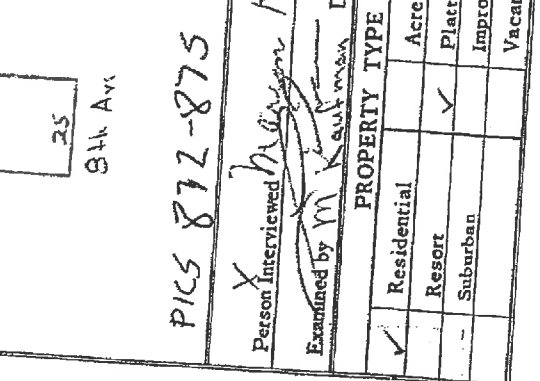
YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
87	\$ 7500	\$ 7500	\$ 7500
88	7800		
89	8900		
92	9400		
95	10,400		

Village _____
 City _____
 GRANTEE'S NAME **JEFF ROSE & JULIE SCHOMER**
 ADDRESS **WD L. 294 P. 305**

Sec. **43**
 T. **43**
 R. **43**

IMPROVEMENTS		LAND	
<input type="checkbox"/>	Dirt	<input checked="" type="checkbox"/>	Level
<input checked="" type="checkbox"/>	Gravel	<input type="checkbox"/>	Rolling
<input checked="" type="checkbox"/>	Paved	<input type="checkbox"/>	Low
<input checked="" type="checkbox"/>	Curb	<input type="checkbox"/>	High
<input checked="" type="checkbox"/>	Sidewalk	<input checked="" type="checkbox"/>	Landscaped
<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>	Swamp
<input checked="" type="checkbox"/>	Sewer		
<input checked="" type="checkbox"/>	Electric		
<input checked="" type="checkbox"/>	Gas		

DESCRIPTION AND LAND SKETCH
N Ludington Co's 1st Addn
E & Lot 9 Blk 11
Marion Rosene, ETAL
704-8th Ave
Menominee, Mich. 49858



Person Interviewed **Marion Rosene**
 Examined by **M Kaufman** Date **8/8/80**
 PROPERTY TYPE
 Residential
 Resort
 Suburban
 Acreage
 Platted
 Improved
 Vacant

PICS 872-875
 611

FORM NO. M293 REVISED 1973 RESIDENTIAL ASSESSMENT RECORD FROM: DOUGLEDAY BROS. & CO., KALAMAZOO, MICHIGAN

06/27/2017
11:20 PM

Valuation Report

DE: Menominee 2017

051-000-440-00
Property Class: 401
Map #:

2017 Est. T.C.V.
CITY OF MENOMINEE

TURNER RITA & MEISIEL ANGELA &
700 8TH AVE
MENOMINEE, MI 49858

Land Value Estimates for Land Table 401CR.CITY RESIDENTIAL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RESIDUAL RES	59.50	78.00	1.0000	1.0000	80	100		4,760
RESIDENTIAL ACREAGE			0.110	Acres	12,500	100		1,375
60 Actual Front Feet, 0.22 Total Acres								
Total Est. Land Value =								6,135

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	240	71	571
Total Estimated Land Improvements True Cash Value =					571

Cost Est. for Res. Bldg: 1 Single Family TWO-STORY Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 972 SF Floor Area = 1215 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.25 Story Siding Basement 69.24 0.00 0.00 972 67,301

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025

County Multiplier = 1.41 =>
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,
Cost New = 97,785
Depr.Cost = 44,981

Separately Depreciated Items:

(16) Porches
WCP (1 Story), Standard 22.24 168 3,736
County Multiplier = 1.41 =>
Phy/Ab.Phy/Func/Econ/Comb.%Good= 41/100/100/100/41.0,
Cost New = 5,268
Depr.Cost = 2,160

(16) Deck/Balcony
Treated Wood, Standard 6.46 273 1,764
County Multiplier = 1.41 =>
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,
Cost New = 2,487
Depr.Cost = 1,766

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 22.15 308 6,822
Mechanical Doors 350.00 1 350
County Multiplier = 1.41 =>
Phy/Ab.Phy/Func/Econ/Comb.%Good= 41/100/100/100/41.0,
Cost New = 10,113
Depr.Cost = 4,146

ECF (RESIDENTIAL CITY)
Total Depreciated Cost = 53,053
0.855 => TCV of Bldg: 1 = 45,360
= 52,066

2017 Est. T.C.V. 051-000-440-00
Est. TCV/Total Floor Area = 42.85

2016 Assessed	MBOR	S.E.V.	2017 New	Eq. Adjustment	Loss
27,100	27,100	27,100	0	-1,100	0
2017 Assessed	MBOR	S.E.V.	26,000	26,000	26,000

Base for Cap	C.P.I.	Tax Adjustment	Losses
17,210	0.90	154	0
Additions			
0			
Capped	-->Taxable<--		PRE/MBT
17,364	17,364		17,364

3-3-22

PLAN	ITEM OR NO. STORIES	SQUARE FEET	UNIT COST	BASE VALUE	DEPR. & OBSOL. % GOOD	DEPR. VALUE
1 1/2 + B	572	\$	\$	\$		\$
1 + B	400					
# 16	168					
# 16	48					
# 17	308					
" Comm. WALL						
CAR. PORT	170					

Total Depr. Value \$
 COST MOD. x C.C.T.
 True Cash Value \$

4. Interior Trim & Decoration:
 Flab, Ord, Min.
 No. Inside Window Trim
 Size of Closets:
 Large Ord, Small
 Number of Closets:
 Many Ord, Few
 Drywall
 Plaster
 Paneled Watercolor
 Hardware Qual.

13. Plumbing
 No. of Baths
 Gen. Tile Floor
 Plastic Tile Walls
 Extra Stool
 Extra Wash Bow
 Water Heater: Gals. Gas Elec.
 Well Septic Tank
 14. (see front of record card)
 15. Built-in Items
 Oven Range
 Disposal
 Hood & Fan
 Dishwasher
 Refrigerator
 Incinerator
 Water Softener
 Fireplace
 Vanities
 Cupboard Length
 Cupboard Quality

16. Porches
 Wide Deep Type
 21 8 W/E/P
 12 4 W/D/C/P
 14 Wide
 22 Deep
 17. Garage
 Year Built
 Attached
 Cars
 Walls
 Floor
 Doors
 Common Wall
 Other Walls
 Ceiling

10. Floor Support
 Joists "x" 10' 10' 10'
 Unsupported Length
 Sill Plater: Yes No
 Diag. Sub-Floor "x"
 Ply. Sub-Floor "x"
 Center Support
 CLASS CD
 Typical Classes of Other Houses
 Neighborhood is Improving Stable
 Declining
 Condition for Age
 Effective Age 35

CAV PORT 12 x 10 OPEN WALLS
 FRONT STEPS NEED PAINT
 OUTER SHINGLES - ROOF GABLES
 PAINTED EXTERIOR FOUNDATION
 AG HAS FLAT ROOF
 AVG CONDITION.
 EVIDENCE OF STRUCTURAL SHIFTING.

5. & 6. Floor & Ceilings
 Foyer Fl.
 Kit Fl. SAMPLE
 Other Fl.
 Covered Ceilings
 Plaster
 7.8.9. Foundation & Drywall
 Basement
 Craw Space
 Slab House
 Basement
 Height to Joists
 Concrete Block
 Concrete Walls
 Concrete Floor
 Asphalt Tile
 Recreation Room

11. Heating & Air Conditioning
 Gas-Forced Warm Air
 Oil-Forced Warm Air
 Gas
 Oil
 Coal
 Wall Fur. Floor Fur.
 Stove or Space Heat
 Steam Radiators
 Forced Warm Water
 Other Overhang
 AIR CONDITIONER
 12. Electric
 Block
 Amps Service
 No. & Qual. Elec. Fixtures:
 Ex. Ord. Min.
 No. Electric Outlets:
 Many Ord. Few

1. Exterior
 Wood
 Aluminum
 Brick
 Block
 Height to Joists
 Concrete Block
 Concrete Walls
 Concrete Floor
 Asphalt Tile
 Recreation Room

2. Windows
 Many Few
 Large Small
 Wood Sash
 Metal Sash
 Double Hung
 Hor. Sliding
 Double Glass
 Storms & Ser. Wind

3. Roof
 Hip
 Gable
 Front Overhang
 Other Overhang
 Eavestrough
 Chimney Type:
 Brick
 Stone
 Asphalt Shingles

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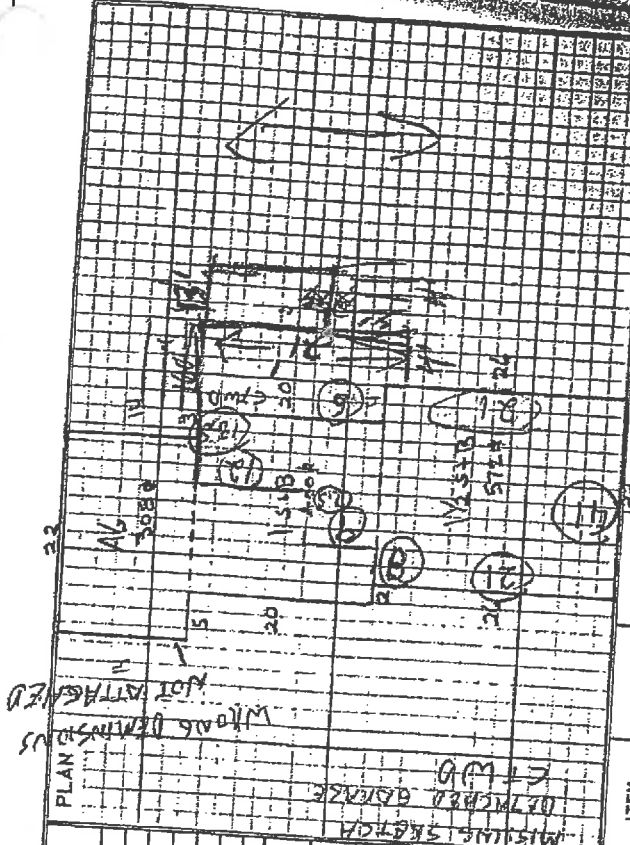
Valuation Report

Parcel Number: 051-000-490-00

DB: Menominee 2017

Page: 2

WHOLE DETACHMENTS
PLAN



ITEM OR NO. STORIES	SQUARE FEET	UNIT COST	BASE VALUE	DEPR. & OBSOL. % GOOD	DEPR. VALUE
1 1/2 + B	572	\$	\$		
1 + B	400				
# 16	168				
# 16	48				
# 17	308				
- Comm. WALL					
CAR PORT	170				

1st floor remodelled
2nd floor: plaster falling
needs work

Total Dep. Value \$
True Cash Value \$

4. Interior Trim & Decoration:
 Flab. Ord. Min.
 No. Inside Window Trim
 Size of Closets:
 Large Ord. Small
 Number of Closets:
 Many Ord. Few
 Drywall Plaster Paneled Wainscot
 Hardware Qual.

13. Plumbing
 No. of Urinals
 No. of Sinks
 Gen. Tile Floor
 Plastic Tile Walls
 Extra Stool
 Extra Wash Bowl
 Water Heater Galn. Gas Elec.
 Well Septic Tank
 14. (see front of record card)

15. Built-In Items
 Oven Range
 Disposal
 Hood & Fan
 Dishwasher
 Refrigerator
 Incinerator
 Water Softener
 Fireplace
 Cupboard Length
 Cupboard Quality

16. Porches
 Wide Deep Type Year Built
 21 8 W/DEP Attached
 12 4 W/DEP Car
 (see note) 14' wide
 6' walls
 Masonry
 Deck
 21x33 floor
 concrete
 Date
 Checked By
 Date
 Other Wall
 Ceiling
 CLASS CD (950)
 Typical Glasses of Other Houses in this Neighborhood
 Neighborhood in Improving Stable
 Declining
 Condition for Age (AVG) 45
 Effective Age
 CAR PORT 12' x 16' OPEN WALLS
 FRONT STEPS NEED PAINT
 OLDER SHINGLES - ROOF GAPS
 PAINTED EXTERIOR FOUNDATION
 AG HAS FLAT ROOF
 AVG CONDITION.
 EVIDENCE OF STRUCTURAL SHIFTING.

10. Floor Support
 Joists " x 10" x 16" o.c.
 Unsupported Length ft.
 Sill Plates: Yes No
 Diag. Sub-Floor " x "
 Ply. Sub-Floor " x "
 Center Support W/BRICK

11. Heating & Air Conditioning
 Gas-Forced Warm Air
 Oil-Forced Warm Air
 Gas Oil Coal
 Wall Fur. Floor Fur.
 Stone or Space Heat
 Steam Radiators
 Forced Warm Water
 AIR CONDITIONER tons

12. Electric
 Brick Block Amps Service
 Stone Metal No. & Qual. Elec. Fixtures:
 Asphalt Shingles Ex. Ord. Min.
 No. Electric Outlets: Many Ord. Few

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Valuation Report

DB: Menominee 2017

051-000-500-00
Property Class: 401
Map #:

2017 Est. T.C.V.
CITY OF MENOMINEE

ORACLE DEVELOPMENT CORP
709 8TH AVE
MENOMINEE, MI 49858

Land Value Estimates for Land Table 401CR.CITY RESIDENTIAL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
RESIDUAL RES	50.00	133.00	1.0000	1.0000	80	100		4,000	
RESIDENTIAL ACREAGE			0.150	Acres	12,500	100		1,875	
50 Actual Front Feet, 0.30 Total Acres								Total Est. Land Value =	5,875

Cost Est. for Res. Bldg: 1 Single Family TWO-STORY Cls CD Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 918 SF Floor Area = 1377 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.5 Story Siding Basement 77.02 0.00 0.00 918 70,704

Other Additions/Adjustments Rate Size Cost
(14) Water/Sewer
Public Water 1025.00 1 1,025
Public Sewer 1025.00 1 1,025

County Multiplier = 1.41 => Cost New = 102,584
Phy/Ab.Phy/Func/Econ/Comb.&Good= 46/100/100/100/46.0, Depr.Cost = 47,188

Separately Depreciated Items:

(16) Porches
WCP (1 Story), Standard 35.40 50 1,770
County Multiplier = 1.41 => Cost New = 2,496
Phy/Ab.Phy/Func/Econ/Comb.&Good= 41/100/100/100/41.0, Depr.Cost = 1,023
WGEP (1 Story), Standard 44.77 88 3,940
County Multiplier = 1.41 => Cost New = 5,555
Phy/Ab.Phy/Func/Econ/Comb.&Good= 41/100/100/100/41.0, Depr.Cost = 2,278

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 17.91 500 8,955
Mechanical Doors 350.00 1 350
County Multiplier = 1.41 => Cost New = 13,120
Phy/Ab.Phy/Func/Econ/Comb.&Good= 41/100/100/100/41.0, Depr.Cost = 5,379

ECF (RESIDENTIAL CITY) Total Depreciated Cost = 55,869
0.855 => TCV of Bldg: 1 = 47,768
= 53,643

2017 Est. T.C.V. 051-000-500-00
Est. TCV/Total floor Area = 38.96, Most recent sale 09/08/2003 for 100

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Losses
2016	27,900	27,900	27,900	21,501	0.90	0
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,100	0	0	193	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	26,800	26,800	26,800	21,694	21,694	0

PLAN

Sketch of building layout on grid. Includes labels like 'KITCHEN', 'BATH', 'HALL', 'LIVING ROOM', 'BED ROOM'. Dimensions and room numbers are noted.

SKETCH OBSOLETE TO

SKETCH PAST DATED

SKETCH PAST DATED

13. Plumbing

No. of Baths 3

Cer. Tile Walls

Plastic Tile Walls

Extra Wash Bowl

Water Heater: Well Gas Septic Tank Elec.

14. (see front of record card)

15. Built-in Items

Oven Range

Disposal

Hood & Fan

Dishwasher

Refrigerator

Incinerator

Water Softener

Fireplace

Cupboard Length

Cupboard Quality

16. Porches

17. Garage

Wide	Deep	Type	Year Built
3	10	W/DP	Attached
11	8	Car.	3 Cars
			24 Wide
			20 Deep
Priced by _____ Date _____			
Checked By _____ Date _____			

CLASS CU

Typical Classes of Other Houses in this Neighborhood

Neighborhood is Improving Stable Declining

Condition for Age Effective Age 43

55/65000

18. Heating & Air Conditioning

Gas-Forced Warm Air

Oil-Forced Warm Air

Gas Oil Coal

Wall Fur. Floor Fur.

Stove or Space Heat

Steam Radiators

Forced Warm Water

AIR CONDITIONER tons

12. Electric

Block

Ampa Service

Stone

Metl

No. & Qual. Elec. Fixtures:

Ex. Ord. Min.

No. Electric Outlets: Many Ord. Few

19. Windows

Many Few

Large Small

Wood Sash

Metal Sash

Double Hung

Hor. Sliding

Double Glass

Storms & Ser. WD

20. Roof

Hip

Gable

Front Overhang

Other Overhang

Eaves/strong

Chimney Type: Block

Stone

Metl

No. & Qual. Elec. Fixtures: Ex. Ord. Min.

No. Electric Outlets: Many Ord. Few

ITEM OR NO. STORIES	SQUARE FEET	UNIT COST	BASE VALUE	DEPR. & OBSOL. % GOOD	DEPR. VALUE
1-5-B	630	\$	\$		\$
1-5-B	288	\$			
4-16					
5-16					
6-17	500				

Total Depr. Value \$

COST MOD. * E.C.F. =

True Cash Value \$

NEVER SHINGLES

AUG. CONDITION - WELL MAINTAINED

PG1 - OLD & LEAKING

WOOD WINDOWS

GOOD STRUCTURE

LEAKED FRONT WINDOWS

RESIDENTIAL ASSESSMENT RECORD

651-000-50-00

Village _____
 City _____

GRANTEE'S NAME
STELLA STANISESKI %
Alfred & Lorraine Schultz

DATE OF TRANSFER
 1992

ADDRESS
SOPHIE PORSKI

MAP NO. **13**
 BOOK NO. _____
 PAGE NO. _____
 PARCEL CODE NO. **51**

REVENUE STAMP _____
 VERIFICATION SALE PR. **7.500**
 Property Address **713 8th Ave.**
 Building or Alteration Permit **Wood shed demolished 9/94**
 Date **9/94**
 Amount \$ **-**

IMPROVEMENTS		LAND	
Dirt	Level	Level	Rolling
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Low	High
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Landscaped	Swamp
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Gravel	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Paved	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Curb	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sidewalk	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Water	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sewer	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Electric	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Gas	

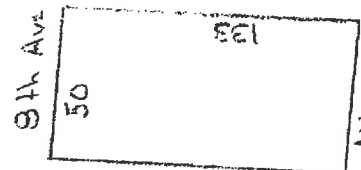
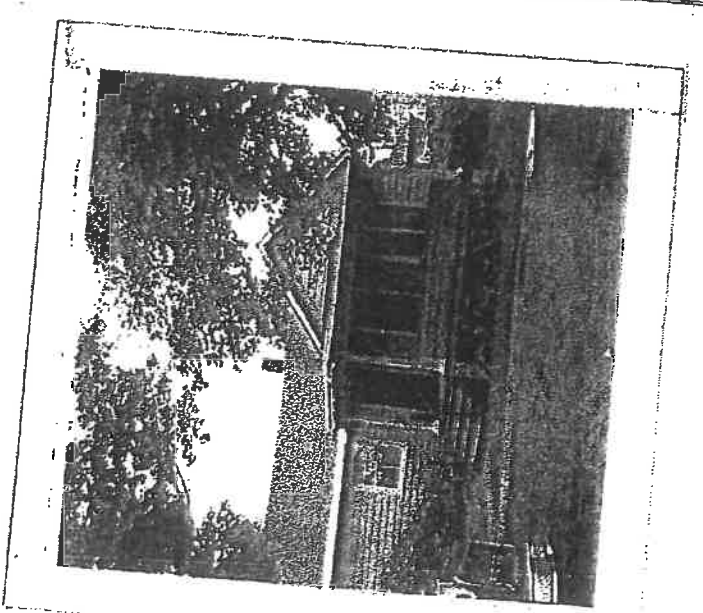
DESCRIPTION AND LAND SKETCH

51 T. R.
 N Ludington Co's 1st Addn
 Lot 4 Blk 6

51 Victor Stanisieski & W
 713-8 Ave
 Menominee, Mich. 49858

LAND VALUE PLUS IMPROVEMENTS COMPUTATION			
LOT SIZE	DEPTH FACTOR	EQUIVALENT FRONTAGE	RATE
50 x 153	1.05	51.50	\$ 55
			\$ 2,828

LAND IMPROVEMENT	VALUE NEW	% COND.
Well		
Septic System		
Paved Drive		
Fence		
Landscaping		
TOTAL LAND PLUS IMPROVEMENTS	\$	
TOTAL BUILDINGS	\$	
TOTAL TRUE CASH VALUE	\$	



Pics 893-898
 6/1

Person Interviewed **Mrs. Stanisieski**
 Examined by **P.M. Schultz** Date **8/11/90**

PROPERTY TYPE	Acres	Platted	Improved	Vacant
<input checked="" type="checkbox"/> Residential				
<input checked="" type="checkbox"/> Resort				
<input checked="" type="checkbox"/> Suburban				

YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
87	\$10100	\$10100	\$10100
88	10500		
89	10500		
94	10,000		

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Valuation Report

DE: Menominee 2017

051-000-520-00
Property Class: 401
Map #:

2017 Est. T.C.V.
CITY OF MENOMINEE

LAMACK RICHARD & SANDRA
717 8TH AVE
MENOMINEE, MI 49858

Land Value Estimates for Land Table 401CR.CITY RESIDENTIAL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
RESIDUAL RES	59.50	66.50	1.0000	1.0000	80	100		4,760	
RESIDENTIAL ACREAGE			0.090 Acres	12,500	100			1,125	
60 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value =	5,885

Cost Est. for Res. Bldg: 1 Single Family TWO-STORY Cls CD Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 900 SF Floor Area = 1575 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.75 Story Siding Basement 86.65 0.00 0.00 900 77,985

Other Additions/Adjustments Rate Size Cost
(13) Plumbing
3 Fixture Bath 1975.00 1 1,975
(14) Water/Sewer
Public Water 1025.00 1 1,025
Public Sewer 1025.00 1 1,025

County Multiplier = 1.41 => Cost New = 115,634
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 52,035

Separately Depreciated Items:

(16) Porches
WCP (1 Story), Standard 20.41 210 4,285
County Multiplier = 1.41 => Cost New = 6,043
Phy/Ab.Phy/Func/Econ/Comb.%Good= 41/100/100/100/41.0, Depr.Cost = 2,478

ECF (RESIDENTIAL CITY) Total Depreciated Cost = 54,513
0.855 => TCV of Bldg: 1 = 46,609
= 52,494

2017 Est. T.C.V. 051-000-520-00
Est. TCV/Total Floor Area = 33.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Losses
27,300	27,300	27,300	15,324	0.90	0
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	137	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,200	26,200	26,200	15,461	15,461	0

PLAN	ITEM OR NO. OF STORIES	SQUARE FEET	UNIT COST	BASE VALUE	DEPR. & OBSOL. % GOOD	DEPR. VALUE
	1st St	594	\$	\$		\$
	1st B	306				
	# 13					
	# 16	210				
	# 17	198				

Total Depr. Value \$ _____
 True Cash Value \$ _____

4. Interior Trim & Decorations: Flab. Ord. Min. No. Inside Window Trim

13. Plumbing: No. of Baths 3
 Ceramic Floor Plaster
 Plastic Tile Walls Carpet
 Extra Wash Bow
 Water Heater: 40 Gals. Gas Septic Tank
 Well Elec.

14. (see front of record card)

15. Built-In Items: Oven Range \$ _____
 Disposal Hood & Fan Dishwasher Refrigerator Incinerator Water Softener Fireplace Vantiles Cupboard Length Cupboard Quality

16. Porches: Wide 30' Deep 7' Type Wood P Attached Separate Cars Wide Deep Floor Common Wall Ceiling

17. Garage: 500 Sq. Ft. Year Built 1950

18. Heating & Air Conditioning: Condition for Age Fair

19. Electrical: No. Electric Outlets: Many Ord. Few

RESIDENTIAL ASSESSMENT RECORD

Village _____
City _____

GRANTEE'S NAME _____

ADDRESS _____

MAP NO. _____ BOOK NO. _____ PAGE NO. _____ PARCEL CODE NO. _____

13
Property Address _____
Building or Alteration Permit _____ Date _____ Amount \$ _____

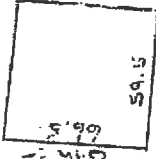
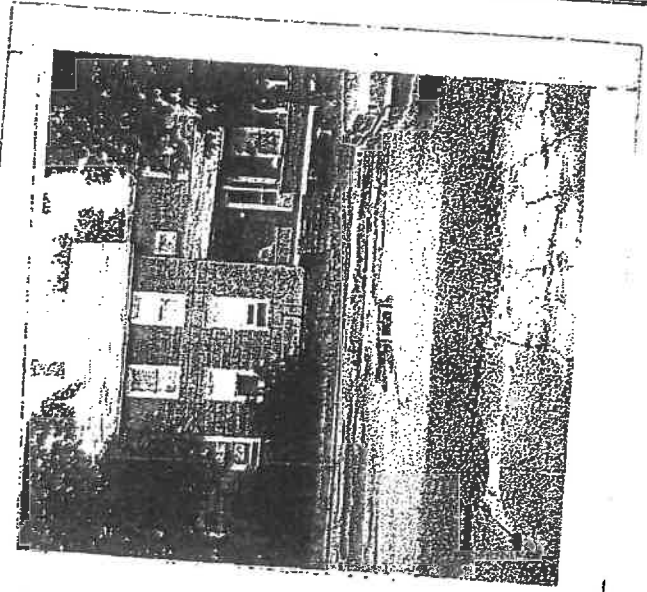
53-000
53-000

702 8th St. Ave.

Sec. _____ T. _____ R. _____

53 N Ludington Co 1st Add Ppt of lot 5 Blk 6 lng S of a ln com 63.51' N of SW cor th E to a pt 64.1' N of SE cor

53 James J St Peter & W 708- 8th St Menominee Mich 49859



Alley

Pics 904-907

6/1

Person Interviewed F D

Examined by P.M. Date 8/11/80

PROPERTY TYPE

- Residential
- Resort
- Suburban
- Acreage
- Platted
- Improved
- Vacant

LAND VALUE PLUS IMPROVEMENTS COMPUTATION			
LOT SIZE	DEPTH FACTOR	EQUIVA. LERT FRONTAGE	RATE
66.5 x 59.5	.71	47.22	\$ 55
			\$ 259.1

LAND IMPROVEMENT	VALUE NEW	% COND.
Well		
Septic System		
Paved Drive		
Fence		
Landscaping		
TOTAL LAND PLUS IMPROVEMENTS	\$	
TOTAL BUILDINGS	\$	
TOTAL TRUE CASH VALUE	\$	

YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
87	\$ 7000	\$ 7000	\$ 7000
88	7800		
89	7600		
90	7000		

SITE OR PLOT PLAN - For Applicant Use

N

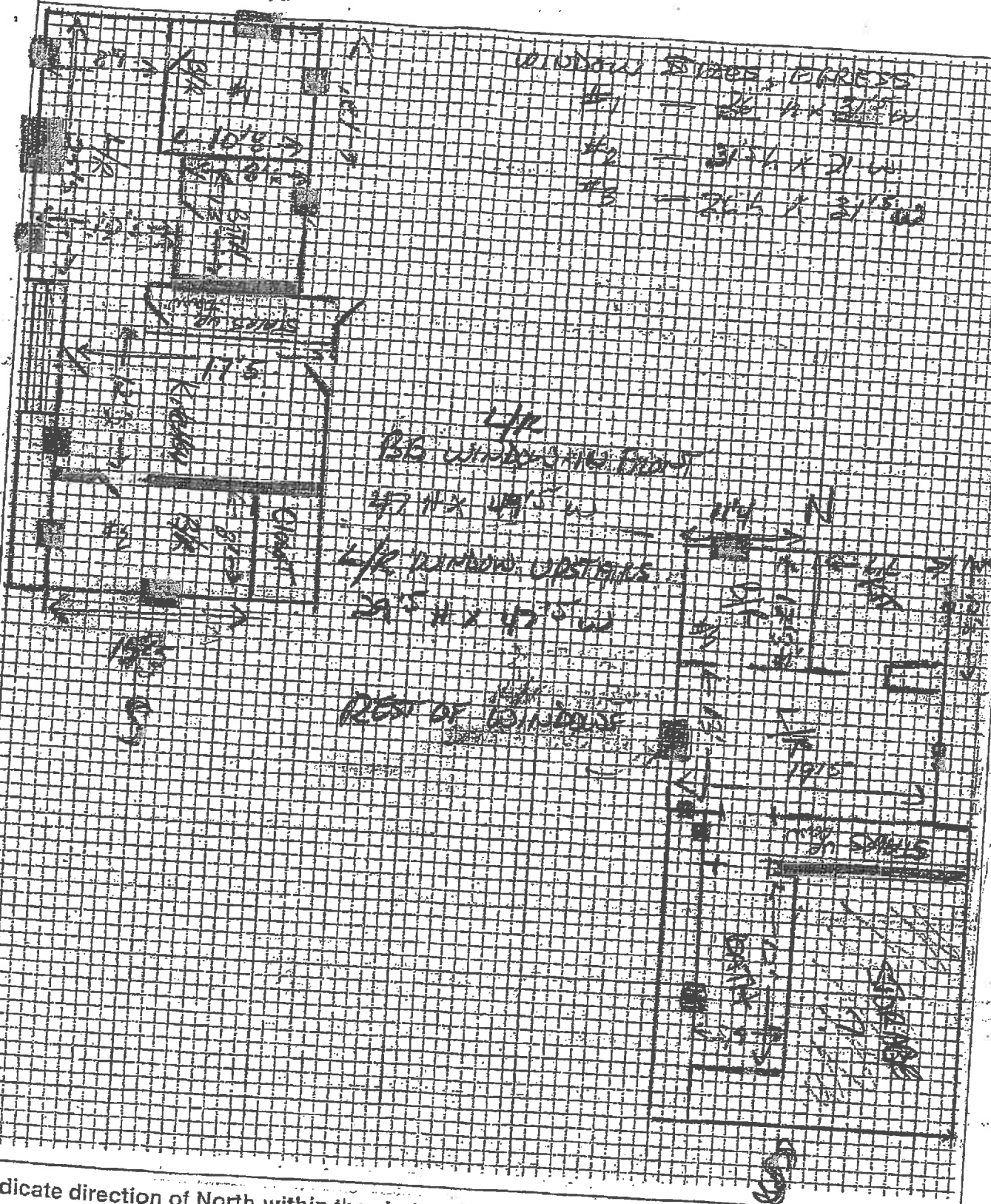
STAIRS
CLOSET

WINDOW SIZES, EXPRESS

#1 - 26' 4" x 3' 9"

#2 - 3' 1/2" x 2' 6"

#3 - 26' 4" x 3' 9"



L/R WINDOW SIZES FRONT

#7 11' x 4' 5" W

L/R WINDOW SIZES REAR

#8 11' x 4' 5" W

REST OF HOUSE

Indicate direction of North within the circle:



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Valuation Report

DB: Menominee 2017

Parcel Number: 051-005-620-00

Page: 2

0	-2,300	0	0	547	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,800	104,800	104,800	61,339	61,339	61,339

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Valuation Report

DE: Menominee 2017

Parcel Number: 051-005-630-00

Page: 2

Stone Veneer	10.25	36	369
Automatic Doors	375.00	2	750
Mechanical Doors	350.00	1	350
County Multiplier = 1.41 =>			
Phy/Ab. Phy/Func/Econ/Comb.&Good= 87/100/100/100/87.0,		Cost New =	24,226
		Depr. Cost =	21,077

ECF (RESIDENTIAL WATERFRONT)	Total Depreciated Cost =	232,204
	0.851 => TCV of Bldg: 1 =	197,606
		= 303,114

2017 Est. T.C.V. 051-005-630-00	Est. TCV/Total Floor Area = 98.51, Most recent sale 07/02/2007 for 280,000		
2016 Assessed	MBOR	S.E.V.	Base for Cap
151,300	151,300	151,300	151,300
2017 New	Eq. Adjustment	Loss	C.P.I.
0	300	0	0.90
2017 Assessed	MBOR	S.E.V.	Additions
151,600	151,600	151,600	0
			Tax Adjustment
			300
			Losses
			0
			Capped
			->Taxable<-
			152,661
			151,600
			PRE/MBT
			151,600

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Valuation Report

DE: Menominee 2017

051-005-810-00
Property Class: 401
Map #:

2017 Est. T.C.V.
CITY OF MENOMINEE

OSWALD CHARLES & MARY
1103 1ST ST
MENOMINEE, MI 49858

Land Value Estimates for Land Table 401-3.HIGH END & WATERVIEW

Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
WATER VIEW	64.00	182.00	1.0000	1.0000	800	100	51,200
64 Actual Front Feet, 0.27 Total Acres							51,200
Total Est. Land Value =							51,200

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Picket, 30-40	13.54	1.00	88	81	965
PATIO SV	1.00	1.00	500.0	100	500
Total Estimated Land Improvements True Cash Value =					1,465

Cost Est. for Res. Bldg: 1 Single Family TWO-STORY Cls BC Blt 0

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1568 SF Floor Area = 3920 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
2.5 Story Siding Basement 135.03 0.00 4.29 1568 218,454

Other Additions/Adjustments Rate Size Cost
(13) Plumbing
2 Fixture Bath 2350.00 1 2,350

(14) Water/Sewer
Public Water 1487.00 1 1,487
Public Sewer 1487.00 1 1,487

(15) Built-Ins & Fireplaces
Dishwasher 790.00 1 790
Vented Hood 465.00 1 465
Oven 1235.00 1 1,235
Standard Range 1070.00 1 1,070
Fireplace: Exterior 2 Story 5875.00 1 5,875

(16) Porches
CPP, Standard 29.82 24 716
CPP, Standard 32.90 20 658
WSEP (1 Story), Standard 25.97 290 7,531

(17) Garages
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 21.18 572 12,115
Automatic Doors 425.00 1 425
Mechanical Doors 400.00 1 400

County Multiplier = 1.41 => Cost New = 359,631

Phy/Ab.Phy/Func/Econ/Comb.%Good= 54/100/100/100/54.0, Depr.Cost = 194,201
ECF (RESIDENTIAL CITY) 0.855 => TCV of Bldg: 1 = 166,042

2017 Est. T.C.V. 051-005-810-00 = 218,707
Est. TCV/Total Floor Area = 55.79

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
113,200	113,200	113,200	74,632	0.90	
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-3,800	0	0	671	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,400	109,400	109,400	75,303	75,303	75,303

4. Interior Trim & Decoration
 Flab. Ord. Min.
 No. Inside Window Trim
 Size of Closets:
 Large Ord. Small
 Number of Closets:
 Many Ord. Few
 Drywall Plaster
 Paneled Wainscot
 Hardware Qual. 2nd
 Year Built: Old
 Year Remod. 1938

13. Plumbing
 No. of Baths
 Concrete Walls
 Plastic Tile Floor
 Plastic Tile Walls
 Extra Sidel
 Water Heater: Gal. Gas Elec.
 Well Septic Tank
 14. (see front of record card)
 15. Multiple Items
 Oven Range 3
 Dishwasher
 Refrigerator
 Incinerator
 Water Softener
 Fireplace
 Vanities
 Cupboard Length
 Cupboard Quality
 16. Porches
 Wide Deep Type Year Built
 8' 3' CONC. Attached
 5' 4' CONC. 2 Cars
 24' x 3' ELEVATED 24' Wide 22' Deep
 WOOD DECK
 Priced by
 Date
 Checked By
 Date
 CLASS BC
 Typical Classes of Other Houses in this Neighborhood
 Neighborhood is Improving Stable
 Declining
 Condition for Age
 Effective Age

17. Garage
 Year Built
 Attached
 Cars
 Condition
 Deep
 Priced by
 Date
 Checked By
 Date
 CLASS BC
 Typical Classes of Other Houses in this Neighborhood
 Neighborhood is Improving Stable
 Declining
 Condition for Age
 Effective Age

11. Heating & Air Conditioning
 Gas - Forced Warm Air
 Oil - Forced Warm Air
 Coal
 Floor Fur.
 Store or Space Heat
 Steam Radiators
 Forced Warm Water
 AIR CONDITIONER
 Everrough
 Chimney Type:
 Brick
 Block
 Metal
 Asphalt Shingles
 No. & Qual. Elec. Fixtures:
 Ex. Ord. Min.
 No. Electric Outlets:
 Many Ord. Few
 12. Electric
 No. & Qual. Elec. Fixtures:
 Ex. Ord. Min.
 No. Electric Outlets:
 Many Ord. Few
 WHITE PICKET FENCE - FAIR
 NEWER
 GO DESIGNING MAINTENANCE

PLAN	ITEM OR NO. STORIES	SQUARE FEET	UNIT COST	BASE VALUE	DEPR. & OBSOL. % GOOD	DEPR. VALUE
13	2nd	364				
14	1st	36				
15	Basement	46				
16	Basement	20				
17	Basement	37				
18	Basement	46				
19	Basement	46				
20	Basement	46				
21	Basement	46				
22	Basement	46				
23	Basement	46				
24	Basement	46				
25	Basement	46				
26	Basement	46				
27	Basement	46				
28	Basement	46				
29	Basement	46				
30	Basement	46				
31	Basement	46				
32	Basement	46				
33	Basement	46				
34	Basement	46				
35	Basement	46				
36	Basement	46				
37	Basement	46				
38	Basement	46				
39	Basement	46				
40	Basement	46				
41	Basement	46				
42	Basement	46				
43	Basement	46				
44	Basement	46				
45	Basement	46				
46	Basement	46				
47	Basement	46				
48	Basement	46				
49	Basement	46				
50	Basement	46				
51	Basement	46				
52	Basement	46				
53	Basement	46				
54	Basement	46				
55	Basement	46				
56	Basement	46				
57	Basement	46				
58	Basement	46				
59	Basement	46				
60	Basement	46				
61	Basement	46				
62	Basement	46				
63	Basement	46				
64	Basement	46				
65	Basement	46				
66	Basement	46				
67	Basement	46				
68	Basement	46				
69	Basement	46				
70	Basement	46				
71	Basement	46				
72	Basement	46				
73	Basement	46				
74	Basement	46				
75	Basement	46				
76	Basement	46				
77	Basement	46				
78	Basement	46				
79	Basement	46				
80	Basement	46				
81	Basement	46				
82	Basement	46				
83	Basement	46				
84	Basement	46				
85	Basement	46				
86	Basement	46				
87	Basement	46				
88	Basement	46				
89	Basement	46				
90	Basement	46				
91	Basement	46				
92	Basement	46				
93	Basement	46				
94	Basement	46				
95	Basement	46				
96	Basement	46				
97	Basement	46				
98	Basement	46				
99	Basement	46				
100	Basement	46				

Total Depr. Value \$
 True Cash Value \$

Village
City

RESIDENTIAL ASSESSMENT RECORD

MAP NO. BOOK NO. PAGE NO. PARCEL CODE NO.
 1109 157 1109 157 583

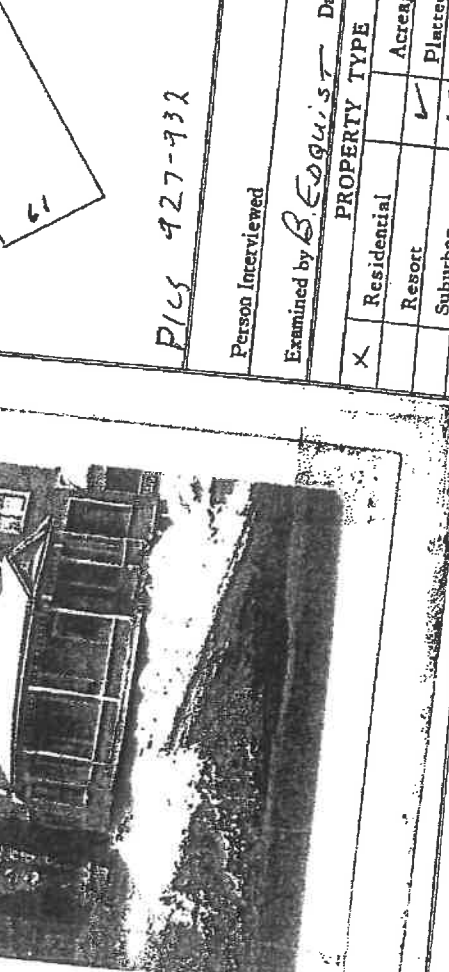
REVENUE STAMP VERIFICATION SALE PR. PROPERTY ADDRESS
 17500 - 1109 1st St
 WD L 294 R 529

IMPROVEMENTS		LAND	
<input type="checkbox"/> Dirt	<input type="checkbox"/> Level		
<input checked="" type="checkbox"/> Gravel	<input checked="" type="checkbox"/> Rolling		
<input checked="" type="checkbox"/> Paved	<input type="checkbox"/> Low		
<input checked="" type="checkbox"/> Curb	<input type="checkbox"/> High		
<input checked="" type="checkbox"/> Sidewalk	<input checked="" type="checkbox"/> Landscaped		
<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Swamp		
<input checked="" type="checkbox"/> Sewer			
<input checked="" type="checkbox"/> Electric			
<input checked="" type="checkbox"/> Gas			

LAND VALUE PLUS IMPROVEMENTS COMPUTATION			
LOT SIZE	DEPTH FACTOR	EQUIVALENT FRONTAGE	RATE
61 x 182	1.03	75.05	\$ 2503
TOTAL LAND PLUS IMPROVEMENTS \$ 2503			

LAND IMPROVEMENT		VALUE NEW	% COND.
Well			
Septic System			
Paved Drive			
Fence			
Landscaping			
TOTAL LAND PLUS IMPROVEMENTS		\$	
TOTAL BUILDINGS		\$	
TOTAL TRUE CASH VALUE		\$	

Sec. 583
 Assessor's Plat No 4
 Lot 11
 Kent T Lundgren & W
 1109- 1st St
 Menominee Mich 49858

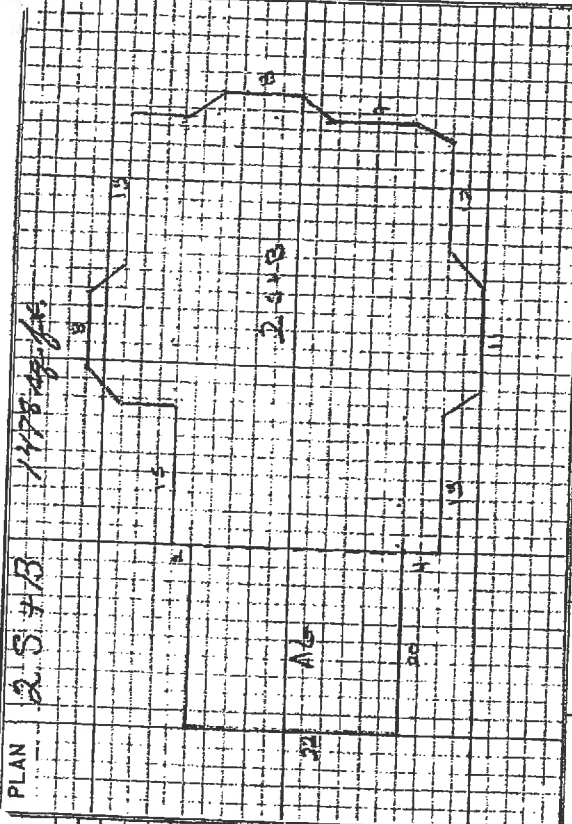


2007 60460

Person Interviewed
 Examined by B. Edquist Date 2-1-79
 PROPERTY TYPE
 Residential
 Resort
 Suburban
 Acreage
 Platted
 Improved
 Vacant

YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
1985	\$ 21500		\$
1986	\$ 21600		\$
88	22400		
1989	24000		
1992	25200		
1998	34,900		
00	39,300		

ORDER BY FORM NO. M293 REVISED 1973 RESIDENTIAL ASSESSMENT RECORD FROM: DOWNEY BROS. & CO., KALAMAZOO, MICHIGAN



ITEM OR NO. OF STORIES	SQUARE FEET	UNIT COST	BASE VALUE	DEPR. & OBSOL. % GOOD	DEPR. VALUE
		\$	\$		\$

Total Dep. Value \$ _____
 COST MOD. X C.C.P. = _____
 True Cash Value \$ _____

4. Interior Trim & Decoration:
 Flab. Ord. Min.
 No. Inside Window Trim
 Size of Closets:
 Large Ord. Small
 Number of Closets:
 Many Ord. Few
 Drywall Plaster
 Paneled Wainscot Hardware Qual. _____

5. & 6. Floor & Ceilings
 Foyer Fl. _____
 Kit Fl. _____
 Other Fl. _____
 Cove'd Ceilings Drywall
 Plaster _____
 7. & 9. Foundation & Basement
 Craw'l Space _____ s.f.
 Slab House _____ s.f.
 Basement _____ s.f.
 Height to Joists _____ ft.

13. Plumbing
 No. of Baths 3
 Cer. Tile Walls _____
 Cer. Tile Floor _____
 Plastic Tile Walls _____
 Extra Stool _____
 Extra Wash Bowl _____
 Water Heater: Gals. Gas Elec.
 Well Sepsic Tank
 14. (see front of record card)
 15. Built-In Items
 Oven _____ Range _____ \$ _____
 Disposal _____
 Flood & Fan _____
 Dishwasher _____
 Refrigerator _____
 Incinerator _____
 Water Softener _____
 Fireplaces 5
 Vanities _____
 Cupboard Length _____
 Cupboard Quality _____

16. Porches
 Wide _____ Deep _____ Type _____
 Attached _____
 Separate _____
 Cars _____
 24 Wide _____
 28 Deep _____
 Walls _____
 Floor _____
 Doors _____
 Common Wall _____
 Other Walls _____
 Ceiling _____

17. Garage *attached to house*
 Year Built _____
 Attached _____
 Separate _____
 24 Wide _____
 28 Deep _____
 Walls _____
 Floor _____
 Doors _____
 Common Wall _____
 Other Walls _____
 Ceiling _____

10. Floor Support
 Joists "x" "o.c." _____
 Unsupported Length _____ ft.
 Sill Plates: Yes No
 Wood Sash _____
 Metal Sash _____
 Ply. Sub-Floor "x" _____
 Ply. Sub-Floor "x" _____
 Center Support _____

11. Heating & Air Conditioning
 Gas-Forced Warm Air
 Oil-Forced Warm Air
 Gas Oil Coal
 Wall Fur. _____ Floor Fur. _____
 Stove or Space Heat _____
 Steam Radiators _____
 Forced Warm Water _____
 AIR CONDITIONER _____
 Evaporator _____

12. Electric
 Amps Service _____
 No. & Qual. Elec. Fixtures: _____
 Ex. Ord. Min.
 No. Electric Outlets: _____
 Many Ord. Few

11. Heating & Air Conditioning
 Condition for Age: *AGS* -
 Effective Age _____
 Neighborhood is Improving Stable Declining

CLASS _____
 Typical Classes of Other Houses in this Neighborhood _____
 Neighborhood is Improving Stable Declining

GOOD AREA DESIGN
 POORLY MAINTAINED
 NEW GARAGE - 1985 - 10'9" AMB SWALL
 24 X 21? REFUSED TO LET US IN GARAGE

Check 1/20/15C ST. FOR SEPARATE DRAWING

RESIDENTIAL ASSESSMENT RECORD

Village _____
City _____

GRANTEE'S NAME
Lyle Rutgers
Vicki Lynn Frederikson
Robt & Norma Armstrong

ADDRESS
1403 - 1st St

REVENUE STAMP
58000

VERIFICATION SALE PR.

MAP NO.

BOOK NO.

PAGE NO.

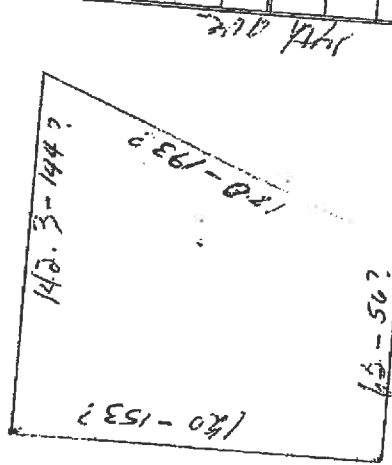
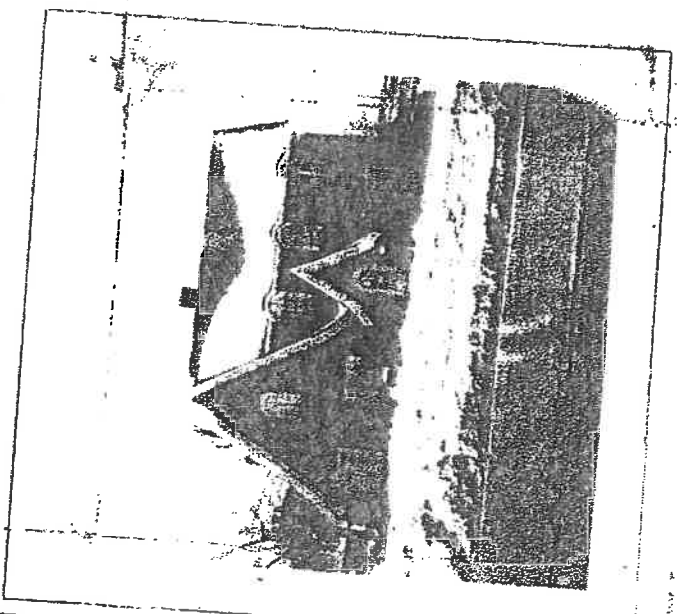
PARCEL CODE NO.
6075

Property Address 1403 1st St.
Building or Alteration Permit

DESCRIPTION AND LAND SKETCH
I. R.

625 Halls Add
Lot 1 & S 24' of lot 2 Blk 4

625 Lyle Rutgers & W
1403 - 1st St
Menominee, Mich 49858



IMPROVEMENTS		LAND	
<input checked="" type="checkbox"/>	Dir	<input checked="" type="checkbox"/>	Level
<input type="checkbox"/>	Gravel	<input type="checkbox"/>	Rolling
<input type="checkbox"/>	Paved	<input type="checkbox"/>	Low
<input type="checkbox"/>	Curb	<input type="checkbox"/>	High
<input checked="" type="checkbox"/>	Sidewalk	<input checked="" type="checkbox"/>	Landscaped
<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>	Swamp
<input checked="" type="checkbox"/>	Sewer	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Electric	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Gas	<input type="checkbox"/>	

LAND VALUE PLUS IMPROVEMENTS COMPUTATION			
LOT SIZE	DEPTH FACTOR	EQUIVALENT FRONTAGE	RATE
172.15X 190	1.12	114.90	\$150
			\$ 17100

LAND IMPROVEMENT	VALUE NEW	% COND.
Well		
Septic System		
Paved Drive		
Fence		
Landscaping		
TOTAL LAND PLUS IMPROVEMENTS		\$
TOTAL BUILDINGS		\$
TOTAL TRUE CASH VALUE		\$

YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
88	\$ 31600		\$
1989	34600		
91	35,900		
92	31000		
05	86,300		

Person Interviewed Mrs. Rutgers
Examined by B. Edquist Date 3-1-79

PROPERTY TYPE	
<input checked="" type="checkbox"/>	Residential
<input type="checkbox"/>	Resort
<input type="checkbox"/>	Suburban
<input type="checkbox"/>	Acresage
<input type="checkbox"/>	Platted
<input type="checkbox"/>	Improved
<input type="checkbox"/>	Vacant

PICS 933-938 6/1

06/27/2017
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Valuation Report

DB: Menominee 2017

051-006-280-00
Property Class: 401
Map #:
2017 Est. T.C.V.
CITY OF MENOMINEE
HIGLEY WILLIAM
101 15TH AVE
MENOMINEE, MI 49856

Land Value Estimates for Land Table 401-3.HIGH END & WATERVIEW
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
WATER VIEW	91.05	121.00	1.0000	0.8154	800	100		59,392	
91 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value =	59,392

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	4.63	1.00	100	66	306
D/W/P: Asphalt Paving	2.01	1.00	100	66	133
Fencing: Wd, Solid, 6 ft.	21.07	1.00	75	66	1,043
Total Estimated Land Improvements True Cash Value =					1,481

Cost Est. for Res. Bldg: 1 Single Family TWO-STORY Cls B Blt 1936

(11) Heating System: Forced Hot Water, Air Conditioning
Ground Area = Size for Rates = 1419 SF Floor Area = 2838 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
2 Story Brick Basement 159.05 0.00 17.08 1419 249,928

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
3 Fixture Bath 4650.00 1 4,650

(14) Water/Sewer
Public Water 1712.00 1 1,712
Public Sewer 1712.00 1 1,712

(15) Built-Ins & Fireplaces
Fireplace: Exterior 2 Story 6600.00 1 6,600

(16) Porches
CCP (1 Story), Standard 48.20 45 2,169
CPP, Standard 38.17 15 573

County Multiplier = 1.41 => Cost New = 376,955

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 211,095

Separately Depreciated Items:

Square footage # 1 is depreciated at 66 %Good... Base Cost Was = 249,928
County Multiplier = 1.41 => Cost New = 352,399
Phy/Ab.+hy/Func/Econ/Comb.%Good= 10/100/100/100/10.0, Depr.Cost = 35,240

(17) Garages
Class:B Exterior: Brick Foundation: 42 Inch (Unfinished)
Base Cost 34.83 500 17,415
Common Wall: 1/2 Wall -1475.00 1 -1,475
Automatic Doors 500.00 1 500
Mechanical Doors 425.00 1 425
Storage area over garage 4.85 250 1,213
County Multiplier = 1.41 => Cost New = 25,489
Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0, Depr.Cost = 16,823

ECF (RESIDENTIAL CITY) Total Depreciated Cost = 263,158
0.855 => TCV of Bldg: 1 = 225,000

2017 Est. T.C.V. 051-006-280-00 = 285,873
Est. TCV/Total Floor Area = 100.73

2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

Township _____
 Village _____
 City _____

RESIDENTIAL ASSESSMENT RECORD

051-006-280-00

DATE OF TRANSFER _____

GRANTEE'S NAME
 Wm S. Jones
 William Holey

ADDRESS
 707-15th Ave.

REVENUE STAMP _____

VERIFICATION SALE PR. _____

MAP NO. _____

BOOK NO. _____

PAGE NO. _____

PARCEL CODE NO. 628

Property Address 101 15th Ave. SE

Building or Alteration Permit _____

Date _____

Amount \$ _____

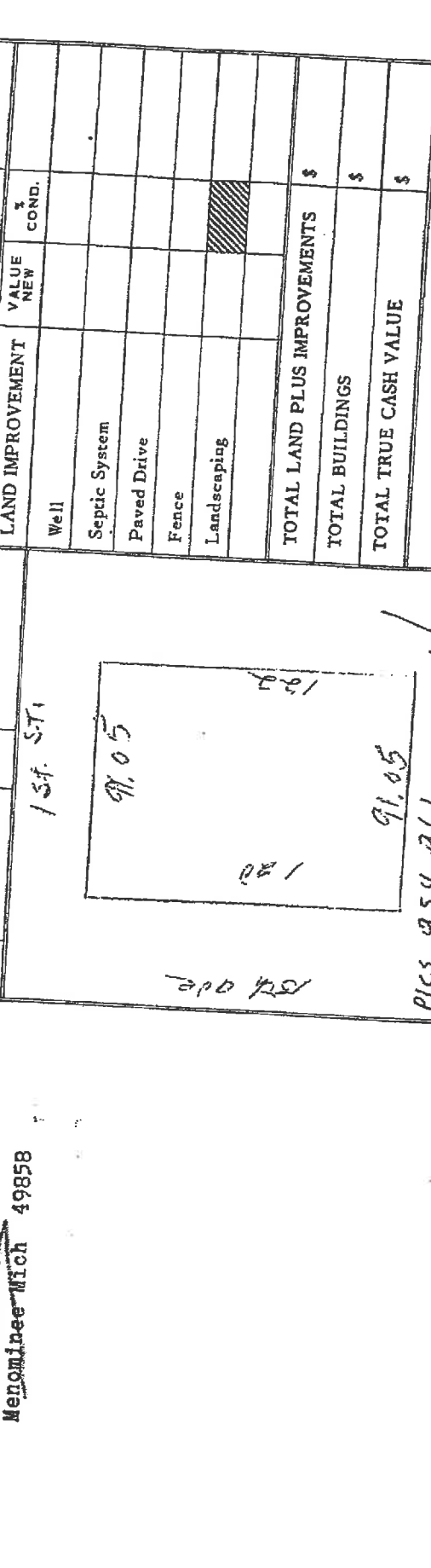
DESCRIPTION AND LAND SKETCH

Sec. T. R.

628 Halls Add
 Lot 5 & N $\frac{1}{2}$ of lot 4 Blk 4

628 Wm S Jones & W
 101-15th Ave
 Menominee Mich 49858

IMPROVEMENTS		LAND	
Dirt		Level	X
Gravel		Rolling	
Paved		Low	
Curb		High	
Sidewalk		Landsaped	X
Water	X	Swamp	
Sewer	X		
Electric	X		
Gas			



LAND VALUE PLUS IMPROVEMENTS COMPUTATION			
LOT SIZE	DEPTH FACTOR	EQUIVA. FRONTAGE	RATE
91.05 x 121	100	91.05	\$ 150
			\$ 13657
LAND IMPROVEMENT VALUE NEW % COND.			
Well			
Septic System			
Paved Drive			
Fence			
Landscaping			
TOTAL LAND PLUS IMPROVEMENTS \$			
TOTAL BUILDINGS \$			
TOTAL TRUE CASH VALUE \$			

YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
88	\$ 46700		\$
89	48300		\$
91	50,500		\$
92	53,000		\$
99	77,400		\$

Person Interviewed MR. JONES

Examined by B. Edquist Date 2/26/79

PROPERTY TYPE

X	Residential	Acresage
	Resort	Platted
	Suburban	Improved
		Vacant

06/27/2017
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Valuation Report

DB: Menominee 2017

051-006-320-00
Property Class: 401
Map #:

2017 Est. T.C.V.
CITY OF MENOMINEE

PETERSON ROBIN REVOCABLE TRUST
1402 1ST ST
MENOMINEE, MI 49858

Land Value Estimates for Land Table 401WF.WATERFRONT

* Factors *								
Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
LAKEFRONT	88.85	323.50	1.0000	1.0000	1400	100	124,390	
89 Actual Front Feet, 0.66 Total Acres							Total Est. Land Value =	124,390

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Retaining Wall: Brick, 8 in.	18.89	1.00	138	90	2,346
/CI16/YARI/MASW/ORNSBH	10.40	1.00	340.0	95	3,359
/CI16/YARI/PAV/494H	1.00	1.00	1680.0	120	2,016
/CI16/YARI/PAV/494H	1.00	1.00	1380.0	120	1,656
/CI16/YARI/PAV/494H	1.00	1.00	3472.0	95	3,298
Total Estimated Land Improvements True Cash Value =					12,676

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls B Blt 0

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2524 SF Floor Area = 2524 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	91.25	0.00	1.76	1836	170,766
1	Story Brick	Crawl Space	91.25	-10.88	1.76	688	56,505

Other Additions/Adjustments

	Rate	Size	Cost
--	------	------	------

(13) Plumbing

3 Fixture Bath	4650.00	2	9,300
Extra Sink	875.00	4	3,500
Separate Shower	1605.00	1	1,605
Ceramic Tile Floor	900.00	3	2,700
Ceramic Tile Wains	1370.00	1	1,370

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Dishwasher	895.00	1	895
Garbage Disposal	325.00	1	325
Jacuzzi Replaces Tub	5460.00	1	5,460
Microwave	825.00	1	825
Fireplace: Exterior 1 Story	5525.00	1	5,525

(16) Porches

CPP, Standard	28.47	30	854
CPP, Standard	40.55	12	487

County Multiplier = 1.41 => Cost New = 371,594

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 204,376

Separately Depreciated Items:

(17) Garages

Class:B Exterior: Brick Foundation: 18 Inch (Finished)

Base Cost	27.75	925	25,669
Common Wall: 1 Wall	-2475.00	1	-2,475
Automatic Doors	500.00	2	1,000
Mechanical Doors	425.00	1	425
County Multiplier = 1.41 =>			Cost New = 34,712
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,			Depr.Cost = 30,200

RESIDENTIAL ASSESSMENT RECORD

051-006-320-00

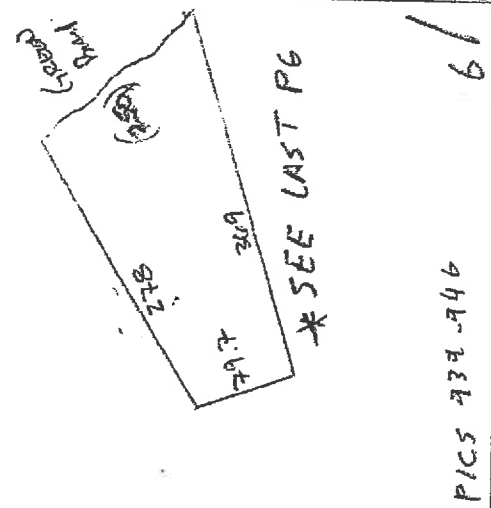
DATE OF TRANSFER 11-83	GRANTEE'S NAME HENRIETTA GULBRANSEN ROBERT PURVAYN	ADDRESS 1402-1st St	REVENUE STAMP 70,000	VERIFICATION SALE PR. 70000	MAP NO.	BOOK NO.	PAGE NO.	PARCEL CODE NO. 632
		Property Address/ 1402		Building or Alteration Permit 1st		Date 5/05		Amount \$
		Addgarage, Add Addition		Convert existing garage to living				
LAND VALUE PLUS IMPROVEMENTS COMPUTATION								
LOT SIZE	DEPTH FACTOR	EQUIVA. LENTY FRONTAGE	RATE	TRUE CASH VALUE				
28.85	38.35	1.44	127.94	\$200	\$ 25580			
104.85	.90	148.30	1250		17912			
LAND IMPROVEMENT				VALUE NEW	COND.			
Well								
Septic System								
Paved Drive								
Fence								
Landscaping								
TOTAL LAND PLUS IMPROVEMENTS						\$		
TOTAL BUILDINGS						\$		
TOTAL TRUE CASH VALUE						\$		
YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION					
88	\$ 36100	\$	\$					
1989	39400							
91	41,000							
93	43,100							
03	84,300							
PERSONAL INFORMATION CARETAKER								
Person Interviewed		Date						
Examined by B Edquist		3-1-79						
PROPERTY TYPE								
<input checked="" type="checkbox"/>	Residential	Acreage						
<input type="checkbox"/>	Resort	Platted						
<input type="checkbox"/>	Suburban	Improved						
<input type="checkbox"/>	Vacant	Vacant						

DESCRIPTION AND LAND SKETCH

632 Halls Add, prt of Lots 1 & 2 Blk 5 & prt of Lot 1 SEC 2 T31N R27W; beg in Ely ln of 1st St 166.7' Sly of its int with Nly ln of Lot 3 Blk 5

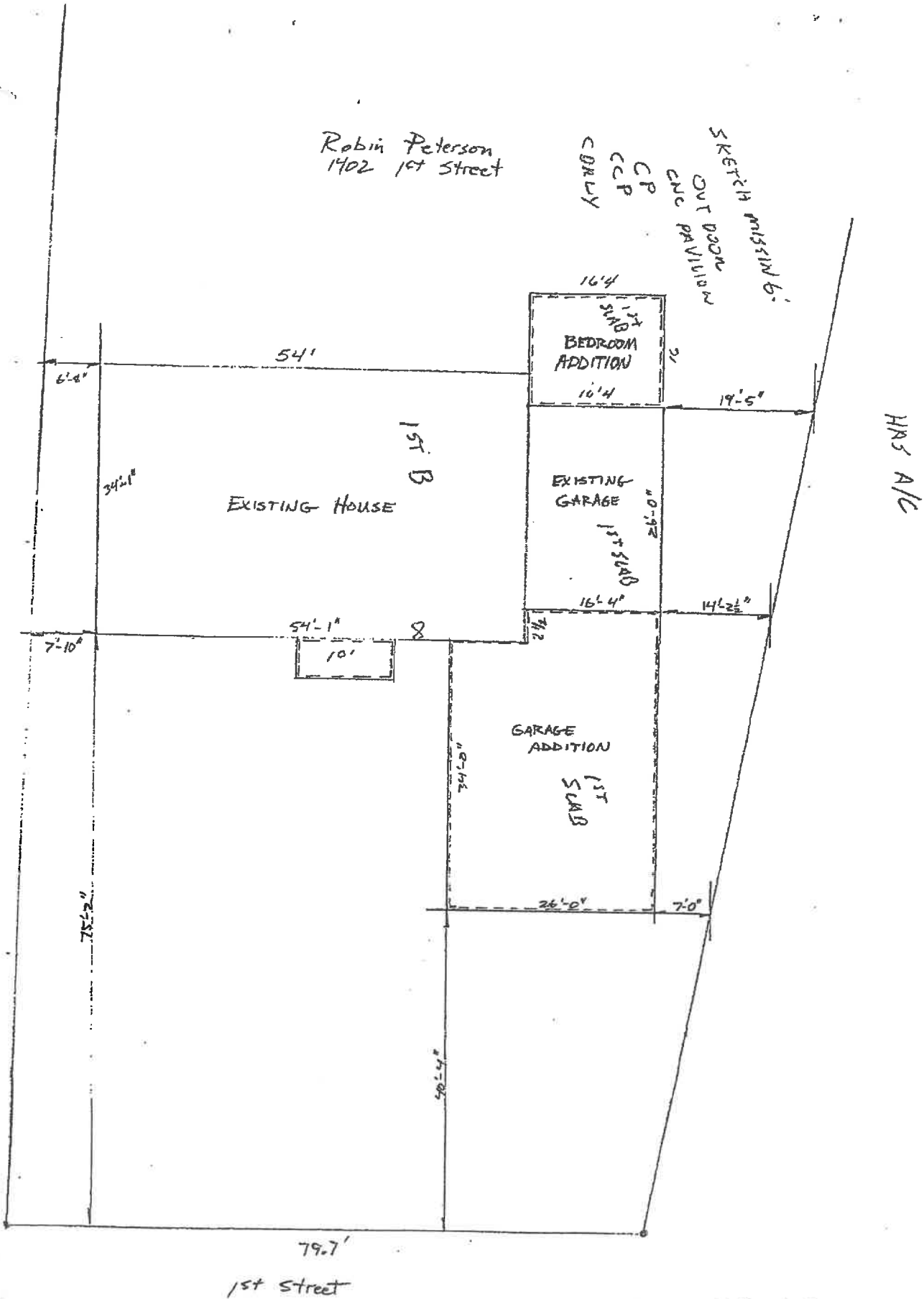
632 Henrietta Gulbransen 1402-1st Street Menominee, MI. 49858

632-2 th Nly alg 1st St 79.7', th Ely on > of 37°45M to rt 278' m or l to shore of Green Bay, th SELY alg Bay to pt N68°E from POR th S68°W134.1R



Robin Peterson
1402 1st Street

SKETCH MISSING:
OUT DOOR
CNC PAVILION
CP
CCP
CORNER



SCALE 3/16" = 2'-0"

06/27/2017
11:20 PM

Valuation Report

DB: Nenahnee 2017

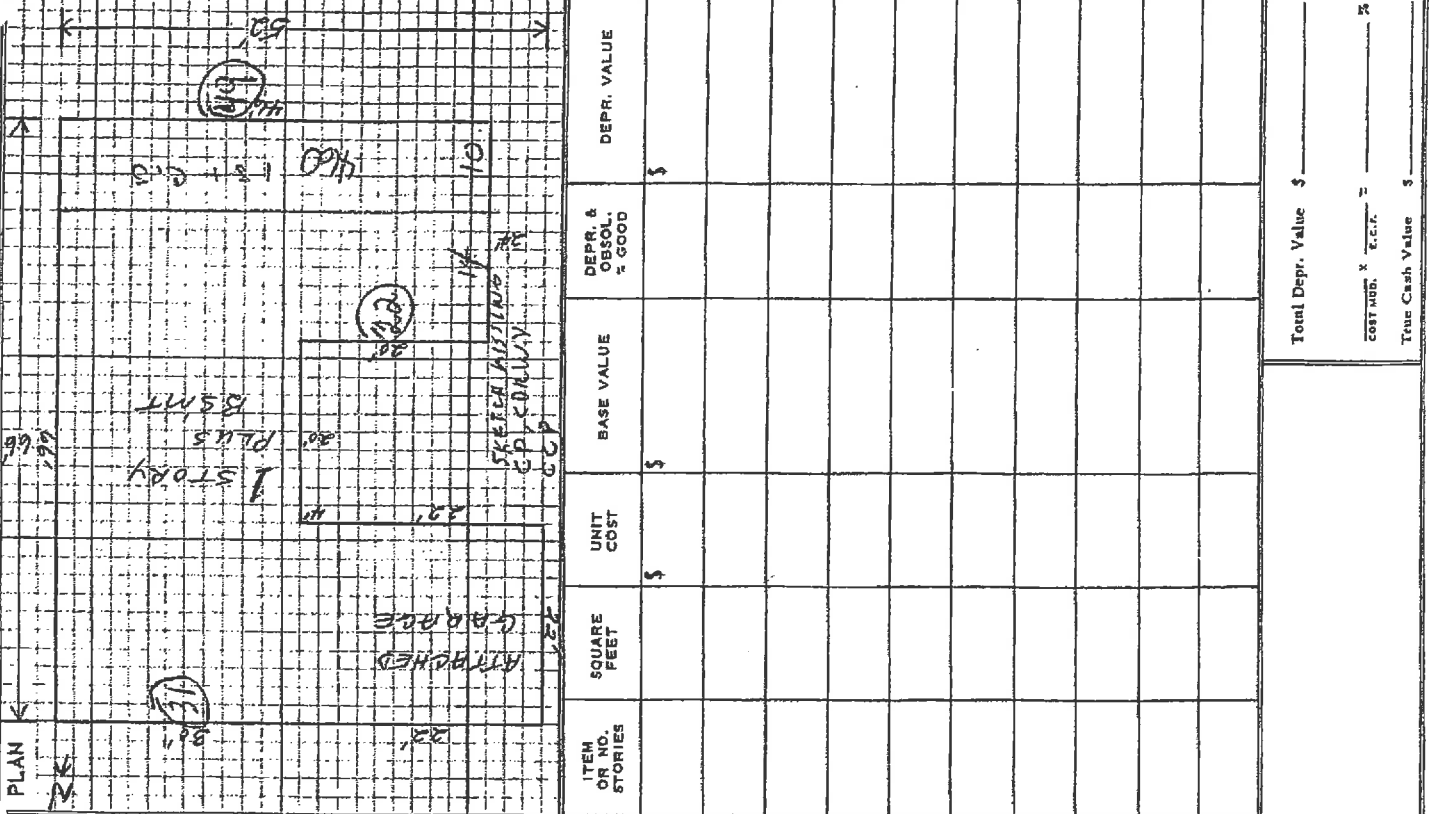
Parcel Number: 051-006-330-00

Page: 2

Est. TCV/Total Floor Area = 133.66, Most recent sale 02/07/2001 for 235,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,400	152,400	152,400	142,313	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	200	0	0	1,280	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,600	152,600	152,600	143,593	143,593	143,593	

4. Interior Ave Good Trim & Decoration: Flab. <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Min. No. Inside Window Trim Size of Closets: Large <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Small Number of Closets: Many <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Few Drywall <input checked="" type="checkbox"/> Plaster Paneled Wainscot Hardware Qual. Good		13. Plumbing 1/2" BRASS - DRYWALL Cer. Tile Walls 1/2" WAY UP ON 3 Cer. Tile Floor ALL 2 1/2" BATHS Plastic Tile Walls Extra Stool Extra Wash Bowl Water Heater: 80 Gals. <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Elec. <input type="checkbox"/> Well <input type="checkbox"/> Septic Tank	
5. & 6. Floor & Ceilings Foyer Fl. 1/2" BRASS 1st Floor KIT FLOOR CARPET 2nd Floor Bath Total Bedrooms Coved Ceilings Plaster <input checked="" type="checkbox"/> Drywall		14. (See front of record card)	
7.8.9. Foundation & Insulation Craw. Space Slab House Basement Height to Joists Concrete Block Concrete Walls Concrete Floor Asphalt Tile Recreation Room LINO. FLOOR PANELED ROOM IN BASEMENT		15. Built-In Items Oven Range \$ Disposal Hood & Fan Dishwasher Refrigerator Incinerator Water Softener Fireplace BRICK EXT. Vanities Cupboard Length 30' Cupboard Quality G-000	
8. Exterior Wood Aluminum Brick Block STONE TRIM PANELED ROOM IN BASEMENT		16. Porches Wide Deep Type 20' 4' A.C.B. X Attached Cuts 3 Condition EX Walls BRICK Deep Floor CONC. Doors W.D. O.H. Other Walls Ceiling	
9. Windows Many <input type="checkbox"/> Few <input type="checkbox"/> Large <input checked="" type="checkbox"/> Small <input type="checkbox"/> Wood Sash Metal Sash Double Hung Hor. Sliding Double Glass Storms & Scr. CRANK OUTS 3 1/2" x 3 1/2" STAINES		17. Garage Year Built Attached <input checked="" type="checkbox"/> Separate Cuts 3 Condition EX Walls BRICK Deep Floor CONC. Doors W.D. O.H. Other Walls Ceiling CLASS Ave BC Typical Classes of Other Houses In this Neighborhood Neighborhood is <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Condition for Age KG Effective Age 20 Ave Sized Beams Ave Carpet 4' bsmt under 1 1/4" of house AD Smiths W4 1/4 bsmt Rec. Rm 3' x 3' good	
10. Floor Support Joists 2" x 12" 16" o.c. Unsupported Length Sill Plate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Diag. Sub-Floor " x " Ply. Sub-Floor 1/2" x 8" Center Support ST. BEAM ST. PARS		11. Heating & Air Conditioning Gas - Forced Warm Air Oil - Forced Warm Air Gas <input type="checkbox"/> Oil <input type="checkbox"/> Coal Wall Fur. <input type="checkbox"/> Floor Fur. Stone or Space Heat Steam Radiators Forced Warm Water AIR CONDITIONER	
11. Roof Hip Gable BARN Front Overhang Other Overhang Eave-trough Chimney Type: Brick <input checked="" type="checkbox"/> Block <input type="checkbox"/> Metal No. & Qual. Elec. Fixtures: Ex. <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Min. Asphalt Shingles No. Electric Outlets: Many <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Few		12. Electric	



Total Depr. Value \$ _____
 COST MOD. x E.C.F. = _____
 True Cash Value \$ _____

2 -> 1 TRIPLE BRICK AND 1 SINGLE BRICK

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VARGO, CHERYL	BOYE, GARY & JOANN	0	11/16/1999	LC	MARKET SALE	392-870		100.0
KAMIN, KATHERINE	VARGO, CHERYL	37,000	01/22/1997	WD	MULTI PARCEL	322-967		100.0

Property Address
3500 11TH ST

Owner's Name/Address
JUST RENTALS LLC
801 MAPLE ST
PESHIGO WI 54157

Class: RESIDENTIAL Zoning: N/A (Building Permit(s))
School: MENOMINEE SCHOOLS - 55100
P.R.E. 0%
MAP #:
2017 Est TCV 40,925 TCV/TFA: 42.63
Land Value Estimates for Land Table 00014.TENTH STREET BORDER

Tax Description	Rate	CountyMult.	Size	%Good	Cash Value
COLEMAN LUMBER COS 1ST ADD LOT 6 BLK 1	3.35	1.00	100	66	221
Comments/Influences	Total Estimated Land Improvements True Cash Value = 221				

Improvements	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	50.00	150.00	1.0000	0.3750	145	100		2,719
Gravel Road	50	Actual Front Feet, 0.17	Total Acres		Total Est. Land Value =			2,719
Paved Road	Land Improvement Cost Estimates							
Storm Sewer	Description							
Sidewalk	D/W/P: 4in Concrete							
Water	Rate							
Sewer	3.35							
Electric	CountyMult.							
Gas	1.00							
Curb	Size							
Street Lights	100							
Standard Utilities	%Good							
Underground Utils.	66							

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Tribunal/ Review Other	Taxable Value
Level	2017	1,400	19,100	20,500		19,946C
Rolling	2016	1,400	19,000	20,400		19,769C
Low	2015	1,400	20,200	21,600		19,710C
High	2014	1,400	18,000	19,400		19,400S
Landscaped	PIC5 730-734					
Swamp	5/31					
Wooded						
Pond						
Waterfront						
Ravine						
Wetland						
Flood Plain						



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

SKETCH/AREA TABLE ADDENDUM

SUBJECT Property Address City Owner Client Appraiser Name	<h1 style="font-size: 2em;">Evaluation Copy</h1>												
IMPROVEMENTS SKETCH	<h2 style="font-size: 2em;">Call Apex Software</h2> <p style="font-size: 1.5em; font-weight: bold;">888-308-2722</p> <p>2690-000 Home</p>												
<h2 style="font-size: 2em;">to register this</h2>													
Comments:													
AREA CALCULATIONS	Scale: 1" = 10'												
<h3 style="font-size: 1.2em;">AREA CALCULATIONS SUMMARY</h3>													
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Code</th> <th style="width: 30%;">Description</th> <th style="width: 10%;">Factor</th> <th style="width: 10%;">Net Size</th> <th style="width: 10%;">Perimeter</th> <th style="width: 10%;">Net Totals</th> </tr> </thead> <tbody> <tr> <td>LAND</td> <td>Land</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Code	Description	Factor	Net Size	Perimeter	Net Totals	LAND	Land					
Code	Description	Factor	Net Size	Perimeter	Net Totals								
LAND	Land												

06/27/2017
11:20 PM

Valuation Report

DB: Menominee 2017

051-026-910-00 2017 Est. T.C.V. KUKICH PATRICIA F
Property Class: 401 3504 11TH ST
Map #: CITY OF MENOMINEE MENOMINEE, MI 49858

Land Value Estimates for Land Table 00014.TENTH STREET BORDER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTH - STRETCH	50.00	50.00	1.0000	0.4472	490	100		10,957
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								10,957

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	County	Mult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00		360	41	522
/CI16/YARI/WOOF/3040L	10.30	1.00		64.0	100	659
Total Estimated Land Improvements True Cash Value =						1,181

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 1956

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1144 SF Floor Area = 1144 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Crawl Space 57.83 -8.46 0.00 1144 56,479

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer
Public Water 1025.00 1 1,025
Public Sewer 1025.00 1 1,025

(15) Built-Ins & Fireplaces
Cook Top 365.00 1 365
Oven 725.00 1 725

(16) Porches
CPP, Standard 35.85 12 430

County Multiplier = 1.41 => Cost New = 84,670

Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/ 95/100/100/48.5, Depr.Cost = 41,023

Separately Depreciated Items:

Square footage # 1 is depreciated at 35 %Good... Base Cost Was = 56,479
County Multiplier = 1.41 => Cost New = 79,636
Phy/Ab.Phy/Func/Econ/Comb.%Good=-16/ 95/100/100/-15.2, Depr.Cost = -12,105
ECF (RESIDENTIAL CITY) 0.851 => TCV of Bldg: 1 = 24,609

2017 Est. T.C.V. 051-026-910-00 = 36,747

Est. TCV/Total Floor Area = 32.12, Most recent sale 04/15/2011 for 36,600

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,300	18,300	18,300	18,300	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	100	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,400	18,400	18,400	18,464	18,400	0	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family	Eavestrough	X Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Interior 1 Story	12 CPP	Year Built:	Garage			
Mobile Home	X Insulation	Wood	Coal	Steam		Cook Top	Interior 2 Story	Interior 2 Story		Car Capacity:				
Town Home	0 Front Overhang	Forced Air w/o Ducts				Dishwasher	2nd/Same Stack	Two Sided		Class:				
Duplex	0 Other Overhang	Forced Air w/ Ducts				Garbage Disposal		Exterior 1 Story		Exterior:				
A-Frame	(4) Interior	Forced Hot Water				Bath Heater		Exterior 2 Story		Brick Ven.:				
X Wood Frame	Drywall X Plaster	Electric Baseboard				Vent Fan		Prefab 1 Story		Stone Ven.:				
	Paneled	Elec. Ceil. Radiant				Hot Tub		Heat Circulator		Common Wall:				
	Trim & Decoration	Radiant (in-floor)				Vented Hood		Heat Circulator		Foundation:				
Building Style:	Ex X Ord	Electric Wall Heat				Vented Hood		Raised Hearth		Finished ?:				
RANCH	Size of Closets	Space Heater				Intercom		Wood Stove		Auto. Doors:				
Yr Built	Min	Wall/Floor Furnace				Jacuzzi Tub		Direct-Vented Ga		Mech. Doors:				
1956	Small	Forced Heat & Cool				Jacuzzi repl.Tub		Area:		% Good:				
Condition:	Doors	Heat Pump				Oven		% Good:		Storage Area:				
Fair	(5) Floors	No Heating/Cooling				Microwave		Storage Area:		No Conc. Floor:				
Room List	Kitchen: Carpeted	Central Air				Standard Range		Storage Area:						
Basement	Other: Carpeted	Wood Furnace				Self Clean Range		Storage Area:						
6 1st Floor	Other:	(12) Electric				Sauna		Storage Area:						
2nd Floor		100 Amps Service				Trash Compactor		Storage Area:						
3 Bedrooms	(6) Ceilings	No. of Fixtures				Central Vacuum		Storage Area:						
(1) Exterior	X Plaster	Ex. X Ord. Min				Security System		Storage Area:						
Wood/Shingle	(7) Excavation	No. of Elec. Outlets				Stories Exterior		Storage Area:						
X Aluminum/Vinyl	Basement: 0 S.F.	Many X Ave. Few				1 Story Siding		Storage Area:						
Brick	Crawl: 1144 S.F.	(13) Plumbing				Other Additions/Adjustments		Storage Area:						
X Insulation	Height to Joists: 0.0	Average Fixture (s)				(14) Water/Sewer		Storage Area:						
(2) Windows	(8) Basement	1 3 Fixture Bath				Public Water		Storage Area:						
X Many X Large	Conc. Block	2 Fixture Auto				Public Sewer		Storage Area:						
Avg. Avg.	Poured Conc.	Softener, Manual				Cook Top		Storage Area:						
Few Small	Stone	Solar Water Heat				Oven		Storage Area:						
X Wood Sash	Treated Wood	No Plumbing				(16) Porches		Storage Area:						
Metal Sash	Concrete Floor	Extra Toilet				CPP, Standard		Storage Area:						
X Vinyl Sash	Recreation SF	Extra Sink				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						
X Double Hung	Living SF	Separate Shower				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						
Horiz. Slide	Walkout Doors	Ceramic Tile Floor				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						
Casement	No Floor SF	Ceramic Tile Wains				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						
Double Glass	(10) Floor Support	Ceramic Tub Alcove				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						
Patio Doors	Joists:	Vent Fan				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						
X Storms & Screens	Unsupported Len:	(14) Water/Sewer				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						
(3) Roof	Chnr.Sup:	Public Water				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						
X Gable	X Asphalt Shingle	Public Sewer				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						
Hip	Chimney: Metal	Water Well				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						
Flat		1000 Gal Septic				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						
X Asphalt Shingle		2000 Gal Septic				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						
		Lump Sum Items:				Phy/Ab.Phy/Func/Econ/Comb		Storage Area:						

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

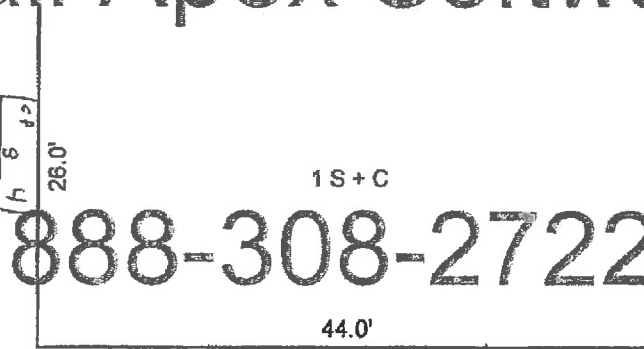
SKETCH/AREA TABLE ADDENDUM

Parcel No 051-026-010-00

Property Address
 City State Zip
 Owner
 Client
 Appraiser Name

Evaluation Copy

Call Apex Software



to register this

← 11TH →

4x16 S.WALK
 2.5 x 114 S.WALK

30' CURB
 OLD CANAL
 RECONSTRUCTION
 17.5'

INITIAL SHEET 7
 13
 -5970

Comments:

Scale: 1"=10'

AREA CALCULATIONS SUMMARY				
Code	Description	Factor	Net Size	Perimeter
LAND	Land	Demo		
software				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
BEATTIE VELMA LE & BEATTIE BEATTIE KEVIN	BEATTIE KEVIN	1	11/21/2012	DC	DOCUMENT NOTATION	722-40	SELECT	0.0
BEATTIE KEVIN R	SHEPHERD LISA A	48,000	11/21/2012	WD	MARKET SALE	722-431	SELECT	0.0

Property Address
 3508 11TH ST
 Owner's Name/Address
 SHEPHERD LISA A
 3508 11TH ST
 MENOMINEE MI 49858

Class: RESIDENTIAL Zoning: N/A (Building Permit(s)
 School: MENOMINEE SCHOOLS - 55100
 P.R.E. 100% 11/26/2012
 MAP #:
 2017 Est TCV 38,215 TCV/TFA: 44.03
 Land Value Estimates for Land Table 00014.TENTH STREET BORDER

Tax Description	Improvements	Rate	CountyMult.	Size	Good	Cash Value
COLEMAN LUMBER COS 1ST ADD LOT 8 BLK 1	Dirt Road	50.00	1.00	200	41	275
Comments/Influences	Gravel Road	50.00	1.0000	0.4472	100	10,957
	Paved Road	50.00	1.0000	0.4472	100	10,957
	X Storm Sewer	50.00	1.0000	0.4472	100	10,957
	X Sidewalk	50.00	1.0000	0.4472	100	10,957
	X Water	50.00	1.0000	0.4472	100	10,957
	X Sewer	50.00	1.0000	0.4472	100	10,957
	X Electric	50.00	1.0000	0.4472	100	10,957
	X Gas	50.00	1.0000	0.4472	100	10,957
	X Street Lights	50.00	1.0000	0.4472	100	10,957
	X Standard Utilities	50.00	1.0000	0.4472	100	10,957
	X Underground Utils.	50.00	1.0000	0.4472	100	10,957

Land Improvement Cost Estimates
 Description Frontage Depth Rate %Adj. Reason Value
 NORTH - STRETCH 50.00 1.0000 0.4472 490 100 10,957
 50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 10,957
 Land Improvement Cost Estimates
 Description Rate CountyMult. Size \$Good Cash Value
 D/W/P: 4in Concrete 3.35 1.00 200 41 275
 Total Estimated Land Improvements True Cash Value = 275

* 1st B
 VINYL SIDE
 PICS 739-744

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,500	13,600	19,100			19,100S
2016	5,500	13,600	19,100			19,100C
2015	6,400	14,300	20,700			19,100C
2014	6,400	12,400	18,800			18,800S

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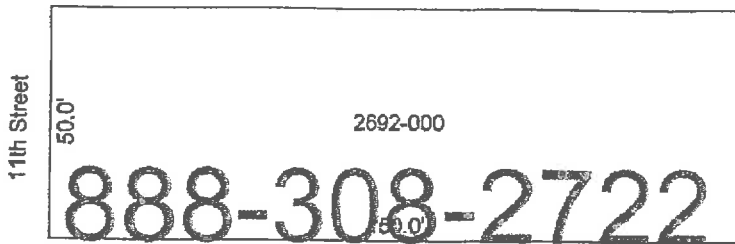
*** Information herein deemed reliable but not guaranteed***

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-025-920-00

SUBJECT	Property Address		
	City	State	Zip
	Owner	<h1>Evaluation Copy</h1>	
	Client		
	Appraiser Name		

Call Apex Software



to register this

Comments:

Scale: 1 = 30

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
LAND	Land				

06/27/2017
11:20 PM

Valuation Report

DB: Menominee 2017

051-027-000-00 2017 Est. T.C.V. GILBERT MICHAEL & ANNE
Property Class: 401 3420 11TH ST
Map #: CITY OF MENOMINEE MENOMINEE, MI 49858

Land Value Estimates for Land Table 00014.TENTH STREET BORDER

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL	100.00	150.00	1.0000	1.0954	70	100		7,668
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,668

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.12	1.00	168	41	628
Total Estimated Land Improvements True Cash Value =					628

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 880 SF Floor Area = 1100 SF.
Stories Exterior Foundation Rate Bsmmt-Adj Heat-Adj Size Cost
1.25 Story Siding Crawl Space 70.68 -9.07 0.00 880 54,217

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
Ceramic Tub Alcove 255.00 1 255

(14) Water/Sewer
Public Water 1025.00 1 1,025
Public Sewer 1025.00 1 1,025

County Multiplier = 1.41 => Cost New = 79,696

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 35,863

Separately Depreciated Items:

(16) Porches
CCP (1 Story), Standard 51.30 25 1,283
County Multiplier = 1.41 => Cost New = 1,808
Phy/Ab.Phy/Func/Econ/Comb.%Good= 41/100/100/100/41.0, Depr.Cost = 741
WGEP (1 Story), Standard 41.05 108 4,433
County Multiplier = 1.41 => Cost New = 6,251
Phy/Ab.Phy/Func/Econ/Comb.%Good= 41/100/100/100/41.0, Depr.Cost = 2,563
WCP (1 Story), Standard 47.52 30 1,426
County Multiplier = 1.41 => Cost New = 2,010
Phy/Ab.Phy/Func/Econ/Comb.%Good= 41/100/100/100/41.0, Depr.Cost = 824

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 15.75 672 10,584
Mechanical Doors 350.00 2 700
County Multiplier = 1.41 => Cost New = 15,910
Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 12,092

Total Depreciated Cost = 52,084
ECF (RESIDENTIAL CITY) 0.851 => TCV of Bldg: 1 = 44,323

2017 Est. T.C.V. 051-027-000-00 = 52,619

Est. TCV/Total Floor Area = 47.84						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,200	26,200	26,200	19,687	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	177	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,300	26,300	26,300	19,864	19,864	19,864	

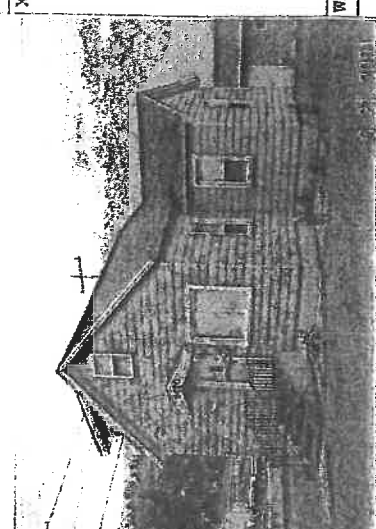
Grantor	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.

Property Address	Class: RESIDENTIAL	Zoning: N/A (Building Permit(s)	Date	Number	Status
3420 11TH ST	School: MENOMINEE SCHOOLS - 55100				
Owner's Name/Address	P.R.E. 100% 06/30/1994	MAP #:			
SILBERT MICHAEL & ANNE	2017 Est TCV 52,619 TCV/TFA: 47.84				
3420 11TH ST	Land Value Estimates for Land Table 00014.TENTH STREET BORDER				
MENOMINEE MI 49858					

Tax Description	Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
TOLEMAN LUMBER COS 1ST ADD LOTS 11 & 12 3LK 2		RESIDENTIAL	100.00	150.00	1.0000	70	100	7,668
Comments/Influences		100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =	7,668
		Land Improvement Cost Estimates						
		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Shed: Wood Frame	9.12	1.00	168	41	628	
		Total Estimated Land Improvements True Cash Value =					628	

PICS 756-740

5/31



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	3,800	22,500	26,300			19,864C
2016	3,800	22,400	26,200			19,687C
2015	1,500	23,500	25,000			19,629C
2014	1,500	20,500	22,000			19,320C

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-027-000-00

SUBJECT	Property Address			
	City	State	Zip	
	Owner	Evaluation Copy		
	Client			
	Appraiser Name			



Comments:

Scale: 1 = 30

AREA CALCULATIONS SUMMARY				
Code	Description	Factor	Net Size	Perimeter
LAND	Land	Demo	software	Demo
				Net Totals

06/27/2017
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Valuation Report

DB: Menominee 2017

051-027-020-00 2017 Est. T.C.V. LEMAY JEREMY
Property Class: 401 3413 11TH ST
Map #: CITY OF MENOMINEE MENOMINEE, MI 49858

Land Value Estimates for Land Table 00014.TENTH STREET BORDER

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL	50.00	150.00	1.0000	1.0954	70	100		3,834
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								3,834

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	50	66	111
Total Estimated Land Improvements True Cash Value =					111

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1216 SF Floor Area = 1824 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	72.79	0.00	0.00	1216	88,513

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer

Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025

County Multiplier = 1.41 =>

Cost New = 127,693

Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/ 90/100/100/41.4,

Depr.Cost = 52,865

Separately Depreciated Items:

Square footage # 1 is depreciated at 30 %Good...

Base Cost Was = 88,513

County Multiplier = 1.41 =>

Cost New = 124,803

Phy/Ab.Phy/Func/Econ/Comb.%Good=-16/ 90/100/100/-14.4,

Depr.Cost = -17,972

(17) Garages

Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	16.50	600	9,900
Mechanical Doors	350.00	1	350

County Multiplier = 1.41 =>

Cost New = 14,453

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/ 90/100/100/81.9,

Depr.Cost = 11,837

Class:D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	14.90	720	10,728
Mechanical Doors	325.00	1	325

County Multiplier = 1.41 =>

Cost New = 15,585

Phy/Ab.Phy/Func/Econ/Comb.%Good= 26/ 90/100/100/23.4,

Depr.Cost = 3,647

Total Depreciated Cost = 50,377

ECF (RESIDENTIAL CITY)

0.851 => TCV of Bldg: 1 = 42,871

2017 Est. T.C.V. 051-027-020-00

= 46,816

Est. TCV/Total Floor Area = 25.67, Most recent sale 09/09/1999 for 42,300

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,300	23,300	23,300	21,909	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	197	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,400	23,400	23,400	22,106	22,106	22,106	

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(16) Porches/Decks			(17) Garage		
Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang (4) Interior Drywall X Plaster X Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.	Gas		Oil	Elec.		Appliance Allow.			Interior 1 Story			Year Built: 1997			
		Wood		Coal	Steam		Cook Top			Interior 2 Story			Car Capacity: 2			
		Forced Air w/o Ducts		Forced Air w/ Ducts	Forced Hot Water			Dishwasher			2nd/Same Stack			Class: CD		
Building Style: RANCH Yr Built Remodeled 0 0 Condition: Average	(5) Floors Kitchen: Linoleum Other: Carpeted Other: Linoleum	No Heating/Cooling		Central Air		Wood Furnace			Standard Range			Exterior 1 Story				
		No Heating/Cooling		Wood Furnace		No Heating/Cooling			Self Clean Range			Exterior 2 Story				
Room List	(6) Ceilings X Tile X Suspende (7) Excavation Basement: 1216 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 7.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors NO Floor SF	(12) Electric 100 Amps Service		(14) Water/Sewer Public Water Public Sewer			Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Class: CD Effic. Age: 54 Floor Area: 1824 Total Base Cost: 111,866 Total Base New: 157,731 Total Depr Cost: 50,377 Estimated T.C.V.: 42,871			\$ Good: 91 Storage Area: 0 NO Conc. Floor: 0 Bsmnt Garage: Carpet Area: Roof:			
		(1) Exterior Wood/Shingle Aluminum/Vinyl Brick X Masonite X Insulation		No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Stories Exterior 1.5 Story Siding Other Additions/Adjustments (14) Water/Sewer Public Water Public Sewer Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/ 90/100/100/41.4, Separately Depreciated Items: Square footage # 1 is depreciated at 30 %Good... Base Cost Was = 88,513 County Multiplier = 1.41 => Cost New = 124,803 Phy/Ab.Phy/Func/Econ/Comb.%Good=-16/ 90/100/100/-14.4, Depr.Cost = -17,972 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 16.50 Mechanical Doors 350.00 County Multiplier = 1.41 => Cost New = 14,453 Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/ 90/100/100/81.9, Depr.Cost = 11,837 Class:D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 14.90 Mechanical Doors 325.00 County Multiplier = 1.41 => Cost New = 10,728 Phy/Ab.Phy/Func/Econ/Comb.%Good= 26/ 90/100/100/23.4, Depr.Cost = 3,647 Total Depreciated Cost = 50,377 0.851 => TCV of Bldg: 1 = 42,871										
(2) Windows Many Avg. X Few X Small		(10) Floor Support Joists: 2 X 4 X 16 Unsupported Len: Cntr.Sup: WB/ST		ECF (RESIDENTIAL CITY)												
Chimney: Brick																

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

SKETCH/AREA TABLE ADDENDUM

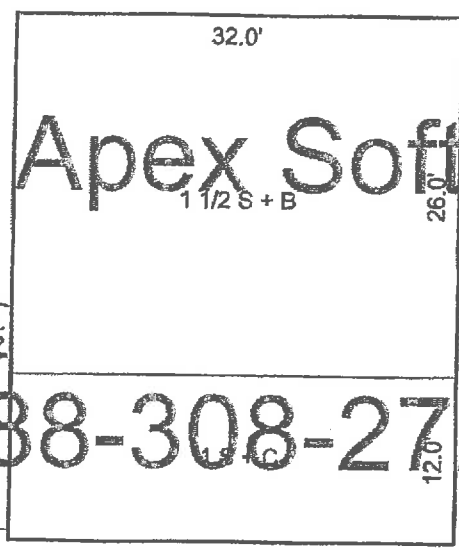
Parcel No 051-027-020-00

Property Address _____
 City _____ State _____ Zip _____
 Owner _____
 Client _____
 Appraiser Name _____

Evaluation Copy

-75%
 14 SHED
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 Call

Call Apex Software



2702-000 & 2703-000 Home

to register this

← 11 TH →

Comments:

Scale: 1 = 10

AREA CALCULATIONS SUMMARY				
Code	Description	Factor	Net Size	Perimeter
LAND	Land	Demo		

software

Grantor		Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.
Property Address								
1407 11TH ST								

Owner's Name/Address		Zoning: N/A (Building Permit(s)	Date	Number	Status
LONG MARVIN & VICKI						
1407 11TH ST						
MENOMINEE MI 49858						

Tax Description		Rate	County	Mult.	Size	%Good	Cash Value
MOLEMAN LUMBER COS 1ST ADD LOTS 4 & 5 BLK							
Comments/Influences							

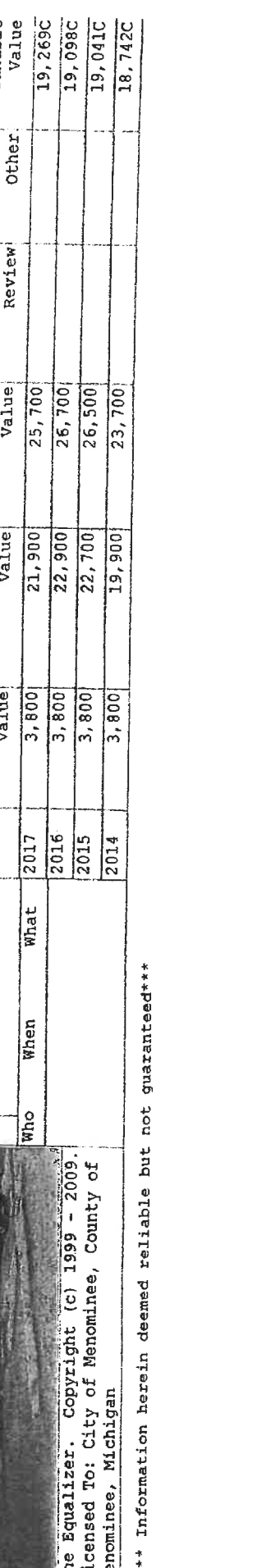
Improvements	Frontage	Depth	Rate	Adj.	Reason	Value
Dirt Road	100.00	150.00	1.0000	70	100	7,668
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						

Topography of Site	Rate	County	Mult.	Size	%Good	Cash Value
Level	3.35	1.00	300	66		
Rolling						
Low						
High						
Landscaped						
Swamp						
Wooded						
Pond						
Waterfront						
Ravine						
Wetland						
Flood Plain						

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	3,800	21,900	25,700			19,269C
2016	3,800	22,900	26,700			19,098C
2015	3,800	22,700	26,500			19,041C
2014	3,800	19,900	23,700			18,742C

2017 Est TCV 51,435 TCV/TEA: 40.44
 Land Value Estimates for Land Table 00014, TENTH STREET BORDER
 * Factors *
 Description Frontage Depth Rate \$Adj. Reason Value
 RESIDENTIAL 100.00 150.00 1.0000 70 100 7,668
 100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 7,668
 Land Improvement Cost Estimates
 Description Rate CountyMult. Size %Good Cash Value
 D/W/P: 4in Concrete 3.35 1.00 300 66 663
 Shed: Wood Frame 8.51 1.00 216 66 1,214
 Total Estimated Land Improvements True Cash Value = 1,877

WALDEN ROAD
 PICS 767-773
 5/31



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SKETCH/AREA TABLE ADDENDUM

Parcel No 051-027-040-00

SUBJECT	Property Address			
	City	State	Zip	
	Owner			
	Client			
	Appraiser Name			

Evaluation Copy

Call Apex Software

2704-000

888-308-2722

50.0'

150.0'

11th Street

to register this

Comments:

Scale: 1 = 30

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Area	Perimeter	Net Totals
LAND	Land				

software

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(16) Fireplaces	(16) Porches/Decks	(17) Garage
Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame Building Style: RANCH Yr Built Remodeled 1947 0 Condition: Fair Room List Basement 5 1st Floor 2nd Floor 2 Bedrooms	Eavestrough X Insulation 0 Front Overhang 0 Other Overhang (4) Interior X Drywall X Plaster Paneled Wood T&G Trim & Decoration EX X Ord Min Size of Closets Lg X Ord Small Doors Solid X R.C. (5) Floors Kitchen: Other: Carpeted Other:	X Gas Wood Elec. Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 60 Amps Service	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga Class: CD Effec. Age: 49 20 Floor Area: 864 Total Base Cost: 55,618 Total Base New: 79,533 Total Depr Cost: 40,562 Estimated T.C.V: 34,518	Area Type 12 CCP (1 Story) Bsmnt Garage: E.C.F. Carport Area: Roof:	Year Built: Car Capacity: 1 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 320 % Good: 51 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick X Block X Insulation (2) Windows Many Avg. Large Few X Small	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture (s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Stories Exterior 1 Story Block Other Additions/Adjustments (14) Water/Sewer Public Water Public Sewer (16) Porches CCP (1 Story), Standard (17) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Mechanical Doors Phy/Ab. Phy/Func/Econ/Comb. %Good= 51/100/100/51.0, Depr. Cost = ECF (RESIDENTIAL CITY) 0.851 => TCV of Bldg: 1 =	Foundation Rate Bsmnt-Adj Heat-Adj Crawl Space 52.23 -9.11 0.00 Rate 1025.00 1025.00 70.50 21.80 -500.00 350.00 0.851 => TCV of Bldg: 1 =	Size Cost 864 45,896 Size Cost 1 1,025 1 1,025 12 846 320 6,976 1 -500 1 350 = 40,562 = 34,518		
(3) Roof Gable Hip Flat X Asphalt Shingle Chimney: Brick	(10) Floor Support Joists: 2 X 6 X 24 Unsupported Len: Cntr. Sup: WD/CEM BLK	No Floor SF Recreation SF Living SF Walkout Doors SF No Floor SF	(16) Porches CCP (1 Story), Standard (17) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Mechanical Doors Phy/Ab. Phy/Func/Econ/Comb. %Good= 51/100/100/51.0, Depr. Cost = ECF (RESIDENTIAL CITY) 0.851 => TCV of Bldg: 1 =	Foundation Rate Bsmnt-Adj Heat-Adj Crawl Space 52.23 -9.11 0.00 Rate 1025.00 1025.00 70.50 21.80 -500.00 350.00 0.851 => TCV of Bldg: 1 =	Size Cost 864 45,896 Size Cost 1 1,025 1 1,025 12 846 320 6,976 1 -500 1 350 = 40,562 = 34,518	

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

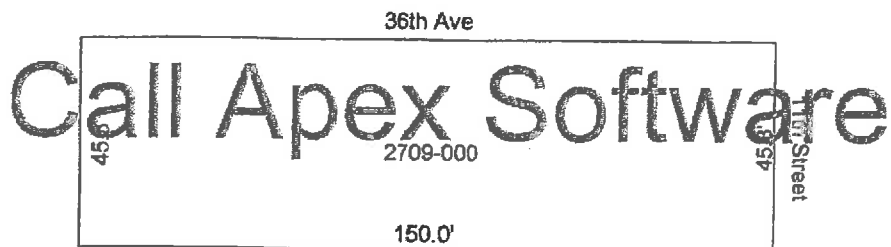
SKETCH/AREA TABLE ADDENDUM



No 051-027-090-00

SUBJECT	Property Address		
	City	State	Zip
	Owner		
	Client		
	Appraiser Name		

Evaluation Copy



888-308-2722

to register this

Comments:

AREA CALCULATIONS SUMMARY					Scale: 1" = 30'
Code	Description	Factor	Net Size	Perimeter	Net Totals
LAND	Land	Demo			

software

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liberal & Page	Verified By	Prcnt. Trans.
NERAT JOSHUA & SCHEI SUSA	VANDEHEY ANTHONY R & TRI	0	11/01/2011	QC	\$1/NO CONSIDERATION	701-835		0.0
NERAT JOSHUA & SCHEI SUSA	VANDEHEY ANTHONY R & TRIS	100	10/31/2011	QC	FORCED/NON-MARKET	701-835	SELECT	0.0
NERAT JOSHUA & SCHEI SUSA	NERAT JOSHUA & SCHEI SUSA	1	07/29/2010	AOC	DOCUMENT NOTATION	679-803	SELECT	0.0
VANDEHEY TRISTA	NERAT JOSHUA & SCHEI SUSA	42,500	11/01/2006	LC	MARKET SALE	600-319		100.0

Property Address
 3501 11TH ST
 [Class: RESIDENTIAL
 School: MEMONINEE SCHOOLS - 55100
 P.R.E. 100% 07/11/2016
 MAP #:
 2017 Est TCV 50,484 TCV/TFA: 49.49
 Land Value Estimates for Land Table 00014, TENTH STREET BORDER

Tax Description	Rate	CountyMult.	Size	%Good	Cash Value
COLEMAN LUMBER COS 1ST ADD LOTS 4 & 5 BLK	100.00	1.00	250	41	343
Public Improvements	3.35	1.00	250	41	343
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water					
Sewer					
Electric					
Gas					
Curb					
Street Lights					
Standard Utilities					
Underground Utils.					

Comments/Influences
 * 1/4 ST B
 PICs 777-784
 5/31

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	2,700	22,500	25,200			23,853C
2016	2,700	22,500	25,200	26,200J		23,641C
2015	2,700	23,500	26,200			23,571C
2014	2,700	20,500	23,200			23,200S

Who When What
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SKETCH/AREA TABLE ADDENDUM

Parcel No 051-027-120-00

SUBJECT	Property Address
	City _____ State _____ Zip _____
	Owner _____
	Client _____
	Appraiser Name _____

Evaluation Copy

Call Apex Software

2712-000

888-308-2722

150.0'

35th Ave

Alley

11th Street

50.0'

to register this

Comments:

Scale: 1 = 30

AREA CALCULATIONS SUMMARY				
Code	Description	Factor	Net Size	Perimeter
LAND	Land			

06/27/2017
11:20 PM

Valuation Report

DB: Menominee 2017

051-027-130-00 2017 Est. T.C.V. MALONE CHARLENE
Property Class: 401 3500 12TH ST
Map #: CITY OF MENOMINEE MENOMINEE, MI 49858

Land Value Estimates for Land Table 00014.TENTH STREET BORDER
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL	50.00	150.00	1.0000	1.0954	70	100		3,834
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								3,834

Cost Est. for Res. Bldg: 1 Single Family TWO-STORY Cls C Bit 0

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1419 SF Floor Area = 2135 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	100.07	0.00	3.83	716	74,392
1	Story Siding	Basement	63.30	0.00	1.92	703	45,850

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
3 Fixture Bath 2400.00 1 2,400

(14) Water/Sewer
Public Water 1162.00 1 1,162
Public Sewer 1162.00 1 1,162

County Multiplier = 1.41 => Cost New = 176,202

Phy/Ab.Phy/Func/Econ/Comb.&Good= 56/100/100/100/56.0, Depr.Cost = 98,673

Separately Depreciated Items:

Square footage # 1 is depreciated at 40 %Good... Base Cost Was = 74,392
County Multiplier = 1.41 => Cost New = 104,893
Phy/Ab.Phy/Func/Econ/Comb.&Good=-16/100/100/100/-16.0, Depr.Cost = -16,783
Square footage # 2 is depreciated at 40 %Good... Base Cost Was = 45,850
County Multiplier = 1.41 => Cost New = 64,648
Phy/Ab.Phy/Func/Econ/Comb.&Good=-16/100/100/100/-16.0, Depr.Cost = -10,344

(16) Porches
WCP (1 Story), Standard 34.80 60 2,088
County Multiplier = 1.41 => Cost New = 2,944
Phy/Ab.Phy/Func/Econ/Comb.&Good= 41/100/100/100/41.0, Depr.Cost = 1,207

(16) Deck/Balcony
Treated Wood, Standard 7.05 200 1,410
County Multiplier = 1.41 => Cost New = 1,988
Phy/Ab.Phy/Func/Econ/Comb.&Good= 66/100/100/100/66.0, Depr.Cost = 1,312

(17) Garages
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 16.42 672 11,034
Mechanical Doors 350.00 1 350
County Multiplier = 1.41 => Cost New = 16,052
Phy/Ab.Phy/Func/Econ/Comb.&Good= 71/100/100/100/71.0, Depr.Cost = 11,397

ECF (RESIDENTIAL CITY) Total Depreciated Cost = 85,463
0.855 => TCV of Bldg: 1 = 73,071
85 % Completed => Est. True Cash Value 2017 = 62,110

2017 Est. T.C.V. 051-027-130-00 = 65,944

Est. TCV/Total Floor Area = 30.89, Most recent sale 10/10/2008 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,400	34,400	34,400	17,328	0.90		
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,400	0	0	155	0	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Picnt. Trans.
MALONE CHARLENE PICHETTE	MALONE CHARLENE	1	10/10/2008	QC	\$1/NO CONSIDERATION	642-607		0.0
Property Address								
3500 12TH ST								
Owner's Name/Address								
MALONE CHARLENE 3500 12TH ST MENOMINEE MI 49858								
Tax Description								
COLEMAN LUMBER COS 1ST ADD LOT 6 BLK 4								
Comments/Influences								

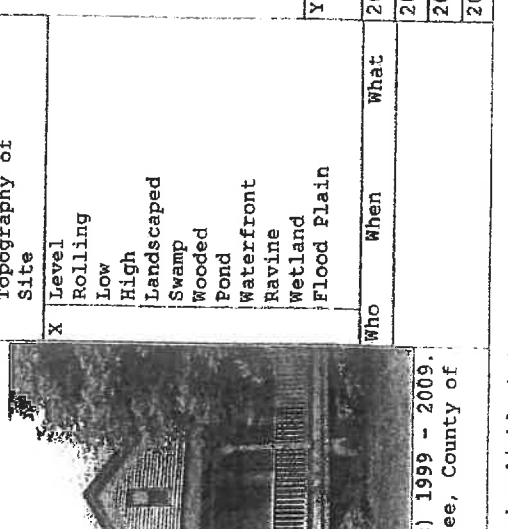
Class: RESIDENTIAL	Zoning: N/A (Building Permit(s)	Date	Number	Status
School: MENOMINEE SCHOOLS - 55100					
P.R.E. 100% 06/30/1994					
MAP #:					
2017 Est TCV 65,944 TCV/TFA: 30.89					
X Improved	Vacant	Land Value Estimates for Land Table 00014.TENTH STREET BORDER			
Public					
Improvements					
Dirt Road					
Gravel Road					
Paved Road					
Storm Sewer					
Sidewalk					
Water					
Sewer					
Electric					
Gas					
Curb					
Street Lights					
Standard Utilities					
Underground Utils.					
Topography of Site					
X Level					
Rolling					
Low					
High					
Landscaped					
Swamp					
Wooded					
Pond					
Waterfront					
Ravine					
Wetland					
Flood Plain					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	1,900	31,100	33,000			17,483C
2016	1,900	32,500	34,400			17,328C
2015	1,900	32,200	34,100			17,277C
2014	1,900	27,900	29,800			17,005C

* Factors *

Description	Frontage	Depth	Rate	Adj. Reason	Value
RESIDENTIAL	50.00	150.00	1.0000	70 100	3,834
50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =
					3,834

HAS A/C
PICS 785-771



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

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-027-130-00

SUBJECT	Property Address		
	City	State	Zip
	Owner		
	Client		
	Appraiser Name		

Evaluation Copy

12th Street
50.0'
Call Apex Software
2713-000
150.0'

35th Ave
888-308-2722

to register this

Comments:

Scale: 1" = 30'

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
LAND	Land	Demo			

software

06/27/2017
11:20 PM

Valuation Report

DB: Menominee 2017

051-026-930-00 2017 Est. T.C.V. STRANGE KEVIN C
Property Class: 401 3516 11TH ST
Map #: CITY OF MENOMINEE MENOMINEE, MI 49858

Land Value Estimates for Land Table 00014.TENTH STREET BORDER
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL- N	95.23	150.00	1.0000	0.3750	145	100		5,178
95 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								5,178

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	150	66	357
Total Estimated Land Improvements True Cash Value =					357

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 844 SF Floor Area = 1266 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.5 Story Siding Basement 88.51 0.00 0.00 844 74,702

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer
Public Water 1162.00 1 1,162
Public Sewer 1162.00 1 1,162

(17) Garages
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 17.02 616 10,484
Automatic Doors 375.00 1 375
Mechanical Doors 350.00 1 350

County Multiplier = 1.41 => Cost New = 124,412

Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost = 63,450

Separately Depreciated Items:

Square footage # 1 is depreciated at 45 %Good... Base Cost Was = 74,702
County Multiplier = 1.41 => Cost New = 105,330
Phy/Ab.Phy/Func/Econ/Comb.%Good= -6/100/100/100/-6.0, Depr.Cost = -6,320

(16) Porches
WPP, Standard 25.41 30 762
County Multiplier = 1.41 => Cost New = 1,075
Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 924

(16) Deck/Balcony
Treated Wood,Standard 7.34 169 1,240
County Multiplier = 1.41 => Cost New = 1,749
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,242

ECF (RESIDENTIAL CITY) Total Depreciated Cost = 59,297
0.851 => TCV of Bldg: 1 = 50,461

2017 Est. T.C.V. 051-026-930-00						=	55,996
Est. TCV/Total Floor Area = 44.23, Most recent sale 08/25/2014 for 72,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
27,900	27,900	27,900	27,717	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	100	0	249	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
28,000	28,000	28,000	27,966	27,966	27,966		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(16) Porches/Decks		(17) Garage	
X Single Family	Eavestrough	X Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area Type	Year Built:	30 WPP	844	74,702	Cost
X Mobile Home	X Insulation	Wood	Coal	Steam	Cook Top	Interior 2 Story	169 Treated Wood	Car Capacity: 2	169 Treated Wood	844	74,702	Cost
X Town Home	0 Front Overhang	Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Air w/o Ducts	Dishwasher	2nd/Same Stack		Class: C				
X Duplex	0 Other Overhang	Forced Hot Water	Electric Baseboard	Electric Baseboard	Bath Heater	Two Sided		Exterior: Siding				
X A-Frame	(4) Interior	Forced Air w/ Ducts	Elec. Ceil. Radiant	Radiant (in-floor)	Vent Fan	Exterior 1 Story		Brick Ven.: 0				
X Wood Frame	Drywall X Plaster	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Hot Tub	Exterior 2 Story		Stone Ven.: 0				
Building Style:	Paneled Wood T&G	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Unvented Hood	Prefab 1 Story		Common Wall: Detache				
RANCH	Trim & Decoration	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Vented Hood	Prefab 2 Story		Foundation: 18 Inch				
Yr Built Remodeled	Ex X Ord	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Intercom	Heat Circulator		Finished ?:				
0	Size of Closets	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Jacuzzi Tub	Raised Hearth		Auto. Doors: 1				
Condition: Fair	Lg X Ord	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Jacuzzi repl. Tub	Wood Stove		Mech. Doors: 1				
	Small	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Oven	Direct-Vented Ga		Area: 616				
	Doors	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Microwave	Class: C		% Good: 51				
	(5) Floors	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Standard Range	Effec. Age: 49		Storage Area: 0				
	Other: Linoleum	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Self Clean Range	Floor Area: 1266		No Conc. Floor: 0				
	Other:	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Sauna	Total Base Cost: 90,239		Bsmnt Garage:				
	(6) Ceilings	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Trash Compactor	Total Base New: 127,236		Carpport Area:				
	X Plaster	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Central Vacuum	Total Depr Cost: 59,297		Roof:				
	(7) Excavation	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Security System	Estimated T.C.V: 50,461						
	Basement: 844 S.F.	Electric Wall Heat	Space Heater	Wall/Floor Furnace	No./Qual. of Fixtures							
	Crawl: 0 S.F.	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Ex. X Ord. Min							
	Height to Joists: 6.0	Electric Wall Heat	Space Heater	Wall/Floor Furnace	No. of Elec. Outlets							
	(8) Basement	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Many X Ave. Few							
	Conc. Block	Electric Wall Heat	Space Heater	Wall/Floor Furnace	(13) Plumbing							
	Poured Conc.	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Average Fixture(s)							
	Stone	Electric Wall Heat	Space Heater	Wall/Floor Furnace	1 3 Fixture Bath							
	Treated Wood	Electric Wall Heat	Space Heater	Wall/Floor Furnace	2 Fixture Bath							
	X Concrete Floor	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Softener, Manual							
	(9) Basement Finish	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Solar Water Heat							
	Recreation SF	Electric Wall Heat	Space Heater	Wall/Floor Furnace	No Plumbing							
	Living SF	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Extra Toilet							
	Walkout Doors	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Extra Sink							
	No Floor	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Separate Shower							
	(10) Floor Support	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Ceramic Tile Floor							
	Joists: 2 X 8 X 16	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Ceramic Tile Wains							
	Unsupported Len:	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Ceramic Tub Alcove							
	Contr.Sup: WD/STL	Electric Wall Heat	Space Heater	Wall/Floor Furnace	Vent Fan							
	Chimney: Brick	Electric Wall Heat	Space Heater	Wall/Floor Furnace	(14) Water/Sewer							
		Electric Wall Heat	Space Heater	Wall/Floor Furnace	1 Public Water							
		Electric Wall Heat	Space Heater	Wall/Floor Furnace	1 Public Sewer							
		Electric Wall Heat	Space Heater	Wall/Floor Furnace	Water Well							
		Electric Wall Heat	Space Heater	Wall/Floor Furnace	2000 Gal Septic							
		Electric Wall Heat	Space Heater	Wall/Floor Furnace	2000 Gal Septic							
		Electric Wall Heat	Space Heater	Wall/Floor Furnace	Lump Sum Items:							

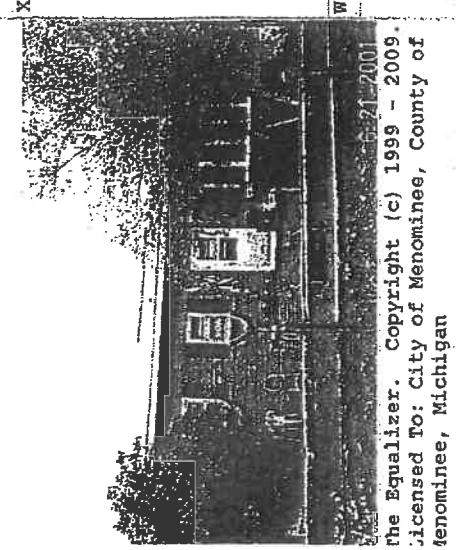
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified BY	Pront. Trans.
BEATTIE KEVIN	CHAPMAN THOMAS C & SARA A	92,000	02/09/2010	WD	MARKET SALE	671-349	SELECT	0.0

Property Address	Zoning	Building Permit(s)	Date	Number	Status
1412 11TH ST	RESIDENTIAL	N/A	03/14/2012	3472	
Owner's Name/Address	School: MENOMINEE SCHOOLS - 55100				
CHAPMAN THOMAS C & SARA A	P.R.S. 100% 02/25/2010				
1412 11TH ST	MAP #:				
MENOMINEE MI 49858	2017 Est TCV 56,282 TCV/TEA: 47.86				

Land Value Estimates for Land Table 00014.TENTH STREET BORDER	
Improvements	* Factors *
Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value
Gravel Road	RESIDENTIAL- N 100.00 150.00 1.0000 0.3750 145 100 5,438
Paved Road	100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 5,438
Storm Sewer	Land Improvement Cost Estimates
Sidewalk	Description Rate CountyMult. Size \$Good Cash Value
Water	D/W/P: 4in Concrete 3.35 1.00 200 66 442
Sewer	Fencing: Wd. Solid, 6 ft. 15.24 1.00 110 91 1,526
Electric	WOOD BURNER SV 1.00 1.00 500.0 100 500
Gas	Total Estimated Land Improvements True Cash Value = 2,468
Curb	
Street Lights	Work Description for Permit 3472, Issued 03/14/2012: INSTALL A 6' X 110' CEDAR
Standard Utilities	PRIVACY FENCE
Underground Utils.	

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	2,700	25,400	28,100			27,369C
Rolling	2016	2,700	25,400	28,100			27,125C
Low	2015	2,700	26,900	29,600			27,044C
High	2014	2,700	24,200	26,900			26,619C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who When What

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

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Valuation Report

DB: Menominee 2017

051-026-990-00
Property Class: 401
Map #:

2017 Est. T.C.V.
CITY OF MENOMINEE

CHAPMAN THOMAS C & SARA A
3412 11TH ST
MENOMINEE, MI 49858

Land Value Estimates for Land Table 00014.TENTH STREET BORDER

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL- N	100.00	150.00	1.0000	0.3750	145	100		5,438
100 Actual Front Feet, 0.34 Total Acres								
Total Est. Land Value =								5,438

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	County	Mult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00		200	66	442
Fencing: Wd, Solid, 6 ft.	15.24	1.00		110	91	1,526
WOOD BURNER SV	1.00	1.00		500.0	100	500
Total Estimated Land Improvements True Cash Value =						2,468

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0

(11) Heating System: Forced Hot Water
Ground Area = Size for Rates = 1176 SF Floor Area = 1176 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Crawl Space 57.53 -8.40 0.97 1176 58,918

Other Additions/Adjustments Rate Size Cost
Wood Furnace Add-On 1375.00 1 1,375

(14) Water/Sewer
Public Water 1025.00 1 1,025
Public Sewer 1025.00 1 1,025

(15) Built-Ins & Fireplaces
Dishwasher 535.00 1 535
Fireplace: Exterior 1 story 3450.00 1 3,450

County Multiplier = 1.41 => Cost New = 93,522
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 43,020

Separately Depreciated Items:

(16) Deck/Balcony
Treated Wood w/Roof,Standard 17.25 216 3,726
County Multiplier = 1.41 => Cost New = 5,254
Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 2,942

(17) Garages
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 14.74 780 11,497
Common Wall: 1 Wall -1000.00 1 -1,000
Automatic Doors 375.00 1 375
County Multiplier = 1.41 => Cost New = 15,330
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 10,884

ECF (RESIDENTIAL CITY) Total Depreciated Cost = 56,846
0.851 => TCV of Bldg: 1 = 48,376

2017 Est. T.C.V. 051-026-990-00 = 56,282
Est. TCV/Total Floor Area = 47.86, Most recent sale 02/09/2010 for 92,000

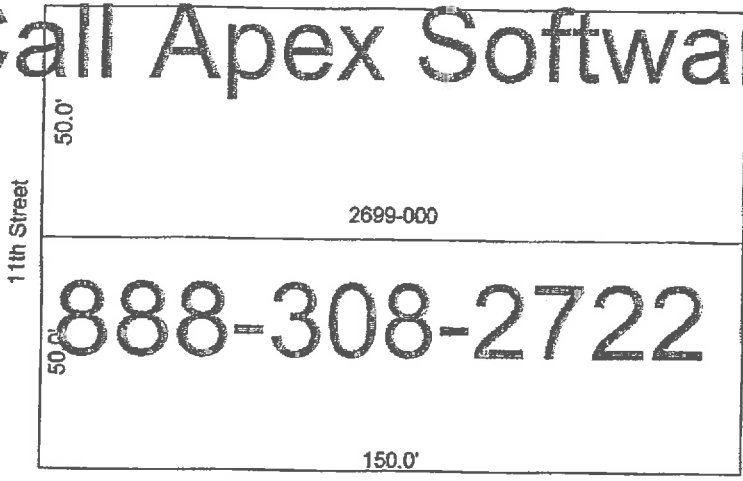
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,100	28,100	28,100	27,125	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	244	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,100	28,100	28,100	27,369	27,369	27,369	

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-026-090-00

SUBJECT	Property Address			
	City	State	Zip	
	Owner	Evaluation Copy		
	Client			
	Appraiser Name			

Call Apex Software



to register this

Comments:

Scale: 1 = 30

AREA CALCULATIONS SUMMARY				
Code	Description	Factor	Net Size	Perimeter
LAND	Land	Demo		
software				

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Valuation Report

DE: Menominee 2017

051-035-960-00 2017 Est. T.C.V. JOHNSON SUSAN K
Property Class: 401 CITY OF MENOMINEE 321 HENES PARK DR
Map #: MENOMINEE, MI 49858

Land Value Estimates for Land Table 401WF.WATERFRONT
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKEFRONT	80.00	150.00	1.0000	1.0000	1400	100		112,000
80 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								112,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.29	1.00	900	51	592
D/W/P: 4in Concrete	4.23	1.00	200	51	431
D/W/P: 4in Concrete	4.23	1.00	420	51	906
Total Estimated Land Improvements True Cash Value =					1,930

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls BC Blt 1955

(11) Heating System: Forced Hot Water
Ground Area = Size for Rates = 1995 SF Floor Area = 1995 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Brick Slab 80.91 -11.87 1.47 1995 140,667

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
3 Fixture Bath 3525.00 1 3,525

(14) Water/Sewer
Public Water 1487.00 1 1,487
Public Sewer 1487.00 1 1,487

(15) Built-Ins & Fireplaces
Dishwasher 790.00 1 790
Fireplace: Exterior 1 Story 4925.00 1 4,925

County Multiplier = 1.41 => Cost New = 215,563

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 137,960

Separately Depreciated Items:

Square footage # 1 is depreciated at 45 %Good... Base Cost Was = 140,667
County Multiplier = 1.41 => Cost New = 198,341
Phy/Ab.Phy/Func/Econ/Comb.%Good=-19/100/100/100/-19.0, Depr.Cost = -37,685

(17) Garages
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 20.12 768 15,452
Common Wall: 1.5 Wall -2150.00 1 -2,150
Automatic Doors 425.00 1 425
Mechanical Doors 400.00 2 800
County Multiplier = 1.41 => Cost New = 20,483
Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost = 10,446

ECF (RESIDENTIAL WATERFRONT) Total Depreciated Cost = 110,722
0.851 => TCV of Bldg: 1 = 94,224

2017 Est. T.C.V. 051-035-960-00 = 208,154

Est. TCV/Total Floor Area = 104.34
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
103,900 103,900 103,900 59,541 0.90
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 200 0 0 535 0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MET

NO APPEAL OLD CASE

Grantor	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prct. Trans.
JOHNSON RICHARD C & SUSAN	1	12/05/2011	DC	DOCUMENT NOTATION	703/321	EQUAL DEPT	0.0
JOHNSON SUSAN K	0	10/08/2009	DC	\$1/NO CONSIDERATION	703-321	EQUAL DEPT	0.0
JOHNSON RICHARD C & SUSAN	1	09/25/2000	QC	FAMILY SALE	411/348	EQUAL DEPT	0.0

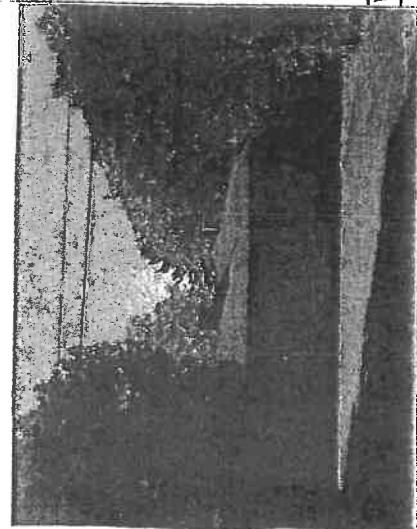
Property Address: 121 HENES PARK DR
 Class: RESIDENTIAL Zoning: N/A (Building Permit(s) : Status
 School: MENOMINEE SCHOOLS - 55100
 P.R.E. 100% 06/30/1994
 MAP #:
 2017 Est TCV 208,154 TCV/TFA: 104.34

Land Value Estimates for Land Table 401WF.WATERFRONT	Rate	County	Mult.	Size	\$Good	Cash Value
Description	Frontage	Depth	Rate \$Adj.	Reason		Value
LAKEFRONT	80.00	150.00	1.0000	1400	100	112,000
	80 Actual	Front Feet,	0.28	Total Acres	Total Est.	Land Value =
						112,000

Land Improvement Cost Estimates	Description	Rate	County	Mult.	Size	\$Good	Cash Value
D/W/P: Crushed Rock	1.29	1.00	900	51	592		
D/W/P: 4in Concrete	4.23	1.00	200	51	431		
D/W/P: 4in Concrete	4.23	1.00	420	51	906		
Total Estimated Land Improvements True Cash Value =						1,930	

HAS A/C
 PICS 792-797

5/31



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	56,000	48,100	104,100			60,076C
2016	56,000	47,900	103,900			59,541C
2015	46,500	57,200	103,700			59,363C
2014	46,500	49,700	96,200			58,429C

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

AN 32 39 11

13. Plumbing

No. of Baths 3

Cer. Tile Walls

Cer. Tile Floor

Plastic Tile Walls

Extra Wash Bowl

Water Heater Well Gas Septic Tank Elec.

14. (See front of record card)

15. Built-in Items

Oven Range

Disposal

Hood & Fan

Dishwasher

Refrigerator

Incinerator

Water Softener

Fireplace

Vanities

Cupboard Length

Cupboard Quality

16. Porches

Wide Deep Type

17. Garage

Attached Separate

Cars 3

Wide 34

Deep 8

Walls WOOD - 2x4

Floor CORR. C.

Doors

Other Walls

Ceiling

Priced by

Date

Checked By

Date

CLASS ANS - good

Typical Classes of Other Houses

in this Neighborhood

Neighborhood is Improving Stable

Declining

Condition for Age 70%

Effective Age

Wash sink in washroom

Carpet 30' x 30'

plugs 3 v. 300

conc. + other patio 15 x 38

conv. 200 #

Blacktop 900 #

4. Interior

Trim & Decoration:

Flab. Ord. Min.

No. Inside Window Trim

Size of Closets:

Large Ord. Small

Number of Closets:

Many Ord. Few

Drywall Plaster

Paneled Wainscot Hardware Qual.

5. & 6. Floor & Ceilings

Foyer Fl.

Kit Fl.

Other Fl.

Coved Ceilings

Plaster Drywall

7. a. b. Foundation & Basement

Crawl Space s.f.

Slab House s.f.

Basement s.f.

Height to Joists ft.

Concrete-Block

Concrete Walls

Complete Floor

Asphalt Tile

Recreation Room

10. Floor Support

Joists "x" "o.c."

Unpackaged Length ft.

Sill Plates: Yes No

Wood Sash

Diag. Sub-Floor "x" "x"

Ply. Sub-Floor "x" "x"

Center Support

11. Heating & Air Conditioning

Gas - Forced Warm Air

Oil - Forced Warm Air

Gas Oil Coal

Wall Fur. Floor Fur.

Stove or Space Heat

Stream Radiators

Forced Warm Water

AIR CONDITIONER tons

12. Electric

Amperage Service

No. & Qual. Elec. Fixtures:

Ex. Ord. Min.

No. Electric Outlets:

Many Ord. Few

Single Family

Frame Wood

Year Built: 1955

Year Remod.

Number Rooms

Basement

1st Floor

2nd Floor

Baths

Total Bedrooms

Insulation

Ceiling

Entire

None

1. Exterior

Wood

Aluminum

Brick

Block

2. Windows ANS

Many Few

Large Small

Wood Sash

Metal Sash

Hor. Sliding

Double Glass

Storms & Scr. rd.

3. Roof ANS

Hip

Gable

Front Overhang

Other Overhang

Eavesrough

Chimney Type:

Brick

Block

Stone

Metal

Asphalt Shingles

1. Item or No. Stories

2. Square Feet

3. Unit Cost

4. Base Value

5. Depr. & Obsol. % Good

6. Depr. Value

7. Total Depr. Value \$

8. True Cash Value \$

9. COST MOD. x C.C.P. =

MISSING SKETCH PORCHES

321 HENES PARK DR 051 035 760 00 5/31

06/27/2017
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Valuation Report

DB: Menominee 2017

051-035-980-00	2017 Est. T.C.V.	BRAMSCHREIBER PAUL
Property Class: 401		309 HENES PARK DR
Map #:	CITY OF MENOMINEE	MENOMINEE, MI 49858

Land Value Estimates for Land Table 401WF.WATERFRONT

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
LAKEFRONT	56.00	150.00	1.0000	1.0000	1400 100		78,400	
56 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	78,400

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	560	41	829
Total Estimated Land Improvements True Cash Value =					829

Cost Est. for Res. Bldg: 1 Single Family RANCH C1s C+5 B1t 1953

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1710 SF Floor Area = 1810 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	74.39	0.00	2.55	1054	81,095
0.75	Story Siding	Overhang	27.79	0.00	0.00	656	18,230

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing
 Extra Toilet 765.00 1 765
 Extra Sink 480.00 1 480

(14) Water/Sewer
 Public Water 1162.00 1 1,162
 Public Sewer 1162.00 1 1,162

(15) Built-Ins & Fireplaces
 Dishwasher 610.00 1 610
 Garbage Disposal 215.00 1 215
 Vented Hood 335.00 1 335
 Oven 865.00 1 865
 Standard Range 800.00 1 800

County Multiplier = 1.41 => Cost New = 149,064

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 113,288

Separately Depreciated Items:

(16) Deck/Balcony
 Treated Wood, Standard 6.77 260 1,760
 County Multiplier = 1.41 => Cost New = 2,482
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 2,308

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Finished)
 Base Cost 19.88 656 13,041
 Common Wall: 1.5 Wall -1575.00 1 -1,575
 Automatic Doors 375.00 1 375
 County Multiplier = 1.41 => Cost New = 16,696
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 15,527

ECF (RESIDENTIAL WATERFRONT) Total Depreciated Cost = 131,124
 0.851 => TCV of Bldg: 1 = 111,587

2017 Est. T.C.V. 051-035-980-00 = 190,816

Est. TCV/Total Floor Area = 105.42, Most recent sale 07/31/2007 for 130,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
95,200	95,200	95,200	90,177	0.90

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liberal & Page	Verified By	Prct. Trans.
PICHE JUDY	BRAMSCHEIBER PAUL	100	03/01/2017	QC	FAMILY SALE	794/720	EQUAL DEPT	0.0
BRAMSCHEIBER PAUL J	PICHE JUDY	100	07/01/2010	QC	FORCED/ NON-MARKET	678-827	SELECT	0.0
BRAMSCHEIBER PAUL J	BRAMSCHEIBER PAUL J	103,000	06/01/2010	WD	FORCED/ NON-MARKET	678-825	SELECT	0.0
FALLER JOHN	BRAMSCHEIBER PAUL J	130,000	07/31/2007	LC	\$1/NO CONSIDERATION	615-779		100.0

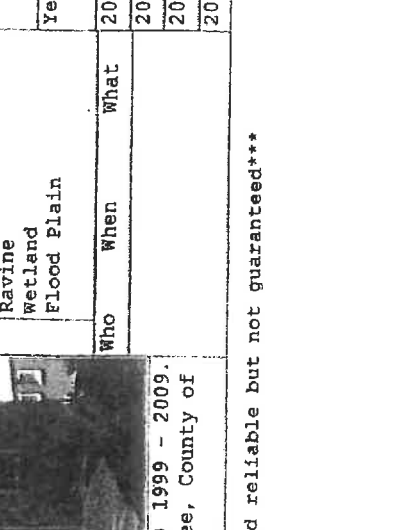
Property Address: 109 HENES PARK DR
 Class: RESIDENTIAL Zoning: N/A (Building Permit(s))
 School: MENOMINEE SCHOOLS - 55100
 P.R.E. 100% 03/01/2017
 MAP #: 2017 Est TCV 190,816 TCV/IFA: 105.42

Improvements	Frontage	Depth	Rate	Adj. Reason	Value
X Improved	56.00	150.00	1.0000	1400 100	78,400
X Public	56 Actual	0.19 Total			78,400
X Dirt Road					
X Gravel Road					
X Paved Road					
X Storm Sewer					
X Sidewalk					
X Water					
X Sewer					
X Electric					
X Gas					
X Curb					
X Street Lights					
X Standard Utilities					
X Underground Utils.					

Land Value Estimates for Land Table 401WF.WATERFRONT
 * Factors *
 Description: LAKEFRONT
 Rate: 3.61
 CountyMult.: 1.00
 Size: 560
 \$Good: 41
 D/W/P: 4in Concrete
 Total Estimated Land Improvements: True Cash Value = 829
 Cash Value: 829

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	39,200	56,200	95,400			90,988C
2016	39,200	56,000	95,200			90,177C
2015	34,000	67,600	101,600			89,908C
2014	34,000	59,700	93,700			88,493C

SKETCH DOES NOT MATCH HOUSE
 SEE PICS 815-819
 1st B, A/C
 5/31



Who: When: What: Taxable Value

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

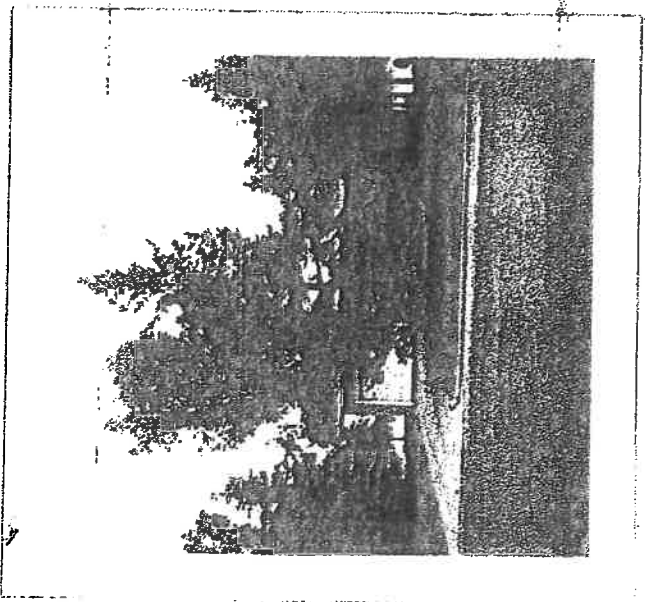
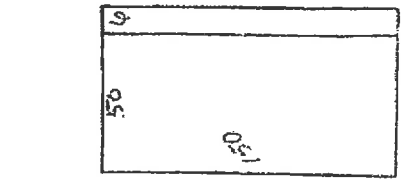
RESIDENTIAL ASSESSMENT RECORD

M

Township _____
 Village _____
 City _____

COUNTY _____

DATE OF TRANSFER	GRANTEE'S NAME	ADDRESS	REVENUE STAMP	VERIFICATION SALE PR.	MAP NO.	BOOK NO.	PAGE NO.	PARCEL CODE NO.
	Marie A. Buelow Judith Johnson	309 Henes Park Dr						3598
	Property Address <u>309 Henes Park Ave.</u> Building or Alteration Permit _____ Date _____ Amount \$ _____							
DESCRIPTION AND LAND SKETCH T. _____ R. _____ 3598 Peters & Morrisons 1st Add Lot 4 & W 6' of lot 5 Blk 1 Marie A Buelow 309-Henes Park Dr Menominee MI 49858								
IMPROVEMENTS			LAND			LAND VALUE PLUS IMPROVEMENTS COMPUTATION		
Dirt	Level		LOT SIZE	DEPTH FACTOR	EQUIVALENT FRONTAGE	RATE	TRUE CASH VALUE	
Gravel	Rolling		50x150	1.12	62.72	\$2.55	14112	
Paved	Low							
Curb	High							
Sidewalk	Landscaped							
Water	Swamp							
Sewer								
Electric								
Gas								
LAND IMPROVEMENT			VALUE NEW	% COND.				
Well								
Septic System								
Paved Drive								
Fence								
Landscaping								
TOTAL LAND PLUS IMPROVEMENTS			\$					
TOTAL BUILDINGS			\$					
TOTAL TRUE CASH VALUE			\$					



Person Interviewed	Date	YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
Examined by		87	\$ 21100	\$ 21100	\$ 21100
		88	21900		
		89	22100		
		92	23,300		
		02	39,100		
		03	43,000		
		07	68,600		

PROPERTY TYPE	
Residential	Acres
Resort	Platted
Suburban	Improved
	Vacant

06/27/2017
11:20 PM

Valuation Report

DB: Menominee 2017

051-035-990-00 2017 Est. T.C.V. PULKOWSKI JEFFREY H & BONNIE S
Property Class: 401 CITY OF MENOMINEE 305 HENES PARK DR
Map #: MENOMINEE, MI 49858

Land Value Estimates for Land Table 401WF.WATERFRONT

* Factors *								
Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
LAKEFRONT	104.25	150.00	1.0000	1.0000	1400	100	145,950	
104 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	145,950

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	2000	41	2,960
D/W/P: 4in Concrete	3.61	1.00	360	41	533
Total Estimated Land Improvements True Cash Value =					3,493

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1957

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1652 SF Floor Area = 1652 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Basement 61.90 0.00 1.92 1652 105,431

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
3 Fixture Bath 2400.00 1 2,400

(14) Water/Sewer
Public Water 1162.00 1 1,162
Public Sewer 1162.00 1 1,162

(15) Built-Ins & Fireplaces
Dishwasher 610.00 1 610
Garbage Disposal 215.00 1 215
Fireplace: Exterior 1 Story 3875.00 1 3,875

County Multiplier = 1.41 => Cost New = 161,945

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 103,645

Separately Depreciated Items:

Square footage # 1 is depreciated at 59 %Good... Base Cost Was = 105,431
County Multiplier = 1.41 => Cost New = 148,657
Phy/Ab.Phy/Func/Econ/Comb.%Good= -5/100/100/100/-5.0, Depr.Cost = -7,433

(16) Porches
CCP (1 Story), Standard 44.00 40 1,760
County Multiplier = 1.41 => Cost New = 2,482
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 1,142

(17) Garages
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 20.15 420 8,463
Common Wall: 1 Wall -1025.00 1 -1,025
Automatic Doors 375.00 1 375
County Multiplier = 1.41 => Cost New = 11,016
Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0, Depr.Cost = 5,068

ECF (RESIDENTIAL WATERFRONT) Total Depreciated Cost = 102,421
0.851 => TCV of Bldg: 1 = 87,160

2017 Est. T.C.V. 051-035-990-00 = 236,603
Est. TCV/Total Floor Area = 143.22, Most recent sale 05/18/2016 for 142,000
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.

NO APEY OLD CARD

Parcel Number: 051-035-990-00 Jurisdiction: CITY OF MENOMINEE County: MENOMINEE Printed on 05/31/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARTZ RENEE D	PULKOWSKI JEFFREY H & BON	142,000	05/18/2016	WD	MARKET SALE	781/175	EQUAL DEPT	0.0
HARTZ SCOTT & RENEE	HARTZ RENEE D	1	04/06/2015	OC	FORCED/ NON-MARKET	765/90	SELECT	0.0
DEMARES CAROL A TRUST AGR		0	10/16/2008	WD	DOCUMENT NOTATION	642-904	EQUAL DEPT	0.0
DEMARES CAROLE ETAL	HARTZ SCOTT & RENEE	100	09/26/2008	WD	TRANSFER/NO SALE			100.0

Property Address: 305 HENES PARK DR
 Class: RESIDENTIAL Zoning: N/A (Building Permit(s))
 School: MENOMINEE SCHOOLS - 55100
 P.R.E. 100& 12/16/2011
 MAP #:
 2017 Est TCV 236,603 TCV/TFA: 143.22

Improvements	Vacant	Land Value	Estimates for Land Table	401WF.WATERFRONT
Public				
Improvements				
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
Sewer				
Electric				
Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				

Description	Frontage	Depth	Rate	%Adj.	Reason	Value
LAKEFRONT	104.25	150.00	1.0000	1.0000	1400 100	145,950
104 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =	145,950

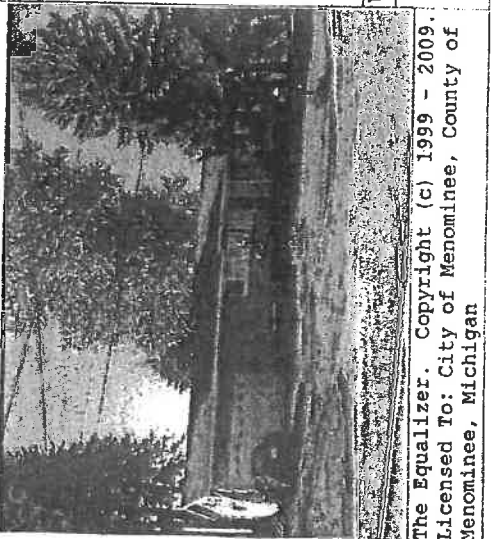
Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	2000	41	2,960
D/W/P: 4in Concrete	3.61	1.00	360	41	533
Total Estimated Land Improvements					True Cash Value = 3,493

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	73,000	45,300	118,300	118,300M		118,300S
2016	73,000	45,200	118,200			103,637C
2015	56,400	54,500	110,900			103,328C
2014	56,400	48,700	105,100			101,701C

5/31

JANE BAIK SINK, A/C
 STAKEH MISSING DECK, CORNER
 PICS 820-823



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

Township
Village
City

RESIDENTIAL ASSESSMENT RECORD

DATE OF TRANSFER	GRANTEE'S NAME	ADDRESS	REVENUE STAMP	VERIFICATION SALE PR.	MAP NO.	BOOK NO.	PAGE NO.	PARCEL CODE NO.
	C.A. Vanderheiden CAROLE DEMARES	303 HENES PARK DR.						3599
					Property Address	Building or Altercation Permit	Date	Amount

Sec.	DESCRIPTION AND LAND SKETCH		LAND IMPROVEMENT	VALUE NEW	% COND.	TOTAL LAND PLUS IMPROVEMENTS	TOTAL BUILDINGS	TOTAL TRUE CASH VALUE
	T.	R.						
3599	Peters & Morrisons 1st Add Lot 6 & E 44th of Lot 5 Blk 1		Well			\$	\$	\$
3599	C A Vanderheiden 303-Henes Park Dr Menominee MI 49858		Septic System Paved Drive Fence Landscaping			\$	\$	\$

YEAR	ASSESSED VALUATION	BOARD OF REVIEW	TAX COMMISSION
87	\$34700	\$34700	\$34700
88	36000		
89	37100		
92	39000		

Person Interviewed	Date
Examined by	Date
<input checked="" type="checkbox"/> Residential	Acres
<input type="checkbox"/> Resort	Platted
<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Improved
<input type="checkbox"/>	<input type="checkbox"/> Vacant

IMPROVEMENTS

Dirt	Level
Gravel	Rolling
Paved	Low
Curb	High
Sidewalk	Landscaped
Water	Swamp
Sewer	
Electric	
Gas	

LAND VALUE PLUS IMPROVEMENTS COMPUTATION

LOT SIZE	DEPTH FACTOR	EQUIVA. LEAST FRONTAGE	RATE	TRUE CASH VALUE
104.25 x 113	1.12	116.70	\$255	26271
			325	327

LAND IMPROVEMENT

Well	
Septic System	
Paved Drive	
Fence	
Landscaping	

TOTAL LAND PLUS IMPROVEMENTS \$

TOTAL BUILDINGS \$

TOTAL TRUE CASH VALUE \$

Person Interviewed

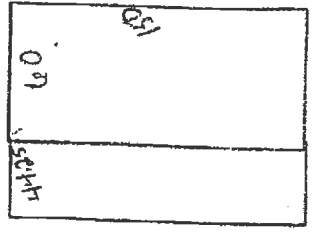
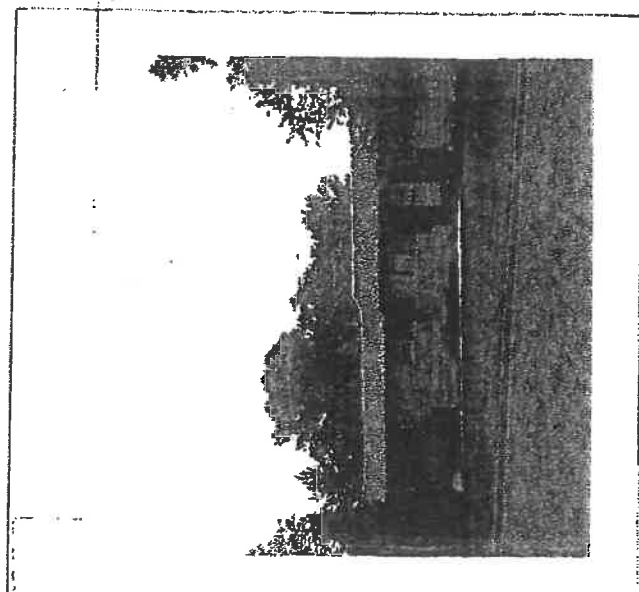
Examined by

Person Interviewed

Examined by

Person Interviewed

Examined by



Henes Park Dr

3599 Peters & Morrisons 1st Add
Lot 6 & E 44th of
Lot 5 Blk 1

C A Vanderheiden
303-Henes Park Dr
Menominee MI 49858

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(16) Porches/Decks			(17) Garage			
Single Family Mobile Home	Town Home Duplex A-Frame	Eavestrough x Insulation 0 Front Overhang 0 Other Overhang			X Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type 90 CCP (1 Story) 64 WGEF (1 Story)	Year Built: Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 392 % Good: 46 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage: Carport Area: Roof:	Size 1222 144 Size 1 1 1 90 64	Cost 70,815 7,183 Cost 760 1,025 1,025 2,669 3,240	
		(4) Interior Drywall X Plaster Paneled Wood T&G Trim & Decoration						Forced Air w/o Ducts Forced Air w/ Ducts Electric Hot Water Elec. Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace									Class: CD Effic. Age: 54 Floor Area: 1366 Total Base Cost: 93,903 Total Base New: 132,404 Total Depr Cost: 60,906 Estimated T.C.V.: 51,831
Yr Built Remodeled 1900	Condition: Fair	Size of Closets Lg X Ord Small			X	No Heating/Cooling	Elec. Steam	Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Rate 56.08 56.08	Bsmnt-Adj 0.00 -8.07	Heat-Adj 1.87 1.87	Storage Area: No Conc. Floor: 0	Bsmnt Garage: Carport Area: Roof:	Size 1 1 1 90 64	Cost 7,813 -1,000 375 60,906 51,831
		Ex X Ord Min						Jacuzzi repl. Tub Oven									
Room List		(5) Floors			(12) Electric			Ceramic Tile Wains (14) Water/Sewer Public Water Public Sewer (16) Porches CCP (1 Story), Standard WGEF (1 Story), Standard (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab. Phy/Func/Econ/Comb. ECF (RESIDENTIAL CITY)			Rate 56.08 56.08			Rate 19.93 -1000.00 375.00 Depr.Cost = 0.851 => TCV of Bldg: 1 =			
1 Basement 5 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Linoleum Other: Linoleum Other:			(13) Plumbing			Ceramic Tile Wains (14) Water/Sewer Public Water Public Sewer (16) Porches CCP (1 Story), Standard WGEF (1 Story), Standard (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab. Phy/Func/Econ/Comb. ECF (RESIDENTIAL CITY)			Rate 56.08 56.08			Rate 19.93 -1000.00 375.00 Depr.Cost = 0.851 => TCV of Bldg: 1 =			
(1) Exterior		(6) Ceilings			(14) Plumbing			Ceramic Tile Wains (14) Water/Sewer Public Water Public Sewer (16) Porches CCP (1 Story), Standard WGEF (1 Story), Standard (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab. Phy/Func/Econ/Comb. ECF (RESIDENTIAL CITY)			Rate 56.08 56.08			Rate 19.93 -1000.00 375.00 Depr.Cost = 0.851 => TCV of Bldg: 1 =			
X Wood/Shingle Aluminum/Vinyl Brick		X Plaster Exc. X Ord. Min No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Ceramic Tile Wains (14) Water/Sewer Public Water Public Sewer (16) Porches CCP (1 Story), Standard WGEF (1 Story), Standard (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab. Phy/Func/Econ/Comb. ECF (RESIDENTIAL CITY)			Rate 56.08 56.08			Rate 19.93 -1000.00 375.00 Depr.Cost = 0.851 => TCV of Bldg: 1 =			
X Insulation		Basement: 1222 S.F. Crawl: 144 S.F. Slab: 0 S.F. Height to Joists: 7.0			(14) Plumbing			Ceramic Tile Wains (14) Water/Sewer Public Water Public Sewer (16) Porches CCP (1 Story), Standard WGEF (1 Story), Standard (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab. Phy/Func/Econ/Comb. ECF (RESIDENTIAL CITY)			Rate 56.08 56.08			Rate 19.93 -1000.00 375.00 Depr.Cost = 0.851 => TCV of Bldg: 1 =			
(2) Windows		Many X Large Avg. Small			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ceramic Tile Wains (14) Water/Sewer Public Water Public Sewer (16) Porches CCP (1 Story), Standard WGEF (1 Story), Standard (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab. Phy/Func/Econ/Comb. ECF (RESIDENTIAL CITY)			Rate 56.08 56.08			Rate 19.93 -1000.00 375.00 Depr.Cost = 0.851 => TCV of Bldg: 1 =			
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ceramic Tile Wains (14) Water/Sewer Public Water Public Sewer (16) Porches CCP (1 Story), Standard WGEF (1 Story), Standard (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab. Phy/Func/Econ/Comb. ECF (RESIDENTIAL CITY)			Rate 56.08 56.08			Rate 19.93 -1000.00 375.00 Depr.Cost = 0.851 => TCV of Bldg: 1 =			
(3) Roof		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ceramic Tile Wains (14) Water/Sewer Public Water Public Sewer (16) Porches CCP (1 Story), Standard WGEF (1 Story), Standard (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab. Phy/Func/Econ/Comb. ECF (RESIDENTIAL CITY)			Rate 56.08 56.08			Rate 19.93 -1000.00 375.00 Depr.Cost = 0.851 => TCV of Bldg: 1 =			
X Gable Hip Flat X Asphalt Shingle		(10) Floor Support Joists: 2 X 8 X 16 Unsupported Len: Cntr.Sup: W/B/STL PST			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ceramic Tile Wains (14) Water/Sewer Public Water Public Sewer (16) Porches CCP (1 Story), Standard WGEF (1 Story), Standard (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab. Phy/Func/Econ/Comb. ECF (RESIDENTIAL CITY)			Rate 56.08 56.08			Rate 19.93 -1000.00 375.00 Depr.Cost = 0.851 => TCV of Bldg: 1 =			
Chimney: Brick		Gambrel Mansard Shed			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ceramic Tile Wains (14) Water/Sewer Public Water Public Sewer (16) Porches CCP (1 Story), Standard WGEF (1 Story), Standard (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab. Phy/Func/Econ/Comb. ECF (RESIDENTIAL CITY)			Rate 56.08 56.08			Rate 19.93 -1000.00 375.00 Depr.Cost = 0.851 => TCV of Bldg: 1 =			

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-036-030-00

SUBJECT	Property Address		
	City	State	Zip
	Owner	Evaluation Copy	
	Client		
	Appraiser Name		



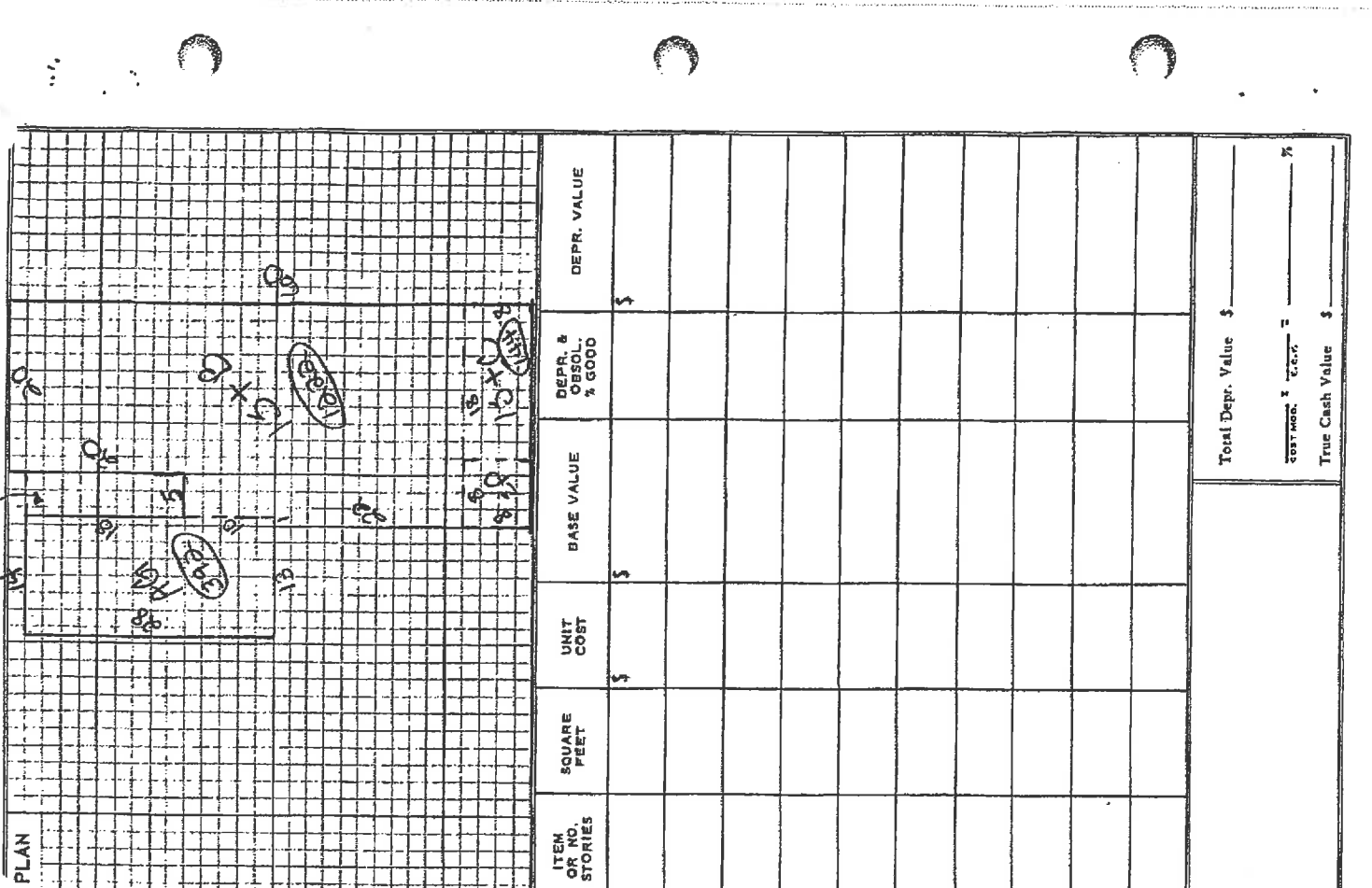
*SKETCH MISSING
C DLWY*

to register this

Comments:

Scale: 1"=15'

AREA CALCULATIONS SUMMARY				
Code	Description	Factor	Net Size	Perimeter
LAND	Land	Demo		
software				



ITEM OR NO. STORIES	SQUARE FEET	UNIT COST	BASE VALUE	DEPR. & OBSOL. % GOOD	DEPR. VALUE
1. Exterior					
Wood					
Aluminum					
Brick					
Block					
2. Windows					
Many					
Large					
Wood Sash					
Metal Sash					
Double Hung					
Hor. Sliding					
Double Glass					
Storms & Sec. Glass					
3. Roof					
Hip					
Gable					
Front Overhang					
Other Overhang					
Eave-trough					
Chimney Type:					
Brick					
Block					
Stone					
Metal					
Asphalt Shingles					
4. Interior					
Trim & Decorations:					
Flab.					
Ord.					
Min.					
No. Inside Window Trim					
Size of Closets:					
Large					
Ord.					
Small					
Number of Closets:					
Many					
Ord.					
Few					
Drywall					
Plaster					
Paneled Wainscot					
Hardware Qual.					
5. & 6. Floor & Ceilings					
Foyer Fl.					
Kit Fl.					
Other Fl.					
Coved Ceilings					
Plaster					
Drywall					
7. & 8. Foundation & Basement					
Crawl Space					
s.f.					
Basement					
s.f.					
16. Porches					
Wide					
Deep					
Type					
Year Built					
Attached					
Cats					
Wide					
Deep					
Walls					
Floor					
Doors					
Common Wall					
Other Walls					
Ceiling					
17. Garage					
Year Built					
Attached					
Cats					
Wide					
Deep					
Walls					
Floor					
Doors					
Common Wall					
Other Walls					
Ceiling					
CLASS					
Typical Class of Other Houses					
in this Neighborhood					
Neighborhood is					
Improving					
Declining					
Condition for Age					
Effective Age					
11. Heating & Air Conditioning					
Gas - Forced Warm Air					
Oil - Forced Warm Air					
Gas					
Oil					
Coal					
Wall Fur.					
Floor Fur.					
Stove or Space Heat					
Steam Radiators					
Forced Warm Water					
AIR CONDITIONER					
12. Electric					
Chimney Type:					
Brick					
Block					
Metal					
Asphalt Shingles					
Ex.					
Ord.					
Min.					
No. Electric Outlets:					
Many					
Ord.					
Few					

Total Depr. Value \$ _____
 cost mod. % c.o.v. = _____ %
 True Cash Value \$ _____

house in o.k. shape
 Ruined - w.H.
 inside not picked up
 Conc. 700 #

Year Built: 1900 ±
 Year Remod. 1947

Number Rooms
 Basement
 1st Floor
 2nd Floor
 Baths
 Total Bedrooms

Insulation
 Ceiling
 None

2. Windows
 Many
 Large
 Wood Sash
 Metal Sash
 Double Hung
 Hor. Sliding
 Double Glass
 Storms & Sec. Glass

12. Electric
 Amps Service
 No. & Qual. Elec. Fixtures:
 Ex. Ord. Min.
 No. Electric Outlets:
 Many Ord. Few

06/27/2017
11:20 PM

Valuation Report

DB: Menominee 2017

Parcel Number: 051-036-040-00

Page: 2

2017 Est. T.C.V. 051-036-040-00							=	103,788
Est. TCV/Total Floor Area = 71.48, Most recent sale 11/09/2000 for 85,500								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
51,800	51,800	51,800	51,800	0.90				
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	100	0	0	100	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	FRE/MBT			
51,900	51,900	51,900	52,266	51,900	51,900			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-Ins		(16) Porches/Decks		(17) Garage	
X Single Family	Eavestrough	Gas	Oil	X Elec.	Appliance Allow.	Interior 1 Story	Area Type	Year Built: 1976	48 CCP (1 Story)	Car Capacity: 2	
Mobile Home	X Insulation	Coal		X Steam	Cook Top	Interior 2 Story	256 Treated Wood	Class: C			
Town Home	0 Front Overhang	Forced Air w/o Ducts			Dishwasher	2nd/Same Stack		Exterior: Siding			
Duplex	0 Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Two Sided		Brick Ven.: 0			
A-Frame	(4) Interior	Forced Hot Water			Bath Heater	Exterior 1 Story		Stone Ven.: 0			
X Wood Frame	X Drywall	Electric Baseboard			Vent Fan	Exterior 2 Story		Common Wall: 1 Wall			
	Paneled	Elec. Cell. Radiant			Hot Tub	Prefab 1 Story		Foundation: 18 Inch			
	Trim & Decoration	Radiant (in-floor)			Unvented Hood	Heat Circulator		Finished?:			
Building Style:	Ex X Ord	Electric Wall Heat			Vented Hood	Raised Hearth		Auto. Doors: 1			
RAMCH	Size of Closets	Space Heater			Intercom	Wood Stove		Mech. Doors: 0			
Yr Built	Lg X Ord	Wall/Floor Furnace			Jacuzzi Tub	Direct-Vented Ga		Area: 576			
1976	Doors	Forced Heat & Cool			Oven	Class: C		% Good: 56			
0	Solid X H.C.	No Heating/Cooling			Microwave	Effec. Age: 39		Storage Area: 0			
Condition: Average	(5) Floors	Central Air			Standard Range	Floor Area: 1452		NO Conc. Floor: 0			
	Kitchen: Tile	Wood Furnace			Sauna	Total Base Cost: 108,553		Bsmnt Garage:			
Room List	Other: Carpeted	(12) Electric			Trash Compactor	Total Base New: 153,059		Carport Area:			
Basement	Other:	200 Amps Service			Central Vacuum	Total Depr Cost: 98,877		Roof:			
6 1st Floor	(6) Ceilings	No./Qual. of Fixtures			Security System	Estimated T.C.V.: 84,144					
2nd Floor		Ex. X Ord. Min									
3 Bedrooms		No. of Elec. Outlets									
(1) Exterior		Many X Ave. Few									
X Wood/Shingle	(7) Excavation	(13) Plumbing									
Aluminum/Vinyl	Basement: 1452 S.F.	Average Fixture(s)									
Brick	Crawl: 0 S.F.	3 Fixture Bath									
X Insulation	Slab: 0 S.F.	2 Fixture Bath									
(2) Windows	Height to Joists: 7.0	Softener, Auto									
X Many X Large	(8) Basement	Solar Water Heat									
Avg. Avg.	Conc. Block	No Plumbing									
Few Small	Poured Conc.	Extra Toilet									
X Wood Sash	Stone	Separate Shower									
Metal Sash	Treated Wood	Ceramic Tile Floor									
Vinyl Sash	X Concrete Floor	Ceramic Tile Wains									
Double Hung	(9) Basement Finish	Vent Fan									
X Horiz. Slide	Recreation SF	(14) Water/Sewer									
Casement	Living SF	Public Water									
Double Glass	Walkout Doors	Public Sewer									
Patio Doors	NO Floor SF	Water Wall									
X Storms & Screens	(10) Floor Support	1000 Gal Septic									
(3) Roof	Joists: 2 X 10 X 16	2000 Gal Septic									
X Gable	Unsupported Len:	Bump Sum Items:									
Hip	Contr.Sup: WD/STL										
Flat											
X Asphalt Shingle											
Chimney: Metal											

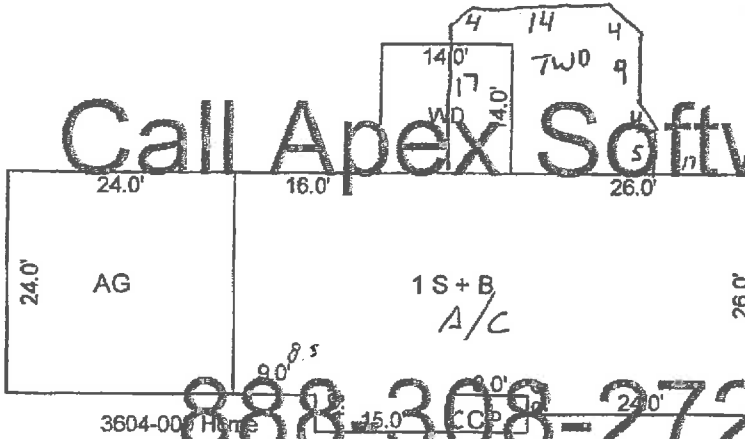
*** Information herein deemed reliable but not guaranteed***

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-038-040-00

SUBJECT	Property Address
	City _____ State _____ Zip _____
	Owner _____
	Client _____
	Appraiser Name _____

Evaluation Copy



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to register this

Comments:

Scale: 1 = 15

AREA CALCULATIONS SUMMARY				
Code	Description	Factor	Net Size	Net Totals
LAND	Land			
		Demo		

software

PLAN

4. Interior
 Trim & Decoration: Flab. Ord. Min.
 No. Inside Window Trim: _____
 Size of Closets: Large Ord. Small
 Number of Closets: Many Ord. Few
 Drywall Plaster Paneling Wainscot
 Hardware Qual. Good

5. & 6. Floor & Ceilings
 Foyer Fl.
 1st Floor
 2nd Floor
 Baths
 Total Bedrooms 3

7. & 8. Foundation & Basement
 Craw Space s.f.
 Sigs House s.f.
 Height to Joists 7 f.
 Concrete Block
 Concrete Walls
 Aluminum
 Brick
 Block s.f.

9. Plumbing
 No. of Baths: _____
 Cer. Tile Walls
 Ccc. Tile Floor
 Plastic Tile Walls
 Extra Wash Bowl
 Water Heater: Well Gas Elec.
 Septic Tank
 14. (see front of record card)

10. Floor Support
 Joists 2 x 10 x 16 o.c.
 Unsupported Length _____
 Sill Plate: Yes No
 Dging. Sub-Floor s.f.
 Center Support 2 s.f.

11. Heating & Air Conditioning
 Gas - Forced Warm Air
 Oil - Forced Warm Air
 Gas Oil Coal
 Wall Fur. Floor Fur.
 Stove or Space Heat
 Screen Radiators
 AIR CONDITIONER
electric

12. Electric
 Amps Service 200
 No. & Qual. Elec. Fixtures: _____
 No. Electric Outlets: _____
 Many Ord. Few

13. Garage
 Attached Separate
 Cars 2
 Wide 24 Deep 24
 Floor
 Doors
 Common Wall
 Other Walls
 Ceiling
 CLASS fair / large
 Typical Classes of Other Houses in this Neighborhood
 Neighborhood is Improving Stable
 Condition for Age 93 Effective Age 93
cons. 900 #
Moranda - W.H.

14. Built-In Items
 Oven _____ Range _____
 Disposal
 Hood & Fan
 Dishwasher
 Refrigerator
 Incinerator
 Water Softener
 Fireplace
 Vanities
 Cupboard Length _____
 Cupboard Quality _____

15. Built-In Items
 Oven _____ Range _____
 Disposal
 Hood & Fan
 Dishwasher
 Refrigerator
 Incinerator
 Water Softener
 Fireplace
 Vanities
 Cupboard Length _____
 Cupboard Quality _____

16. Porcher
 Wide _____ Deep _____ Type _____
 Year Built 1976
 Attached Separate
 Cars 2
 Wide 24 Deep 24
 Floor
 Doors
 Common Wall
 Other Walls
 Ceiling

17. Garage
 Attached Separate
 Cars 2
 Wide 24 Deep 24
 Floor
 Doors
 Common Wall
 Other Walls
 Ceiling

2. Windows
 Many Few
 Large Small
 Wood Sash
 Metal Sash
 Double Hung
 Hor. Sliding
 Double Glass
 Storms & Ser.

3. Roof
 Hip
 Gable
 Front Overhang _____
 Other Overhang _____
 Eavesstrough _____
 Chimney Type: _____
 Brick Block
 Stone Metal
 Asphalt Shingles
 No. Electric Outlets: _____
 Many Ord. Few

Parcel Number: 051-036-050-00

Jurisdiction: CITY OF MEMONINEE

County: MEMONINEE

Printed on

05/31/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
BRUNO DAVID A & DIANA L	HUSBECK DEBORAH E.	65,000	11/05/2008	WD	MARKET SALE	644-65		100.0
BRICKEY, JEFFREY & VICTOR	BRUNO, DAVID A. & DIANA L	60,000	09/29/2003	WD	MARKET SALE	512-748		100.0
FUGATE, BERNARD & SHARON	BRICKEY, JEFFREY & VICTOR	47,000	09/21/2001	WD	MARKET SALE	438-537		100.0
WATHISEM, KRIST M.	FUGATE, BERNARD & SHARON	36,000	10/09/1998	WD	MARKET SALE	328-716		100.0

Property Address
316 HENES PARK DR

Class: RESIDENTIAL
School: MEMONINEE SCHOOLS - 55100
Zoning: N/A (Building Permit(s))

Owner's Name/Address
HUSBECK DEBORAH E
316 HENES PARK DR
MEMONINEE MI 49858

MAP #:
2017 Est TCV 62,146 TCV/TFA: 64.87

Tax Description	Rate	County	Mult.	Size	Good	Cash	Value
PETERS & MORRISONS 1ST ADD LOT 8 BLK 2	50 Actual Front Feet, 0.17 Total Acres						8,750
Comments/Influences	Land Value Estimates for Land Table 401-2.RES MID RANGE						
	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	Adj. Reason
	MID RANGE	50.00	150.00	1.00000	1.00000	175	100
	Total Est. Land Value = 8,750						
	Land Improvement Cost Estimates						
	Description	Rate	County	Mult.	Size	Good <td>Cash </td>	Cash
	D/W/P: 4in Concrete	3.61			1.00	448	41
	Fencing: Modular	10.23			1.00	400	91
	Total Estimated Land Improvements True Cash Value = 4,387						

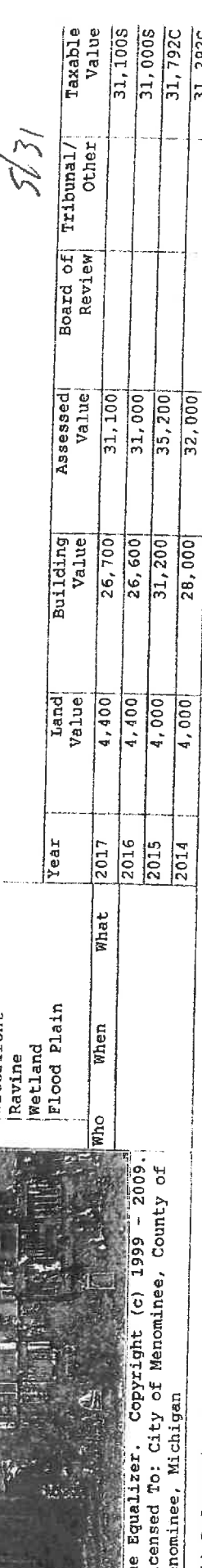
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	4,400	26,700	31,100			31,100S
2016	4,400	26,600	31,000			31,000S
2015	4,000	31,200	35,200			31,792C
2014	4,000	28,000	32,000			31,292C

Improvements

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

Topography of Site

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



Who When What

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

* BASEMENT

PICS 803-809

5/31

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-036-050-00

PROPERTY ADDRESS

CITY _____ STATE _____ ZIP _____

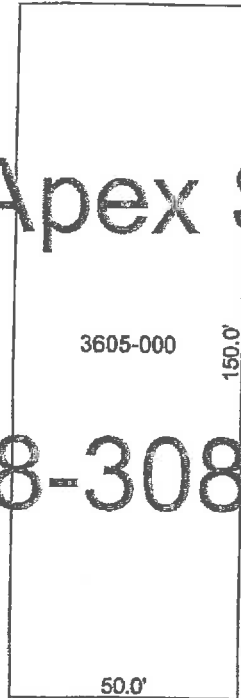
OWNER _____

CLIENT _____

APPRAISER NAME _____

Evaluation Copy

Call Apex Software



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to register this

Comments:

Scale: 1 = 30

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Square	Perimeter	Net Totals
LAND	Land	Demo			

software

06/27/2017
11:20 PM

Valuation Report

DB: Menominee 2017

051-036-060-00 2017 Est. T.C.V. SCHICK JEFFREY & PAMELA
Property Class: 401 320 HENES PARK DR
Map #: CITY OF MENOMINEE MENOMINEE, MI 49858

Land Value Estimates for Land Table 401-2.RES MID RANGE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MID RANGE	60.00	150.00	1.0000	1.0000	175	100		10,500
60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								10,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	100	41	148
Fencing: Wd, Solid, 6 ft.	16.41	1.00	90	41	606
Fencing: Wire Mesh, #11	1.62	1.00	150	41	100
Total Estimated Land Improvements True Cash Value =					853

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 1950

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1692 SF Floor Area = 1692 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	69.01	0.00	1.11	1692	118,643

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
3 Fixture Bath 2400.00 1 2,400

(14) Water/Sewer
Public Water 1162.00 1 1,162
Public Sewer 1162.00 1 1,162

(15) Built-Ins & Fireplaces
Oven 865.00 1 865
Standard Range 800.00 1 800
Fireplace: Exterior 1 Story 3875.00 2 7,750

(16) Porches
CCP (1 Story), Standard 53.45 25 1,336

County Multiplier = 1.41 => Cost New = 189,107

Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/61.0, Depr.Cost = 115,355

Separately Depreciated Items:

(9) Basement Finish
Basement Recreation Finish 11.45 424 4,855
County Multiplier = 1.41 => Cost New = 6,845
Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost = 3,491

(17) Garages
Class:C Exterior: Siding Foundation: 18 Inch (Finished)
Base Cost 17.47 884 15,443
Automatic Doors 375.00 2 750
County Multiplier = 1.41 => Cost New = 22,833
Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 20,778

ECF (RESIDENTIAL CITY) Total Depreciated Cost = 139,624
0.851 => TCV of Bldg: 1 = 118,820

2017 Est. T.C.V. 051-036-060-00 = 130,173

Est. TCV/Total Floor Area = 76.93

2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
64,900 64,900 64,900 53,065 0.90

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liberal & Page	Verified By	Prct. Trans.
Property Address	Class: RESIDENTIAL	Zoning: N/A	Building Permit(s)	Date	Number	Status		
320 HENES PARK DR	SCHOOL: MENOMINEE SCHOOLS - 55100		DEMOLITION	08/19/2008	03094			
Owner's Name/Address	P.R.E. 100% 06/30/1994		GARAGE	08/19/2008	03093			
SCHICK JEFFREY & PAMELA	MAP #:							
320 HENES PARK DR	2017 Est TCV 130,173 TCV/TFA: 76.93							
MENOMINEE MI 49858	Land Value Estimates for Land Table 401-2.RES MID RANGE							

* Factors *		Rate	County	Mult.	Size	%Good	Cash Value
Description	Frontage	3.61	1.00	100	41		148
MID RANGE	Depth	16.41	1.00	90	41		606
60 Actual Front Feet, 0.21 Total Acres	Rate	1.62	1.00	150	41		100
Total Est. Land Value =							853

Land Improvement Cost Estimates

Description: D/W/P: 4in Concrete, Rate: 3.61, County: 1.00, Mult.: 100, Size: 41, Cash Value: 148

Fencing: Wd, Solid, 6 ft., Rate: 16.41, County: 1.00, Mult.: 90, Size: 41, Cash Value: 606

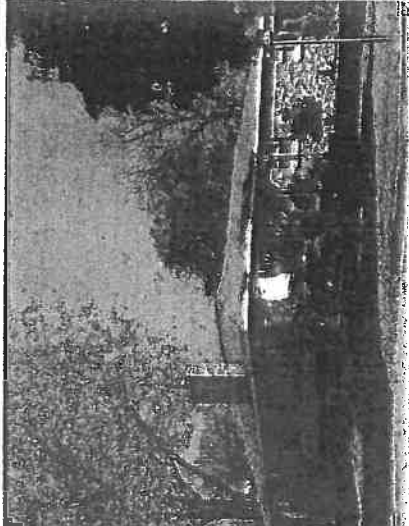
Fencing: Wire Mesh, #11, Rate: 1.62, County: 1.00, Mult.: 150, Size: 41, Cash Value: 100

Total Estimated Land Improvements True Cash Value = 853

Work Description for Permit 03094, Issued 08/19/2008: DEMOLISH OLD GARAGE

Work Description for Permit 03093, Issued 08/19/2008: PRIVATE DETACHED GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,300	59,800	65,100			53,542C
2016	5,300	59,600	64,900			53,065C
2015	4,800	70,700	75,500			52,907C
2014	4,800	62,800	67,600			52,074C



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

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-036-060-00

Property Address _____ State _____ Zip _____

City _____

Owner _____

Client _____

Appraiser Name _____

Evaluation Copy

Call Apex Software

5th Street 3606-000 150.0'

888-308-2722

60.0'

to register this

Comments: _____

Scale: 1" = 30'

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
LAND	Land	Demo			
			software		

B. Building depreciation adjustments

Parcel Number	Bldg Effective Age	Bldg Yr Built	Abnormal Dep	Func Obs	Func Obs Reason	Econ obs	Econ Obs Reason	Area 1		Area 2		Area 3		Area 4	
								override	Dep	override	dep	override	dep	override	dep
051-014-900-00	59	0	40	100	CONDEMNATION PENDING	100		0	0	0	0	0	0	0	0
051-028-330-00	33	1967	47	100		100		0	0	0	0	0	0	0	0
051-006-050-00	64	0	50	0	DEMOLISHED 2013	100		20	0	0	0	0	0	0	0
051-014-750-00	64	0	50	20	CONDEMNATION PENDING	100		0	0	0	0	0	0	0	0
051-009-380-00	59	0	50	50	RIP	100	SEE COMMENTS	40	0	0	0	0	0	0	0
051-003-550-00	59	1890	50	50		75		45	0	0	0	0	0	0	0
051-003-730-00	54	0	50	75		100		40	0	0	0	0	0	0	0
051-003-650-00	59	0	50	100	VERY POOR CARE	100		0	0	0	0	0	0	0	0
051-016-440-10	29	1890	50	100	VANDALIZED IN 2013	100		49	0	0	0	0	0	0	0
051-015-410-00	59	0	50	100	TRASHED BEFORE FORECLOSURE	100		45	0	0	0	0	0	0	0
051-016-250-00	49	0	50	100	TRASHED BEFORE FORECLOSURE	100		51	0	0	0	0	0	0	0
051-026-400-00	49	1950	50	100	TRASHED BEFORE FORECLOSURE	100		45	0	0	0	0	0	0	0
051-029-740-00	59	1882	50	100	TORN UP BY RENTERS	100		40	0	0	0	0	0	0	0
051-010-860-00	64	1900	50	100	NOT MAINTAINED	100		35	0	0	0	0	0	0	0
051-020-210-00	59	1910	50	100	FIRE DAMAGED STILL	100		0	0	0	0	0	0	0	0
051-000-310-00	49	1880	50	100	DEFERRED MAINTENANCE	100		0	0	0	0	0	0	0	0
051-000-890-00	64	0	50	100	DEFERRED MAINTENANCE	100		0	0	0	0	0	0	0	0
051-018-880-00	64	1904	50	100	DEFERRED MAINTENANCE	100		40	0	0	0	0	0	0	0
051-032-440-00	51	0	50	100		80		0	0	0	0	0	0	0	0
051-000-730-00	48	1924	50	100		100		0	0	0	0	0	0	0	0
051-000-740-00	61	0	50	100		100		0	0	0	0	0	0	0	0
051-002-480-00	59	1900	50	100		100		45	45	0	0	0	0	0	0
051-004-250-00	59	0	50	100		100		30	0	0	0	0	0	0	0
051-007-480-00	54	0	50	100		100		45	0	0	0	0	0	0	0
051-008-030-00	60	0	50	100		100		45	0	0	0	0	0	0	0
051-012-650-00	54	1900	50	100		100		0	0	0	0	0	0	0	0
051-013-370-00	51	1880	50	100		100		0	0	0	0	0	0	0	0
051-018-940-00	54	1930	50	100		100		0	0	0	0	0	0	0	0
051-024-250-00	54	0	50	100		100		0	0	0	0	0	0	0	0
051-012-440-00	59	1900	55	50		100		45	0	0	0	0	0	0	0
051-003-740-00	59	0	60	100	RIP SLOWLY	100		0	0	0	0	0	0	0	0
051-008-740-00	54	1900	60	100	REPAIR IN PROGRESS TO BE ACCEPT	100		45	0	0	0	0	0	0	0
051-016-090-00	64	0	60	100	FIRE REPAIR NOT COMPLETE	100		0	0	0	0	0	0	0	0
051-020-750-00	59	0	60	100	DEFERRED MAINTENANCE	100		40	40	0	0	40	40	40	40
051-006-770-00	59	0	60	100	DEFERRED	100		30	0	0	0	0	0	0	0

Parcel Number	Bldg Effective Age	Bldg Yr Built	Abnormal Dep	Func Obs	Func Obs Reason	Econ obs	Econ Obs Reason	Area 1		Area 2		Area 3		Area 4	
								override	Dep	override	dep	override	dep	override	dep
051-013-430-00	54	1900	75	100		100		40	40	0	0	0	0	0	0
051-014-870-00	59	0	75	100		100		40	40	0	0	0	0	0	0
051-017-540-00	55	1900	75	100		100		0	0	0	0	0	0	0	0
051-018-340-00	49	0	75	100		100		0	0	0	0	0	0	0	0
051-018-490-00	59	1890	75	100		100		30	30	0	0	0	0	0	0
051-020-630-00	64	1900	75	100		100		35	35	0	0	0	0	0	0
051-024-790-00	59	1952	75	100		100		46	46	0	0	0	0	0	0
051-027-880-00	59	1880	75	100		100		35	35	35	35	35	35	0	0
051-011-900-00	54	0	80	50	DEFERRED MAINTENANCE*	100		0	0	0	0	0	0	0	0
051-009-910-00	49	0	80	50	DEFERRED MAINTENANCE	100		40	40	0	0	0	0	0	0
051-032-300-60	55	1969	80	70	DEFERRED MAINT	85	EASEMENT DENIAL	81	81	0	0	0	0	0	0
051-008-930-00	58	1900	80	100	SIDING DETERIORATED	100		45	45	45	45	45	45	0	0
051-020-090-20	14	0	80	100	FORECLOSED	95		82	82	0	0	0	0	0	0
051-002-290-00	64	0	80	100	DEFERRED MAINTENANCE	100		0	0	0	0	0	0	0	0
051-003-630-00	59	0	80	100	DEFERRED MAINTENANCE	100		45	45	0	0	0	0	0	0
051-018-070-00	59	1938	80	100	DEFERRED MAINTENANCE	100		45	45	0	0	0	0	0	0
051-018-100-00	59	0	80	100	DEFERRED MAINTENANCE	100		40	40	0	0	0	0	0	0
051-019-400-00	59	1920	80	100	DEFERRED MAINTENANCE	100		30	30	0	0	0	0	0	0
051-019-960-00	65	1910	80	100	DEFERRED MAINTENANCE	100		45	45	45	45	45	45	0	0
051-020-450-00	54	1900	80	100	DEFERRED MAINTENANCE	100		0	0	0	0	0	0	0	0
051-000-230-00	64	1900	80	100		100		0	0	0	0	0	0	0	0
051-002-300-00	59	1885	80	100		100		0	0	0	0	0	0	0	0
051-003-030-00	54	0	80	100		100		45	45	0	0	0	0	0	0
051-003-510-20	54	0	80	100		100		45	45	0	0	0	0	0	0
051-003-530-00	59	0	80	100		100		40	40	0	0	0	0	0	0
051-006-190-00	54	0	80	100		100		45	45	0	0	0	0	0	0
051-008-170-00	64	0	80	100		100		35	35	0	0	0	0	0	0
051-013-920-00	49	0	80	100		100		0	0	0	0	0	0	0	0
051-015-530-00	54	1850	80	100		100		0	0	0	0	0	0	0	0
051-020-620-00	59	1900	80	100		100		35	35	0	0	0	0	0	0
051-023-250-00	49	0	80	100		100		0	0	0	0	0	0	0	0
051-029-420-00	49	1900	80	100		100		35	35	0	0	0	0	0	0
051-029-970-00	64	1910	80	100		100		40	40	0	0	0	0	0	0
051-039-420-00	44	0	80	100		100		0	0	0	0	0	0	0	0
051-039-560-00	59	1920	80	100		100		40	40	0	0	0	0	0	0

Parcel Number	Bldg Effective Age	Bldg Yr Built	Abnormal Dep	Func Obs	Func Obs Reason	Econ obs	Econ Obs Reason	Area 1		Area 2		Area 3		Area 4	
								override	Dep	override	dep	override	dep	override	dep
051-003-690-00	59	0	100	25		100		0	0	0	0	0	0	0	0
051-004-470-10	59	1890	100	25		100		40	0	0	0	0	0	0	0
051-004-860-00	64	0	100	25		100		0	0	0	0	0	0	0	0
051-006-360-00	24	1918	100	25		100		0	0	0	0	0	0	0	0
051-009-310-00	64	0	100	25		100		0	0	0	0	0	0	0	0
051-013-510-00	59	0	100	25		100		0	0	0	0	0	0	0	0
051-029-320-00	44	1932	100	25		100		0	0	0	0	0	0	0	0
051-013-060-00	59	1900	100	30	INTERIOR DESTROYED	100		0	0	0	0	0	0	0	0
051-032-130-10	49	0	100	30		100		0	0	0	0	0	0	0	0
051-017-030-00	55	0	100	40	UNINHABITABLE	100		0	0	0	0	0	0	0	0
051-001-980-00	59	0	100	40	40% OF UPPER LEVEL LIVING	100		40	0	0	0	0	0	0	0
051-006-020-00	10	0	100	40		100		0	0	0	0	0	0	0	0
051-007-620-00	64	1900	100	40		100		0	0	0	0	0	0	0	0
051-005-460-00	60	1900	100	50	REHAB UNDERWAY 12/13	100		25	0	0	0	0	0	0	0
051-002-870-00	59	0	100	50	NO HEAT 2ND FLR	100		0	0	0	0	0	0	0	0
051-012-980-00	48	1900	100	50	LESS THAN 700 SQUARE FT 1 BED	100		45	0	0	0	0	0	0	0
051-009-030-00	64	1900	100	50	GUTTED TO REPAIR	100		25	0	0	0	0	0	0	0
051-018-110-00	59	1930	100	50	DEMO VALUE FOR 2014	100		10	10	0	0	0	0	0	0
051-019-940-00	64	1880	100	50	2 PC BATH/FLRS	100		35	0	0	0	0	0	0	0
051-009-040-00	54	0	100	50	15 YEAR INTERIOR REMODELING	100		35	35	0	51	0	0	0	0
051-014-770-00	59	1900	100	50		100	400 SQ.FT GARAGE NV	40	0	0	0	0	0	0	0
051-002-400-00	59	0	100	50		100		40	40	0	0	0	0	0	0
051-002-530-00	59	0	100	50		100		0	0	0	0	0	0	0	0
051-003-150-00	54	0	100	50		100		45	0	0	0	0	0	0	0
051-003-350-00	59	0	100	50		100		35	35	0	0	0	0	0	0
051-004-340-00	64	0	100	50		100		40	0	0	0	0	0	0	0
051-004-510-00	64	0	100	50		100		0	0	0	0	0	0	0	0
051-004-650-00	49	0	100	50		100		45	0	0	0	0	0	0	0
051-007-890-00	44	1880	100	50		100		0	0	0	0	0	0	0	0
051-008-040-00	54	1900	100	50		100		40	0	0	0	0	0	0	0
051-009-290-00	64	0	100	50		100		45	0	0	0	0	0	0	0
051-010-990-00	64	0	100	50		100		40	40	0	0	0	0	0	0
051-013-650-00	64	0	100	50		100		0	0	0	0	0	0	0	0
051-018-050-00	54	0	100	50		100		0	0	0	0	0	0	0	0
051-021-030-00	49	1920	100	50		100		0	0	0	0	0	0	0	0

Parcel Number	Effective Age	Bldg Yr Built	Abnormal Dep	Func Obs	Func Obs Reason	Econ obs	Econ Obs Reason	Area 1		Area 2		Area 3		Area 4	
								override	Dep	override	dep	override	dep	override	dep
051-004-830-00	59	1800	100	75		100		30	0	0	0	0	0		
051-008-430-00	59	1900	100	75		100		0	0	0	0	0	0		
051-008-510-00	54	1900	100	75		100		45	0	0	0	0	0		
051-008-720-00	54	1900	100	75		100		25	0	0	0	0	0		
051-010-590-00	59	0	100	75		100		0	0	0	0	0	0		
051-013-480-00	54	1903	100	75		100		40	0	0	0	0	0		
051-030-850-00	59	0	100	75		100		40	40	0	0	0	0		
051-037-070-00	64	0	100	75		100		40	0	0	0	0	0		
051-037-340-00	59	1903	100	75		100		0	0	0	0	0	0		
051-038-460-10	14	0	100	75		100		54	0	0	0	0	0		
051-021-520-00	54	1900	100	80	WET BASEMENT	100		45	0	0	0	0	0		
051-008-050-00	59	0	100	80	RIP	100		35	35	0	0	0	0		
051-000-280-00	49	1900	100	80	OVERSIZED	100		45	0	0	0	0	0		
051-014-300-00	24	0	100	80	NO TUBS	80	SUPERADEQUACY	69	0	0	0	0	0		
051-007-540-00	64	0	100	80	MAINTENANCE	100		45	0	0	0	0	0		
051-000-240-00	64	1900	100	80	LOT NOT BUILDABLE	100		0	0	0	0	0	0		
051-016-770-20	16	1997	100	80	LAYOUT & ISSUES	100		0	0	0	0	0	0		
051-030-140-00	59	1882	100	80	GARAGE	100		45	0	0	0	0	0		
051-026-800-00	39	0	100	80	DIRT FLOOR	100		0	0	0	0	0	0		
051-013-160-00	59	1900	100	80	DEFERRED MAINTENANCE UPPER	100		0	0	0	0	0	0		
051-000-830-00	59	1900	100	80	DEFERRED MAINTENANCE	100		0	0	0	0	0	0		
051-026-610-00	54	0	100	80	DEFERRED MAINT.	100		30	0	0	0	0	0		
051-021-510-00	52	0	100	80	CONVERTED CHURCH	100		0	0	0	0	0	0		
051-027-410-00	54	1887	100	80	2 BED	100		40	0	0	0	0	0		
051-003-400-10	54	1880	100	80		80	COMMERCIAL	40	0	0	0	0	0		
051-003-670-00	59	1880	100	80		100		45	0	0	0	0	0		
051-012-020-00	59	0	100	80		100		0	0	0	0	0	0		
051-012-760-00	49	0	100	80		100		0	0	0	0	0	0		
051-019-360-00	54	1930	100	80		100		0	0	0	0	0	0		
051-020-270-00	39	0	100	80		100		86	56	56	0	56	0		
051-021-560-00	58	1949	100	80		100		45	0	0	0	0	0		
051-025-460-00	34	1920	100	80		100		0	0	0	0	0	0		
051-039-140-00	49	1973	100	80		100		51	0	0	0	0	0		
051-021-630-00	59	1950	100	85	VERY SMALL ROOMS	100		35	10	10	0	0	0		
051-000-400-00	54	0	100	90	UNDERSIZED	100		0	0	0	0	0	0		

Parcel Number	Bldg Effective Age	Bldg Yr Built	Abnormal Dep	Func Obs	Func Obs Reason	Econ obs	Econ Obs Reason	Area 1		Area 2		Area 3		Area 4	
								override Dep	dep	override dep	dep	override dep	dep		
051-000-750-00	64	0	0	100	100	75	NON-CONFORMING	0	0	0	0	0	0	0	0
051-032-050-00	46	0	0	100	100	75	NON-CONFORMING	71	0	0	0	0	0	0	0
051-032-050-00	46	0	0	100	100	75	NON-CONFORMING	0	0	0	0	0	0	0	0
051-013-020-00	59	0	0	100	100	75	ON TOP OF RR	40	0	0	0	0	0	0	0
051-013-040-00	59	1880	0	100	100	75	ON TOP OF RR	0	0	0	0	0	0	0	0
051-015-440-00	49	1928	0	100	100	75	PROXIMITY TO RR	0	0	0	0	0	0	0	0
051-015-450-00	48	0	0	100	100	75	PROXIMITY TO RR	0	0	0	0	0	0	0	0
051-018-820-00	49	1870	0	100	100	75	PROXIMITY TO RR	0	0	0	0	0	0	0	0
051-018-830-00	58	1920	0	100	100	75	PROXIMITY TO RR	0	0	0	0	0	0	0	0
051-018-850-00	53	1900	0	100	100	75	PROXIMITY TO RR	0	0	0	0	0	0	0	0
051-018-860-00	48	0	0	100	100	75	PROXIMITY TO RR	0	0	0	0	0	0	0	0
051-006-760-10	45	0	0	100	100	75	TRUCK ROUTE	40	0	0	0	0	0	0	0
051-014-890-00	41	0	0	100	100	75		40	0	0	0	0	0	0	0
051-003-450-00	34	0	0	100	100	80	ABOVE FUNERAL HOME	0	0	0	0	0	0	0	0
051-003-280-00	44	0	0	100	100	80	BUSY STREET	40	0	0	0	0	0	0	0
051-039-100-00	54	0	0	100	100	80	ECF CHANGE 2014	40	0	0	0	0	0	0	0
051-039-110-00	49	1950	0	100	100	80	ECF CHANGE 2014	0	0	0	0	0	0	0	0
051-039-120-00	59	1956	0	100	100	80	ECF CHANGE 2014	0	0	0	0	0	0	0	0
051-020-020-00	44	1910	0	100	100	80	TRAIN	61	0	0	0	0	0	0	0
051-038-050-00	54	1933	0	100	100	80	USED CAR VERY UNATTRACTIVE	0	0	0	0	0	0	0	0
051-007-940-00	39	0	0	100	100	80		0	0	0	0	0	0	0	0
051-010-900-00	64	0	0	100	100	80		25	0	0	0	0	0	0	0
051-015-340-00	59	0	0	100	100	80		45	0	0	0	0	0	0	0
051-026-210-04	22	0	0	100	100	80		0	0	0	0	0	0	0	0
051-031-970-00	44	1972	0	100	100	80		0	0	0	0	0	0	0	0
051-031-970-10	29	0	0	100	100	80		0	0	0	0	0	0	0	0
051-031-970-20	39	0	0	100	100	80		46	0	0	0	0	0	0	0
051-031-970-30	54	0	0	100	100	80		40	0	0	0	0	0	0	0
051-031-970-40	15	0	0	100	100	80		0	0	0	0	0	0	0	0
051-032-270-00	57	1950	0	100	100	80		0	0	0	0	0	0	0	0
051-032-280-00	39	0	0	100	100	80		0	0	0	0	0	0	0	0
051-032-310-00	59	1940	0	100	100	80		40	0	0	0	0	0	0	0
051-032-320-00	59	1930	0	100	100	80		0	0	0	0	0	0	0	0
051-032-330-00	54	1950	0	100	100	80		51	0	0	0	0	0	0	0
051-032-350-00	49	1951	0	100	100	80		45	0	0	0	0	0	0	0

Parcel Number	Bldg Effective Age	Bldg Built	Abnormal Dep	Func Obs	Func Obs Reason	Econ obs	Econ Obs Reason	Area 1		Area 2		Area 3		Area 4	
								override	Dep	override	dep	override	dep	override	dep
051-006-800-00	54	1928	100	100		95		61	0	0	0	0	0	0	0
051-007-680-00	44	0	100	100		95		0	0	0	0	0	0	0	0
	352					131									44

5 both reasons

☺

D. Built-in value

E. Supervising the Assessment Roll

State Tax Commission Supervising Preparation of the Assessment Roll

Michigan Compiled Law (MCL) 211.10d(9) states, "An assessor who certifies an assessment roll in which he or she did not have direct supervision is guilty of a misdemeanor." Assessors will be required to certify on an annual basis that they met the following guidelines when signing an assessment roll:

1. The assessor must file Form 4689, *STC Request for Changes in Personal or Employment Information for a Certified Assessor*, with the State Tax Commission within 30 days of becoming the Assessor of Record for a local unit of government to provide notice to the State Tax Commission.
2. The assessor must sign the pre-Board of Review assessment roll certificate for the current assessment year by the first Monday in March or by the date specified by charter for delivery of the assessment roll to the Board of Review.
3. The assessor or the assessor's assistant(s) must timely deliver the certified assessment roll (original hard copy) to the local Board of Review for its required March meetings.
4. The assessor or the assessor's assistant(s) must timely deliver an original hard copy of the assessment roll to the County equalization department. This assessment roll is to have attached a post-Board of Review certificate which must be signed by the Board of Review.
5. The assessor or the assessor's assistant(s) must timely provide a copy of the assessor's database to the County equalization department.
6. The assessor must complete, sign (where applicable), and timely submit State Tax Commission Forms L-4021 and L-4022. These forms are to be submitted to the County equalization department and Form L-4022 is also to be submitted to the State Tax Commission.
7. The assessor must file all required State Tax Commission and equalization forms in a timely manner (in accordance with the State Tax Commission calendar and applicable statutes and administrative rules).
8. The assessor or the assessor's assistant(s) must perform the following specific duties annually (if an assistant, the assessor must have direct supervision in all of the following tasks):
 - a. Appraise and assess taxable property (including new construction and including ensuring the taxable value uncapping of property following transfers of ownership).
 - b. Prepare and maintain the assessment roll, property classifications, property descriptions, special act rolls and other assessment records and have an established procedure to update records on a regular basis.
 - c. Attend Board of Review meetings if requested by the Township.
 - d. Attend meetings with the public at the Township or City municipal office facility.

- j. Homeowner's principal residence or qualified agricultural property exemption percentage
 - k. Date of last transfer of ownership
 - l. Leasehold improvements identifier, if applicable
 - m. The value of non-considered improvements (under MCL 211.27), if applicable
12. The assessor or the assessor's assistant(s) must ensure that the true cash value on the appraisal record cards matches the true cash value indicated by the assessor's value on the assessment roll.

E. Records

h. Homeowner's Principal Residence Exemption documents

Parcels.pnum	2017 PRE	PRE AFF on File for current owner	Most Recent Transfer Date	Transfer Percent	PTA on File
051-007-000-00	0			0	
051-007-010-00	100		4/21/2008	100	6/6/2012
051-007-020-00	100			0	
051-007-030-00	100			0	
051-007-160-00	100			0	
051-007-170-00	100			0	
051-007-180-00	100			0	
051-007-190-00	100		8/30/2006	100	
051-007-200-00	0			0	
051-007-260-00	100		9/17/2003	100	
051-007-270-00	100			0	
051-007-280-00	100			0	
051-007-290-00	100		2/16/2005	100	
051-007-300-10	0			0	
051-007-320-00	100	1/7/2016	2/5/2002	100	6/7/2016
051-007-330-00	100			0	
051-007-340-00	0			0	
051-007-350-00	100		2/8/2007	100	
051-007-360-00	0			0	
051-007-370-00	0		12/10/2007	100	
051-007-380-00	100			0	
051-007-390-00	100		2/26/1999	100	2/26/1999
051-007-400-00	100		3/28/2008	100	
051-007-410-00	0		1/16/1997	100	
051-007-420-00	100			0	
051-007-430-00	0			0	
051-007-440-00	100			0	
051-007-450-00	100	6/21/2011	9/12/2008	100	
051-007-460-00	100			0	
051-007-470-00	0		5/3/2006	100	
051-007-480-00	100	10/25/1999	9/4/2012	100	9/5/2012
051-007-490-00	0		10/18/2005	100	
051-007-500-00	100	9/22/2016	9/20/2016	100	9/22/2016
051-007-510-00	100			0	
051-007-520-00	100			0	
051-007-530-00	0			0	
051-007-540-00	100		1/19/1998	100	
051-007-550-00	100		12/28/2004	100	
051-007-560-00	100			0	
051-007-580-00	100			0	
051-007-590-00	100	6/11/2009		0	
051-007-600-00	100		11/15/2004	100	
051-007-610-00	100		11/27/2007	100	
051-007-620-00	0		1/15/2001	100	1/15/2001
051-007-640-00	100		9/15/2005	100	
051-007-650-00	0			0	
051-007-660-00	100	8/22/2013		0	
051-007-670-00	0			0	
051-007-680-00	100		11/1/2001	100	
051-007-690-00	100		9/24/2001	100	9/24/2001
	36	6	23		7
		17%			30%

This form is issued under authority of
P.A. 415 of 1994. Filing is mandatory.

Property Transfer Affidavit

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct **taxable value**. It must be filed by the new owner with the **assessor for the city or township** where the property is located within **45 days** of the transfer. If it is not filed timely, a penalty of \$5/day (maximum \$200) applies. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 1012 9th Avenue		2. County Menominee	4. Date of Transfer (or land contract was signed) 6-6-12
3. City/Township/Village of Real Estate Menominee		<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	5. Purchase Price of Real Estate \$49,000.00
6. Property Identification Number (PIN). If you don't have a PIN, attach legal description. 55-051-007-020-00			PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.
7. Seller's (Transferor) Name Judith Ann Berger Trust dtd 04/17/92		8. Buyer's (Transferee) Name and Mailing Address Ross Boucher 1012 9th Avenue Menominee, MI 49858	
Items 9 - 14 are optional. However, by completing them you may avoid further correspondence.			
Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See the back for a complete list.			
10. Was this property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		9. Type of Transfer <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____	
11. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		12. Amount of Down Payment	
13. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		14. Amount Financed (Borrowed)	

EXEMPTIONS

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the **taxable value** must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (State Equalized Value). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- transfer from one spouse to the other spouse
- change in ownership solely to exclude or include a spouse
- transfer of that portion of a property subject to a life lease or life estate (*until* the life lease or life estate expires)
- transfer to effect the foreclosure or forfeiture of real property
- transfer by redemption from a tax sale
- transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- transfer resulting from a court order unless the order specifies a monetary payment
- transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- transfer to establish or release a security interest (collateral)
- transfer of real estate through normal public trading of stocks
- transfer between entities under common control or among members of an affiliated group
- transfer resulting from transactions that qualify as a tax-free reorganization
- transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- transfer of land with qualified conservation easement (land only - not improvements)
- other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Owner's Signature <i>Ross Boucher</i>	Date 6/6/12	If signer is other than the owner, print name and title
Daytime Phone Number 715 587 2483		E-mail Address

Homeowner's Principal Residence Exemption Affidavit

Issued under authority of P.A. 105 of 2003.

Completion of this affidavit constitutes a claim for a Homeowner's Principal Residence Exemption when filed with the local assessor of the city or township where the property is located. Filing this affidavit invalidates any previous Homeowner's Principal Residence Exemption the homeowner may have claimed. A Request to Rescind Homeowner's Principal Residence Exemption, Form 2602 must be filed with the local assessor for any previous claims.

Print or type in blue or black ink. Use a separate form for each property number.

Property Information		
▶ 1. Property Tax Identification Number 55-051-007-320-00		▶ 2. ZIP Code 49858
▶ 3. Street Address of Property 901 7th Ave.	▶ 4. Name of Township or City <input type="checkbox"/> Township <input checked="" type="checkbox"/> City Menominee	▶ 5. County Menominee

6. Date the property in line 1, above, became your principal residence ▶ 6. 1 / 7 / 2016
 The property in line 1 above is my: ▶ 6a. Principal residence
 ▶ 6b. Residential vacant contiguous or adjacent lot

▶ 7. Name of Owner (First, Middle, Last) Shawn Paul Olson	▶ 8. Owner's Social Security Number
▶ 9. Name of Co-Owner (First, Middle, Last)	▶ 10. Co-Owner's Social Security Number

11. Property owner's daytime telephone number 11. 715-330-1194

12. If this parcel has more than one home on it, or if you own and live in one unit of a multiple-unit dwelling (or a multi-purpose property) give the percentage of the entire property that your unit (your principal residence) occupies. Your exemption will be based on this percentage ▶ 12. _____ %

13. Have you claimed a principal residence exemption for another Michigan principal residence? 13. Yes No

14. If yes, have you rescinded that principal residence exemption? 14. Yes No

15. Do you or your spouse claim an exemption, credit or deduction on property located in another state? 15. Yes No

16. Have you or your spouse filed a tax return as a resident of another state? 16. Yes No

Certification			
I certify under penalty of perjury the information contained on this document is true and correct to the best of my knowledge.			
17. Owner's Signature 	Date 1-7-16	17a. Co-Owner's Signature	Date
17b. Mailing Address, if Different than Property Address Above			
18. Closing Agent or Preparer's Name and Mailing Address Menominee Abstract & Land Co. 945 First Street Menominee, MI 49858			

Local Government Use Only -- Do Not Write Below This Line	
19. Was an exemption in place prior to this affidavit being filed?	19. _____
20. What is the first year this exemption will be posted to the tax rolls?	▶ 20. _____
21. Indicate property classification	21. _____

Principal Residence Exemption (PRE) Affidavit

Issued under authority of Public Act 206 of 1993.

Read the instructions page before completing the form. Completion of this affidavit constitutes a claim for a Principal Residence Exemption (PRE) when filed with the local assessor of the city or township where the property is located. Filing this affidavit invalidates any previous PRE the homeowner may have claimed. A Request to Rescind Homeowner's Principal Residence Exemption (PRE) (Form 2602) or a Conditional Rescission of Principal Residence Exemption (PRE) (Form 4640) must be filed with the local assessor for any previous claims.

Print or type in blue or black ink. Use a separate form for each property number.

Part 1: Property Information

1. Property tax identification number 0745-000		2. ZIP Code 49858	
3. Street address of property 809 7TH AVE	4. Name of City, Township or Village MENOMINEE	<input type="checkbox"/> Township <input checked="" type="checkbox"/> City	5. County MENOMINEE
6. Date the property became your principal residence (mm/dd/yyyy).....		7. 6 21 11	
The property above is my:		<input checked="" type="checkbox"/> Principal residence <input type="checkbox"/> Residential Unoccupied Contiguous or Adjacent Lot	

8. Owner's First, Middle & Last Names LINGIS SANDRA H	9. Owner's Social Security Number
10. Co-Owner's First, Middle & Last Names	10. Co-Owner's Social Security Number

11. Property owner's daytime telephone number **11. 906-914-8034**

12. If this parcel has more than one home on it, or if you own and live in one unit of a multiple-unit dwelling (or a multi-purpose property), give the percentage of the entire property that your unit (your principal residence) occupies. Your exemption will be based on this percentage. > 12. _____ %

13. Have you claimed a principal residence exemption for another Michigan principal residence? Yes No

14. If yes, have you rescinded that principal residence exemption? Yes No

15. Do you or your spouse claim an exemption, credit or deduction on property located in another state? Yes No

16. Have you or your spouse filed a tax return as a residence of another state? Yes No

PART 2: CERTIFICATION

Certification: I certify under penalty of perjury the information contained on this document is true and correct to the best of my knowledge.

17. Owner's Signature <i>Sandra H. Lingis</i>	Date 6/21/11	17a. Co-Owner's Signature	Date
17b. Owner's Mailing Address (if different from property address above)			
18. Closing Agent or Preparer's Name and Mailing address			

LOCAL GOVERNMENT USE ONLY (do not write below this line)

19. Was an exemption in place prior to this affidavit being filed?..... 19. **yes**

20. What is the first year you will post this exemption to the tax rolls?..... 20. **2012**

21. Indicate Property Classification..... 21. **401**

This form is issued under authority of
P.A. 415 of 1994. Filing is mandatory.

Property Transfer Affidavit

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct **taxable value**. It must be filed by the new owner with the **assessor for the city or township** where the property is located within **45 days** of the transfer. If it is not filed timely, a penalty of \$5/day (maximum \$200) applies. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 816 6th Avenue		2. County Menominee	4. Date of Transfer (or land contract was signed) September 05, 2012
3. City/Township/Village of Real Estate Menominee		<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	5. Purchase Price of Real Estate \$13,000.00
6. Property Identification Number (PIN). If you don't have a PIN, attach legal description. 55-051-007-480-00			PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.
7. Seller's (Transferor) Name Jeffrey D. Shampo and Kim M. Shampo		8. Buyer's (Transferee) Name and Mailing Address Oracle Development Corp. 3631 10th Street Menominee, MI 49858	
<p>Items 9 - 14 are optional. However, by completing them you may avoid further correspondence.</p> <p>Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See the back for a complete list.</p>		8a. Buyer's (Transferee) Telephone Number	
		<p>9. Type of Transfer</p> <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____	
10. Was this property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		12. Amount of Down Payment	
11. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		14. Amount Financed (Borrowed)	
13. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No			

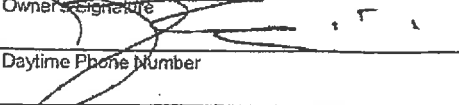
EXEMPTIONS

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the **taxable value** must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (State Equalized Value). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- transfer from one spouse to the other spouse
- change in ownership solely to exclude or include a spouse
- transfer of that portion of a property subject to a life lease or life estate (*until* the life lease or life estate expires)
- transfer to effect the foreclosure or forfeiture of real property
- transfer by redemption from a tax sale
- transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- transfer resulting from a court order unless the order specifies a monetary payment
- transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- transfer to establish or release a security interest (collateral)
- transfer of real estate through normal public trading of stocks
- transfer between entities under common control or among members of an affiliated group
- transfer resulting from transactions that qualify as a tax-free reorganization
- transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- transfer of land with qualified conservation easement (land only - not improvements)
- other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Owner's Signature 	Date 9/5/12	If signer is other than the owner, print name and title
Daytime Phone Number	E-mail Address	

RECEIVED JUN 18 2009

Michigan Department of Treasury
3366 Rev 4-07/9-09

Homeowner's Principal Residence Exemption Affidavit

Issued under authority of P.A. 105 of 2003.

Completion of this affidavit constitutes a claim for a Homeowner's Principal Residence Exemption when filed with the local assessor of the city or township where the property is located. Filing this affidavit invalidates any previous Homeowner's Principal Residence Exemption the homeowner may have claimed. A Request to Rescind Homeowner's Principal Residence Exemption, Form 2902 must be filed with the local assessor for any previous claims.

Print or type in blue or black ink. Use a separate form for each property number

Property Information		
1. Property Tax Identification Number 55-051-007-590-00		2. ZIP Code 49858
3. Street Address of Property 616 7th Avenue	4. Name of Township or City <input type="checkbox"/> Township <input checked="" type="checkbox"/> City Menominee	5. County Menominee

6. Date the property in line 1, above, became your principal residence: 6-11-09
 The property in line 1 above is my:
 6a. Principal residence
 6b. Residential vacant contiguous or adjacent lot

7. Name of Owner (First, Middle, Last) LeRoy B. L'Huillier	8. Owner's Social Security Number [REDACTED]
9. Name of Co-Owner (First, Middle, Last) Janis L. L'Huillier	10. Co-Owner's Social Security Number [REDACTED]

11. Property owner's daytime telephone number: _____ 11 _____

12. If this parcel has more than one home on it, or if you own and live in one unit of a multiple-unit dwelling (or a multi-purpose property) give the percentage of the entire property that your unit (your principal residence) occupies. Your exemption will be based on this percentage: _____ 12 _____ %

13. Have you claimed a principal residence exemption for another Michigan principal residence? 13. Yes No

14. If yes, have you rescinded that principal residence exemption? 14. Yes No

15. Do you or your spouse claim an exemption, credit or deduction on property located in another state? 15. Yes No

16. Have you or your spouse filed a tax return as a resident of another state? 16. Yes No

Certification			
I certify under penalty of perjury the information contained on this document is true and correct to the best of my knowledge.			
17. Owner's Signature <i>LeRoy B. L'Huillier</i>	Date 6-11-09	17. Co-Owner's Signature <i>Janis L. L'Huillier</i>	Date 6/11/09
17b. Mailing Address, if Different than Property Address Above 816 7th Avenue Menominee, MI 49858			
18. Closing Agent or Preparer's Name and Mailing Address Menominee Abstract & Land Co. 945 First Street Menominee, MI 49858			

Local Government Use Only -- Do Not Write Below This Line	
19. Was an exemption in place prior to this affidavit being filed? 19. _____	
20. What is the first year this exemption will be posted to the tax rolls? 20. <u>2010</u>	
21. Indicate property classification 21. <u>401</u>	

www.michigan.gov/treasury

E. Supervising the Assessment Roll

i. Record of side visits to individual parcels

Parcel Number	Inspection Type	Last inspected by	Last inspection date
051-001-120-00	INSPECTED	JS	6/9/1994
051-013-310-00	INSPECTED	JS	6/29/1994
051-025-970-00	INSPECTED	JS	7/15/1994
051-028-980-00	INSPECTED	JS	7/19/1994
051-013-710-00	INSPECTED	JS	8/4/1994
051-007-160-00	INSPECTED	JS	8/8/1994
051-013-940-00	INSPECTED	JS	8/8/1994
051-022-960-00	INSPECTED	JS	8/8/1994
051-031-590-00	INSPECTED	JS	8/8/1994
051-038-580-10	INSPECTED	JS	8/8/1994
051-002-510-00	INSPECTED	JS	8/22/1994
051-006-370-00	INSPECTED	JS	8/22/1994
051-023-400-00	INSPECTED	JS	8/29/1994
051-008-100-00	INSPECTED	JS	9/1/1994
051-038-540-00	INSPECTED	JS	9/1/1994
051-027-310-00	INSPECTED	JS	9/9/1994
051-006-300-00	INSPECTED	JS	9/16/1994
051-018-460-00	INSPECTED	JS	9/20/1994
051-021-870-00	INSPECTED	JS	9/29/1994
051-020-560-00	INSPECTED	JS	10/3/1994
051-000-250-00	INSPECTED	JS	11/16/1994
051-000-060-00	INSPECTED	JS	12/13/1994
051-003-290-00	INSPECTED	JS	12/13/1994
051-003-820-00	INSPECTED	JS	12/13/1994
051-004-410-00	INSPECTED	JS	12/13/1994
051-004-420-00	INSPECTED	JS	12/13/1994
051-007-870-00	INSPECTED	JS	12/13/1994
051-009-520-00	INSPECTED	JS	12/13/1994
051-009-910-30	INSPECTED	JS	12/13/1994
051-010-570-00	INSPECTED	JS	12/13/1994
051-014-020-00	INSPECTED	JS	12/13/1994
051-015-760-00	INSPECTED	JS	12/13/1994
051-016-300-00	INSPECTED	JS	12/13/1994
051-016-750-00	INSPECTED	JS	12/13/1994
051-017-580-00	INSPECTED	JS	12/13/1994
051-019-340-00	INSPECTED	JS	12/13/1994
051-019-400-00	INSPECTED	JS	12/13/1994
051-020-390-00	INSPECTED	JS	12/13/1994
051-020-550-00	INSPECTED	JS	12/13/1994
051-021-150-00	INSPECTED	JS	12/13/1994
051-022-180-00	INSPECTED	JS	12/13/1994
051-023-310-20	INSPECTED	JS	12/13/1994
051-025-270-00	INSPECTED	JS	12/13/1994
051-026-660-00	INSPECTED	JS	12/13/1994
051-027-020-00	INSPECTED	JS	12/13/1994
051-027-920-00	INSPECTED	JS	12/13/1994

Parcel Number	Inspection Type	Last inspected by	Last inspection date
051-013-430-00	INSPECTED	JS	4/6/2011
051-013-480-00	INSPECTED	JS	6/14/2011
051-000-150-10	EXTERIOR INSPECTION	JS	6/28/2011
051-008-030-00	INSPECTED	JS	7/8/2011
051-012-440-00	EXTERIOR INSPECTION	JS	9/21/2011
051-012-840-00	INSPECTED	JS	11/7/2011
051-001-700-15	VERIFIED INFO	JCS	11/28/2011
051-011-310-00	INSPECTED	JS	2/3/2012
051-013-090-00	ENTERED DATA	JS	2/7/2012
9 2012 Roll			
051-003-000-00	EXTERIOR INSPECTION	JS	6/15/2012
051-019-810-00			8/7/2012
2 2013 Roll			
051-025-400-00	INTERIOR INSPECTION	JS	5/2/2013
051-015-430-00	INTERIOR INSPECTION	JS	6/14/2013
051-015-920-00	INTERIOR INSPECTION	JS	8/15/2013
051-003-450-00	EXTERIOR INSPECTION	JS	8/27/2013
051-003-540-10	EXTERIOR INSPECTION	JS	8/27/2013
051-004-160-00	EXTERIOR INSPECTION	JS	8/27/2013
051-005-300-00	EXTERIOR INSPECTION	JS	8/27/2013
051-008-890-10	EXTERIOR INSPECTION	JS	8/27/2013
051-014-170-10	INTERIOR INSPECTION	JS	8/27/2013
051-014-260-00	EXTERIOR INSPECTION	JS	8/27/2013
051-014-270-00	EXTERIOR INSPECTION	JS	8/27/2013
051-014-290-00	EXTERIOR INSPECTION	JS	8/27/2013
051-014-330-00	EXTERIOR INSPECTION	JS	8/27/2013
051-014-340-00	EXTERIOR INSPECTION	JS	8/27/2013
051-016-420-00	VERIFIED INFO	JS	8/27/2013
051-017-980-00	INTERIOR INSPECTION	JS	8/27/2013
051-018-750-00	INTERIOR INSPECTION	JS	8/27/2013
051-020-870-00	EXTERIOR INSPECTION	JS	8/27/2013
051-026-960-00		JS	8/27/2013
051-026-970-00		JS	8/27/2013
051-032-730-00		JS	8/27/2013
051-032-730-10		JS	8/27/2013
051-032-740-10		JS	8/27/2013
051-032-740-20		JS	8/27/2013
051-032-740-30		JS	8/27/2013
051-037-980-00	EXTERIOR INSPECTION	JS	8/27/2013
051-038-010-10	EXTERIOR INSPECTION	JS	8/27/2013
051-040-140-10	INTERIOR INSPECTION	JS	8/27/2013
051-040-510-20	EXTERIOR INSPECTION	JS	8/27/2013
051-002-400-00	INTERIOR INSPECTION	JS	12/19/2013
051-006-390-00	EXTERIOR INSPECTION	JS	12/19/2013

E. Supervising the Assessment Roll

i. Record of side visits to individual parcels

Parcel Number	Inspection Type	Last inspected by	Last inspection date
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051-022-960-00	INSPECTED	JS	8/8/1994
051-031-590-00	INSPECTED	JS	8/8/1994
051-038-580-10	INSPECTED	JS	8/8/1994
051-002-510-00	INSPECTED	JS	8/22/1994
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051-004-420-00	INSPECTED	JS	12/13/1994
051-007-870-00	INSPECTED	JS	12/13/1994
051-009-520-00	INSPECTED	JS	12/13/1994
051-009-910-30	INSPECTED	JS	12/13/1994
051-010-570-00	INSPECTED	JS	12/13/1994
051-014-020-00	INSPECTED	JS	12/13/1994
051-015-760-00	INSPECTED	JS	12/13/1994
051-016-300-00	INSPECTED	JS	12/13/1994
051-016-750-00	INSPECTED	JS	12/13/1994
051-017-580-00	INSPECTED	JS	12/13/1994
051-019-340-00	INSPECTED	JS	12/13/1994
051-019-400-00	INSPECTED	JS	12/13/1994
051-020-390-00	INSPECTED	JS	12/13/1994
051-020-550-00	INSPECTED	JS	12/13/1994
051-021-150-00	INSPECTED	JS	12/13/1994
051-022-180-00	INSPECTED	JS	12/13/1994
051-023-310-20	INSPECTED	JS	12/13/1994
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051-027-020-00	INSPECTED	JS	12/13/1994
051-027-920-00	INSPECTED	JS	12/13/1994

Parcel Number	Inspection Type	Last inspected by	Last inspection date
051-013-430-00	INSPECTED	JS	4/6/2011
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9 2012 Roll			
051-003-000-00	EXTERIOR INSPECTION	JS	6/15/2012
051-019-810-00			8/7/2012
2 2013 Roll			
051-025-400-00	INTERIOR INSPECTION	JS	5/2/2013
051-015-430-00	INTERIOR INSPECTION	JS	6/14/2013
051-015-920-00	INTERIOR INSPECTION	JS	8/15/2013
051-003-450-00	EXTERIOR INSPECTION	JS	8/27/2013
051-003-540-10	EXTERIOR INSPECTION	JS	8/27/2013
051-004-160-00	EXTERIOR INSPECTION	JS	8/27/2013
051-005-300-00	EXTERIOR INSPECTION	JS	8/27/2013
051-008-890-10	EXTERIOR INSPECTION	JS	8/27/2013
051-014-170-10	INTERIOR INSPECTION	JS	8/27/2013
051-014-260-00	EXTERIOR INSPECTION	JS	8/27/2013
051-014-270-00	EXTERIOR INSPECTION	JS	8/27/2013
051-014-290-00	EXTERIOR INSPECTION	JS	8/27/2013
051-014-330-00	EXTERIOR INSPECTION	JS	8/27/2013
051-014-340-00	EXTERIOR INSPECTION	JS	8/27/2013
051-016-420-00	VERIFIED INFO	JS	8/27/2013
051-017-980-00	INTERIOR INSPECTION	JS	8/27/2013
051-018-750-00	INTERIOR INSPECTION	JS	8/27/2013
051-020-870-00	EXTERIOR INSPECTION	JS	8/27/2013
051-026-960-00		JS	8/27/2013
051-026-970-00		JS	8/27/2013
051-032-730-00		JS	8/27/2013
051-032-730-10		JS	8/27/2013
051-032-740-10		JS	8/27/2013
051-032-740-20		JS	8/27/2013
051-032-740-30		JS	8/27/2013
051-037-980-00	EXTERIOR INSPECTION	JS	8/27/2013
051-038-010-10	EXTERIOR INSPECTION	JS	8/27/2013
051-040-140-10	INTERIOR INSPECTION	JS	8/27/2013
051-040-510-20	EXTERIOR INSPECTION	JS	8/27/2013
051-002-400-00	INTERIOR INSPECTION	JS	12/19/2013
051-006-390-00	EXTERIOR INSPECTION	JS	12/19/2013

j. Historical Assessment Data (information for self-audit)

Section Three: Assessor

Record Series	Minimum Retention Period	Disposition
Appraisals	5 yrs	
Appraisals – City Property	Permanent	
Assessment Rolls – Real and Personal Property	20 yrs	
Assessment Rolls – Special	Life of Assessment + 5 yrs	
Assessment Rolls – “Dummies”	Current	
Assessor’s Cross Index	Current	
Board of Review Minutes and Records (minutes, correspondence, action, summary)		
a. If a permanent copy is filed in the City Clerk’s Office	Unit completion of appeal process + 3 yrs	
b. If a permanent copy is not filed in the City Clerk’s Office	Permanent	If changed, contact Archives of Michigan
Building Permit Applications (copies)	3 yrs	
Building Plans (copies)		
a. Commercial	Current needs	
b. Residential	Current needs	
Certification of Assessed Values, Tax Levy and Tax Spread	7 yrs	
Commercial and Industrial Facilities Exemptions	2 yrs after expiration	
Dog Census – unless function delegated to county	2 yrs	
Equalization Records:		
Notice of Change	3 yrs	
Equalization Study, Factor and Reports	5 yrs	
Support Data	Current needs	
Exemption Data		
a. Hardship Exemption	3 yrs	
b. Special Adapted Housing – Veterans	3 yrs	
c. Homestead Affidavit	Until property is transferred or a rescission is filed	
d. Property Transfer Affidavit (L4260)	3 yrs	
e. Other Exempt Property Data	3 yrs	
Jury Lists (obsolete records)	Dispose of now	
Maps and indexes	Permanent	If changed, contact Archives of Michigan
Permanent Parcel Number Assignment Files	Permanent	
Personal Property Affidavits	Current + 3 yrs	
Personal Property Cards	Current + 3 yrs	If changed, contact Archives of