

009-024-001-00                      2019 Est. T.C.V.                      LEHMANN GARY L & DANA F  
 Property Class: 102                      W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES			34.00 Acres		3300	100		112,200
AG SW 2016 ROW			4.00 Acres		0	100		0
AG SW 2016 UNTILLABLE			2.00 Acres		1800	100		3,600
40.00 Total Acres                      Total Est. Land Value =								115,800

Ag. Bld 1 1950, 4 Wall Barn, General Purpose      Class:D,Pole      Quality:Low Cost  
 Height: 18 ft

Description	Rate	Size	Cost New
Base Cost	12.32	2900	35,728
Default Walls	4.13	2900	11,977

Phy/Ab.Phy/Func/Econ/Comb. % Good=30/100/1/20/0.06      Depr. Cost =      29  
 ECF (101 AGRICULTURE)                      0.950 => TCV of Bldg: 1 =      27

Ag. Bld 2 1900, 4 Wall Barn, General Purpose      Class:D,Pole      Quality:Average  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	22.38	240	5,371
Default Walls	7.98	240	1,915

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/1/10/0.035      Depr. Cost =      3  
 ECF (101 AGRICULTURE)                      0.950 => TCV of Bldg: 2 =      2

Total Estimated True Cash Value of Agricultural Buildings                      =      29

2019 Est. T.C.V. 009-024-001-00                      =      115,829

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,900	62,900	62,900	29,375	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,000	0	705	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,900	57,900	57,900	30,080	30,080	30,080	

009-024-002-00                      2019 Est. T.C.V.                      ALLEN SCOTT & TAMMY  
 Property Class: 401                      6455 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1312.30	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.94 Total Acres                      Total Est. Land Value =								21,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	432	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE                      Cls D                      Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2288 SF                      Floor Area = 2288 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	832		
1 Story	Siding	Crawl Space	1,456		
Total:				172,108	148,011

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	778	669
3 Fixture Bath	1	2,463	2,118

Water/Sewer			
1000 Gal Septic	1	3,235	2,782
Water Well, 100 Feet	1	4,178	3,593

Garages

Class: D Exterior: Pole (Unfinished)			
Door Opener	2	653	562
Base Cost	1344	19,475	16,748

Built-Ins

Appliance Allow.	1	1,243	1,069
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Totals:                      204,133                      175,552

Notes: REDMAN 112B4740

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:                      105,331

2019 Est. T.C.V. 009-024-002-00                      =                      127,731

Est. TCV/Total Floor Area = 55.83

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,700	56,700	56,700	48,109	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,200	0	1,154	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,900	63,900	63,900	49,263	49,263	49,263	

009-024-002-25                      2019 Est. T.C.V.                      PEER SAMUEL T  
 Property Class: 401                      6401 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1312.80	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.95 Total Acres                      Total Est. Land Value =								21,450

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 10 Blt 1996

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1296 SF    Floor Area = 1296 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,296		
			Total:	158,828	134,999

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996

## Water/Sewer

1000 Gal Septic	1	3,691	3,137
Water Well, 100 Feet	1	4,407	3,746

## Porches

CCP (1 Story)	110	2,328	1,979
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## Deck

Treated Wood w/Roof (Deck Portion)	480	5,582	5,024	*90% Good
Treated Wood w/Roof (Roof portion)	480	5,578	5,020	

## Garages

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

Base Cost	572	18,739	15,928
Common Wall: 1 Wall	1	-2,038	-1,732

Class: CD Exterior: Pole (Unfinished)

Base Cost	1280	20,979	17,832
No Concrete Floor	1280	-5,926	-5,037

## Built-Ins

Appliance Allow.	1	2,099	1,784
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Totals:                      218,912                      186,628

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      164,233

2019 Est. T.C.V. 009-024-002-25                      =                      185,683

Est. TCV/Total Floor Area = 143.27

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,600	86,600	86,600	70,226	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	1,685	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,800	92,800	92,800	71,911	71,911	71,911	

009-024-002-50	2019 Est. T.C.V.	LAKE CITY BOARDWALK ENTERPRISE LLC
Property Class: 401		6323 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6. RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1313.50	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.95 Total Acres								Total Est. Land Value = 21,450

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1998

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1216 SF Floor Area = 1216 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,216		
<b>Total:</b>				90,465	89,397

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	638
3 Fixture Bath	1	2,463	2,020

Water/Sewer

1000 Gal Septic	1	3,235	2,653
Water Well, 100 Feet	1	4,178	3,426

Built-Ins

Appliance Allow.	1	1,243	1,019
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Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	1200	17,388	14,258

**Totals: 119,750 98,195**

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 39,278

2019 Est. T.C.V. 009-024-002-50 = 60,728

Est. TCV/Total Floor Area = 49.94, Most recent sale 02/06/2012 for 55,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,400	30,400	30,400	24,074	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	577	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,400	30,400	30,400	24,651	24,651	0	

009-024-002-75                      2019 Est. T.C.V.                      WALSH LAURI  
 Property Class: 401                      6229 W KELLY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	330.00	1314.60	1.0000	1.0000	65	100		21,450
330 Actual Front Feet, 9.96 Total Acres                      Total Est. Land Value =								21,450

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1942

(11) Heating System: Space Heater  
 Ground Area = 1032 SF                      Floor Area = 1032 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
1 Story	Siding	Crawl Space	264		
Total:				80,808	44,445

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	428	
Water/Sewer					
1000 Gal Septic		1	3,235	1,779	
Water Well, 100 Feet		1	4,178	2,298	
Deck					
Treated Wood		180	2,803	1,542	
Built-Ins					
Appliance Allow.		1	1,243	684	
Totals:				93,045	51,176

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 45,035

2019 Est. T.C.V. 009-024-002-75						=	66,485
Est. TCV/Total Floor Area = 64.42							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
28,000	28,000	28,000	15,397	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,200	0	0	369	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
33,200	33,200	33,200	15,766	15,766	15,766		

009-024-003-00	2019 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		3434 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres			76.76 Acres		3300	100		253,308
			76.76 Total Acres				Total Est. Land Value =	253,308

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 2019 Est. T.C.V. 009-024-003-00 = 253,308

Est. TCV/Total Floor Area = 245.45, Most recent sale 05/04/2015 for 325,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
138,200	138,200	138,200	56,714	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-11,500	0	0	1,361	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
126,700	126,700	126,700	58,075	58,075	58,075		

009-024-003-90                      2019 Est. T.C.V.                      PUZJAK DAWN  
 Property Class: 401                      3434 S MOREY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	253.00	251.61	1.0000	1.0000	40	100		10,120
253 Actual Front Feet, 1.46 Total Acres                      Total Est. Land Value =								10,120

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1947

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1762 SF      Floor Area = 1762 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,762		
			Total:	143,981	86,388

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	923	554
Water/Sewer					
1000 Gal Septic			1	3,417	2,050
Water Well, 50 Feet			1	1,998	1,199
Porches					
WCP (1 Story)			96	3,159	1,895
Garages					
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			806	20,239	12,143
Built-Ins					
Appliance Allow.			1	1,495	897
Fireplaces					
Exterior 1 Story			1	4,412	2,647
			Totals:	179,624	107,773

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      94,840

Ag. Bld 1      0, 4 Wall Utility Building                      Class:D,Pole                      Quality:Average  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.27	3648	22,873
Default Walls	4.41	3648	16,088

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45      Depr. Cost =      17,532  
 ECF (416 RESIDENTIAL RURAL/ NON SUB)      0.900 => TCV of Bldg: 1 =      15,779

Total Estimated True Cash Value of Agricultural Buildings                      =      15,779

2019 Est. T.C.V. 009-024-003-90                      =      120,739

Est. TCV/Total Floor Area = 68.52, Most recent sale 03/08/2018 for 120,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,600	57,600	57,600	54,908	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	5,492	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,400	60,400	60,400	56,225	60,400	60,400	

009-024-004-00                      2019 Est. T.C.V.                      PETERSON LEWIS L &  
 Property Class: 401                      3264 S MOREY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	1.00	Acres	5500	100		5,500
			1.00	Total Acres			Total Est. Land Value =	5,500

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1945

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1188 SF    Floor Area = 1188 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,188		
			Total:	95,185	52,352

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
		1	778	428

Water/Sewer				
1000 Gal Septic		1	3,235	1,779
Water Well, 50 Feet		1	1,895	1,042

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost			
	528	12,186		6,702

Built-Ins

Appliance Allow.				
	1	1,243		684

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)					
	288	1,224	1,163		*95% Good

Totals:                      115,746                      64,150

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      56,452

2019 Est. T.C.V. 009-024-004-00                      =                      61,952

Est. TCV/Total Floor Area = 52.15

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,500	26,500	26,500	19,837	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	476	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,000	31,000	31,000	20,313	20,313	20,313	





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Default Walls	7.40	256	1,894
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Phy/Ab.Phy/Func/Econ/Comb. % Good=43/50/100/100/21.5	Depr. Cost =	1,888
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 4 =	1,794

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Ag. Bld 5 1981, 4 Wall Barn, General Purpose	Class:D,Pole	Quality:Low Cost
Height: 8 ft		

Description	Rate	Size	Cost New
Base Cost	10.43	2400	25,032
Default Walls	3.49	2400	8,376

Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51	Depr. Cost =	17,038
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 5 =	16,186

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Ag. Bld 6 1983, 4 Wall Barn, General Purpose	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	11.48	1480	16,990
Default Walls	3.84	1480	5,683

Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53	Depr. Cost =	12,017
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 6 =	11,416

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Ag. Bld 7 1966, 4 Wall Cylindrical Silo	Class:C	Quality:Good
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Description	Rate	Size	Cost New
Silo, Concrete Stave, No Roof, 16' - 23' Dia.	17,050.00	1	17,050

Phy/Ab.Phy/Func/Econ/Comb. % Good=21/100/100/100/21	Depr. Cost =	3,581
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 7 =	3,401

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Ag. Bld 8 1966, 4 Wall Cylindrical Silo	Class:C	Quality:Excellent
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Description	Rate	Size	Cost New
Silo, Concrete Stave, 16' - 23' Dia.	18,748.00	1	18,748

Phy/Ab.Phy/Func/Econ/Comb. % Good=21/100/100/100/21	Depr. Cost =	3,937
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 8 =	3,740

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Ag. Bld 9 1986, Lean-To Utility Shed, Lean-To	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	2.00	672	1,344
Default Walls	3.87	504	1,950

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/50/100/100/30	Depr. Cost =	988
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 9 =	939

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Ag. Bld 10 1900, 4 Wall Barn, General Purpose	Class:D,Frame	Quality:Low Cost
Height: 30 ft		

Description	Rate	Size	Cost New
Base Cost	15.86	1800	28,548
Default Walls	9.88	1800	17,784

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/10/100/2	Depr. Cost =	927
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 10 =	880

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Ag. Bld 11 1986, 4 Wall Bunker or Trench Silo	Class:C	Quality:Excellent
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Description	Rate	Size	Cost New
Bunker Silo, Tilt-up Conc., Precast Support	425.10	50	21,255

Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56	Depr. Cost =	11,903
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 11 =	11,308

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Ag. Bld 12 1995, 4 Wall Bunker or Trench Silo	Class:C	Quality:Excellent
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Description	Rate	Size	Cost New
Bunker Silo, Tilt-up Conc., Precast Support	425.11	36	15,304

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	Depr. Cost =	10,713
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 12 =	10,177

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Ag. Bld 13 1996, 4 Wall Utility Building      Class:C    Quality:Average  
 Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	5.23	3840	20,083
Default Walls	13.44	3840	51,610
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/30/100/100/21.6    Depr. Cost =			15,486
ECF (101 AGRICULTURE)      0.950 => TCV of Bldg: 13 =			14,711

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Total Estimated True Cash Value of Agricultural Buildings      =      104,941

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2019 Est. T.C.V. 009-024-005-00      =      319,085

Est. TCV/Total Floor Area = 185.95

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
163,200	163,200	163,200	124,431	2.40		
2019      New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,700	0	0	2,986	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,500	159,500	159,500	127,417	127,417	127,417	

009-024-007-00	2019 Est. T.C.V.	MILLER CASEY JOHN
Property Class: 102		3390 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 8 - 17 Acres			4.00 Acres		3300	100		13,200
AG SW 2016 UNTILLED 2200			1.00 Acres		2200	100		2,200
AG SW 2016 SURPLUS 1600/			5.00 Acres		1600	100		8,000
			10.00 Total Acres				Total Est. Land Value =	23,400

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.11	200	94	2,841
			Total Estimated Land Improvements True Cash Value =	2,841

Ag. Bld 1 2019, 4 Wall Utility Shed, 3 Wall      Class:D,Pole      Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.76	100	376
Default Walls	6.52	100	652

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98      Depr. Cost =      1,007  
ECF (416 RESIDENTIAL RURAL/ NON SUB)      0.900 => TCV of Bldg: 1 =      907

Total Estimated True Cash Value of Agricultural Buildings      =      907

2019 Est. T.C.V. 009-024-007-00      =      27,148

Est. TCV/Total Floor Area = 15.82

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,300	13,300	13,300	13,300	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
400	-100	0	400	-100	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,600	13,600	13,600	14,019	13,600	13,600	

009-024-008-00	2019 Est. T.C.V.	MILLER JOHN R TRUST
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES			30.00 Acres		3300	100		99,000
			30.00 Total Acres				Total Est. Land Value =	99,000

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2019 Est. T.C.V. 009-024-008-00 = 99,000

Est. TCV/Total Floor Area = 57.69

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	8,254	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500	0	0	198	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,500	49,500	49,500	8,452	8,452	8,452	

009-024-010-00	2019 Est. T.C.V.	KOŁODZIEJ ROSALIA TRUST
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 18 - 29 Acres		10.00 Acres			3300	100		33,000
AG SW 2016 UNTILLABLE		10.00 Acres			1800	100		18,000
		20.00 Total Acres					Total Est. Land Value =	51,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.76	96	10	170
				Total Estimated Land Improvements True Cash Value = 170

2019 Est. T.C.V. 009-024-010-00	=	51,170
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Est. TCV/Total Floor Area = 29.82

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,500	26,500	26,500	7,761	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-900	0	186	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,600	25,600	25,600	7,947	7,947	7,947	

009-024-011-00	2019 Est. T.C.V.	MILLER JOHN R TRUST
Property Class: 402		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	20.00	Acres	2000	100		40,000
			20.00	Total Acres			Total Est. Land Value =	40,000

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 2019 Est. T.C.V. 009-024-011-00 = 40,000

Est. TCV/Total Floor Area = 23.31

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	8,421	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	202	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	8,623	8,623	8,623	





009-024-014-00                      2019 Est. T.C.V.                      ECKHOUT GARY P & VALERIE J  
 Property Class: 401                      6860 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			4.03 Acres		2800	100		11,281
			4.03 Total Acres				Total Est. Land Value =	11,281

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls CD                      Blt 1926

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1102 SF    Floor Area = 1378 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Mich Bsmnt.	1,102		
			Total:	117,503	77,407

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	578
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Water/Sewer

1000 Gal Septic	1	3,453	2,141
Water Well, 50 Feet	1	1,962	1,216

Deck

Treated Wood	100	1,890	1,172
Treated Wood	24	814	505

Garages

Class: D Exterior: Pole (Unfinished)				
Base Cost	720	11,578	5,210	*45% Good
Class: D Exterior: Pole (Unfinished)				
Base Cost	1440	20,866	9,390	*45% Good

Built-Ins

Appliance Allow.	1	1,467	910
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Fireplaces

Interior 1 Story	1	3,567	2,212
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Totals:                      164,033                      96,184

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      84,642

2019 Est. T.C.V. 009-024-014-00                      =                      95,923

Est. TCV/Total Floor Area = 69.61, Most recent sale 08/01/2000 for 106,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,800	45,800	45,800	38,317	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	919	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,000	48,000	48,000	39,236	39,236	39,236	

009-024-014-20	2019 Est. T.C.V.	NEBLOCK THOMAS & MOLLY TRUSTS
Property Class: 102		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 8 - 17 Acres			15.00 Acres		3300	100		49,500
AG SW 2016 SURPLUS 1600/			18.38 Acres		1600	100		29,408
			33.38 Total Acres				Total Est. Land Value =	78,908

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2019 Est. T.C.V. 009-024-014-20 = 78,908

Est. TCV/Total Floor Area = 57.26, Most recent sale 04/01/2001 for 47,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,600	42,600	42,600	33,201	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,100	0	0	796	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,500	39,500	39,500	33,997	33,997	33,997	

009-024-014-60 2019 Est. T.C.V. KINKEMA RYAN C & LYNNMARIE A  
 Property Class: 401 3845 S GREEN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			5.07 Acres		2800	100		14,196
5.07 Total Acres Total Est. Land Value =								14,196

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	400	0	0
D/W/P: 4in Ren. Conc.	6.21	432	0	0
D/W/P: 4in Ren. Conc.	6.21	275	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2001

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1456 SF Floor Area = 2184 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,456		
Total:				200,293	170,249

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,651
Plumbing			
Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996
Water/Sewer			
1000 Gal Septic	1	3,691	3,137
Water Well, 100 Feet	1	4,407	3,746
Porches			
WCP (1 Story)	240	6,773	5,757
Deck			
Treated Wood	323	4,306	3,660
w/Roof (Roof portion)	400	4,664	3,964
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	20,993	17,844
Common Wall: 1 Wall	1	-2,038	-1,732
Door Opener	1	415	353
Class: C Exterior: Pole (Unfinished)			
Door Opener	1	415	353
Base Cost	1280	23,437	19,921
Built-Ins			
Appliance Allow.	1	2,099	1,784
Totals:			276,042 234,635

## Notes:

ECF (101 AGRICULTURE) 0.900 => TCv: 211,172

2019 Est. T.C.V. 009-024-014-60	=	227,743
Est. TCv/Total Floor Area = 104.28, Most recent sale 02/24/2017 for 198,000		
2018 Assessed	MBOR	S.E.V.
102,400	102,400	102,400
		Base for Cap
		C.P.I.
		102,400
		2.40
2019 New Eq. Adjustment	Loss	Additions
0	11,500	0
		Tax Adjustment
		2,457
2019 Assessed	MBOR	S.E.V.
113,900	113,900	113,900
		Capped
		->Taxable<-
		PRE/MBT
		104,857
		104,857

009-024-014-90	2019 Est. T.C.V.	NEBLOCK THOMAS & MOLLY TRUSTS
Property Class: 102		3845 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES			36.59 Acres		3300	100		120,747
			36.59 Total Acres				Total Est. Land Value =	120,747

---

2019 Est. T.C.V. 009-024-014-90 = 120,747

Est. TCV/Total Floor Area = 55.29

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,900	65,900	65,900	45,109	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,500	0	0	1,082	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,400	60,400	60,400	46,191	46,191	46,191	

009-024-015-00	2019 Est. T.C.V.	FRIENDS MINISTRY
Property Class: 708		3636 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES		23.00 Acres			3300	100		75,900
AG SW 2016 SURPLUS 1600/			20.00 Acres		1600	100		32,000
		43.00 Total Acres					Total Est. Land Value =	107,900

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.79	80	50	791
Wood Frame	16.95	128	50	1,085
			Total Estimated Land Improvements True Cash Value =	1,876

Ag. Bld 1 2012, 4 Wall Greenhouse, Shade      Class:S    Quality:Average  
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	9.76	2100	20,496
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Depr. Cost = 19,676
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.900 =>	TCV of Bldg: 1 =	17,709

Ag. Bld 2 2012, 4 Wall Greenhouse, Shade      Class:S    Quality:Average  
Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	9.78	576	5,633
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Depr. Cost = 5,295
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.900 =>	TCV of Bldg: 2 =	4,766

Ag. Bld 3 2013, 4 Wall Greenhouse, Shade      Class:S    Quality:Average  
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	9.78	1152	11,267
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Depr. Cost = 10,816
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.900 =>	TCV of Bldg: 3 =	9,735

Total Estimated True Cash Value of Agricultural Buildings = 32,210

2019 Est. T.C.V. 009-024-015-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2010 for 200,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-024-015-60                      2019 Est. T.C.V.                      FRIENDS MINISTRY  
 Property Class: 401                      3636 S MOREY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	195.00	335.00	1.0000	1.0000	40	100		7,800
195 Actual Front Feet, 1.50 Total Acres                      Total Est. Land Value =								7,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	4400	0	0
D/W/P: 4in Concrete	4.92	1600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2080 SF                      Floor Area = 2080 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,080		
			Total:	162,162	121,621

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	700	
3 Fixture Bath		1	2,929	2,197	
Water/Sewer					
1000 Gal Septic		1	3,453	2,590	
Water Well, 50 Feet		1	1,962	1,471	
Porches					
CGEP (1 Story)		180	7,778	5,833	
Built-Ins					
Appliance Allow.		1	1,467	1,100	
Deck					
w/Roof (Roof portion)		100	1,264	948	
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost		1200	19,668	14,751	
Totals:				201,616	151,211

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 133,066

2019 Est. T.C.V. 009-024-015-60                      =                      145,616

Est. TCV/Total Floor Area = 70.01

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,600	58,600	58,600	52,313	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,200	0	0	1,255	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,800	72,800	72,800	53,568	53,568	0	

009-024-015-65	2019 Est. T.C.V.	FRIENDS CHRISTIAN COMMUNITY DEVELOP
Property Class: 708		3636 S MOREY RD A/K/A/ M 66
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 125/FF	100.001322	100.00	1.0000	1.0000	125	100		12,500
100 Actual Front Feet, 3.04 Total Acres							Total Est. Land Value =	12,500

---

2019 Est. T.C.V. 009-024-015-65 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/05/2017 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0





Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 95

Base Rate for Upper Floors = 18.14

Adjusted Square Foot Cost for Upper Floors = 18.14

Total Floor Area: 1,718 Base Cost New of Upper Floors = 31,164

Reproduction/Replacement Cost = 31,164

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0

Total Depreciated Cost = 28,671

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPBL	4.89	427	1.00	100	2,088

ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 3 = 34,142

Replacement Cost/Floor Area= 19.36 Est. TCV/Floor Area= 19.87

Total Estimated True Cash Value of Commercial/Industrial Buildings = 257,405

2019 Est. T.C.V. 009-024-015-70 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2000 for 80,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	2.40

2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0



009-024-015-80                      2019 Est. T.C.V.                      HILL JOHN & MICHELLE  
 Property Class: 401                      3580 S MOREY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	500.00	1319.87	1.0000	0.0000	100	100*		0
Residentia 8 - 17 @\$2000	15.15 Acres		2000	100				30,300
* denotes lines that do not contribute to the total acreage calculation.								
500 Actual Front Feet, 15.15 Total Acres      Total Est. Land Value =								30,300

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	12.51	50	0	0
Fencing: Wire Mesh, #9	2.88	240	0	0
D/W/P: 4in Ren. Conc.	6.21	480	0	0
D/W/P: Asphalt Paving	2.35	2000	0	0
Wood Frame	18.57	218	50	2,024
Wood Frame	18.52	224	50	2,074
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,473

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C      Blt 1982

(11) Heating System: Forced Hot Water  
 Ground Area = 1187 SF      Floor Area = 1187 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	923		
1 Story	Siding	Slab	264		
			Total:	134,307	94,013

## Other Additions/Adjustments

Exterior					
Brick Veneer		396	5,164		3,615

Plumbing					
Average Fixture(s)		1	1,120		784
3 Fixture Bath		1	3,525		2,467

Water/Sewer					
1000 Gal Septic		1	3,691		2,584
Water Well, 50 Feet		1	2,038		1,427

Porches					
WGEP (1 Story)		168	10,250		7,175
Foundation: Shallow		168	-922		-645
WPP		133	2,695		1,886

Deck					
Treated Wood		240	3,545		2,481

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		576	22,654		15,858
Door Opener		2	830		581
Class: C Exterior: Pole (Unfinished)					
Base Cost		787	15,827		11,079
Class: C Exterior: Pole (Unfinished)					
Base Cost		864	16,969		11,878
No Concrete Floor		864	-4,355		-3,049

Built-Ins					
Appliance Allow.		1	2,099		1,469

Fireplaces					
Exterior 2 Story		1	6,089		4,262
Wood Stove		1	1,936		1,355

Recreation Room		1000	14,670		10,269
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Totals:                      242,132                      169,490

## Notes:

Parcel Number: 009-024-015-80

Page: 2

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ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 149,151

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2019 Est. T.C.V. 009-024-015-80 = 185,924  
 Est. TCV/Total Floor Area = 156.63, Most recent sale 11/10/2016 for 185,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,900	85,900	85,900	84,845	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	2,036	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,000	93,000	93,000	86,881	86,881	86,881	

009-024-016-00	2019 Est. T.C.V.	KOBISKA BASIL & ETHEL TRUST
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	19.36	Acres	2000	100		38,720
			19.36	Total Acres			Total Est. Land Value =	38,720

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2019 Est. T.C.V. 009-024-016-00 = 38,720

Est. TCV/Total Floor Area = 32.62

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,400	19,400	19,400	8,918	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	214	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,400	19,400	19,400	9,132	9,132	0	

009-024-016-50	2019 Est. T.C.V.	HOLTON'S L P GAS CO LAKE CITY
Property Class: 202		3922 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	75.00	656.00	1.0000	1.0000	40	100		3,000
75 Actual Front Feet, 1.13 Total Acres								Total Est. Land Value = 3,000

2019 Est. T.C.V. 009-024-016-50 = 3,000

Est. TCV/Total Floor Area = 2.53

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,536	1,500	0	

009-024-016-60                      2019 Est. T.C.V.                      DRYER SHAWN & JUANITA  
 Property Class: 401                      S MOREY RD A/K/A M 66  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	361.00	330.00	1.0000	1.0000	40	100		14,440
361 Actual Front Feet, 2.73 Total Acres                      Total Est. Land Value =								14,440

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	304	94	1,512
Fencing: Wire Mesh, #9	2.88	460	50	662
Wood Frame	17.13	504	50	4,317
Wood Frame	18.40	240	50	2,208
Total Estimated Land Improvements True Cash Value =				8,699

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls C                      Blt 1987

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF                      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Porches					
	WCP (1 Story)		384	9,531	7,625
	Foundation: Shallow		384	-1,448	-1,158
Garages					
Class: D Exterior: Pole (Unfinished)					
	Base Cost		2048	29,676	23,741
Unit-in-Place Cost Items					
	ROOF STRUCT. (SQ FT)		384	1,632	1,387                      *85% Good
Lump Sum Items					
	48 SQ FT FV SHED			200	160
Totals:				39,591	31,755
Notes: POLE BARN					
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:				27,944	

2019 Est. T.C.V. 009-024-016-60	=	51,083			
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/06/2013 for 35,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,800	20,800	20,800	19,524	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,400	1,300	3,400	468	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,500	25,500	25,500	23,392	23,392	0





ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 2 = 21,932  
 Replacement Cost/Floor Area= 23.10 Est. TCV/Floor Area= 13.85

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1987  
 Description of Occupancy: CAL 168 FILING STATION

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average

Stories: 1 Story Height: 8 Perimeter: 112

Base Rate for Upper Floors = 33.11

Adjusted Square Foot Cost for Upper Floors = 33.11

Total Floor Area: 784 Base Cost New of Upper Floors = 25,958

Reproduction/Replacement Cost = 25,958

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 19,209

ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 3 = 21,322

Replacement Cost/Floor Area= 33.11 Est. TCV/Floor Area= 27.20

Total Estimated True Cash Value of Commercial/Industrial Buildings = 332,114

2019 Est. T.C.V. 009-024-016-75 = 370,083

Est. TCV/Total Floor Area = 93.64

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,000	145,000	145,000	135,016	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	40,000	0	0	3,240	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,000	185,000	185,000	138,256	138,256	0	

009-024-016-85	2019 Est. T.C.V.	KOOPMAN RANDY W & MARCIA S
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			7.95 Acres		2800	100		22,260
			7.95 Total Acres				Total Est. Land Value =	22,260

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2019 Est. T.C.V. 009-024-016-85 = 22,260

Est. TCV/Total Floor Area = 5.63, Most recent sale 06/26/2009 for 51,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
11,100	11,100	11,100	11,100	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
11,100	11,100	11,100	11,366	11,100	0		

009-024-016-90                      2019 Est. T.C.V.                      KOOPMAN RANDY W & MARCIA S  
 Property Class: 401                      6240 W LOTAN RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	300.00	297.00	1.0000	1.0000	40	100		12,000
300 Actual Front Feet, 2.04 Total Acres                      Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1979

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1056 SF      Floor Area = 1056 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/90/66.6

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	86,430	57,562

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	518
2 Fixture Bath	1	1,633	1,088

Water/Sewer

1000 Gal Septic	1	3,235	2,155
Water Well, 50 Feet	1	1,895	1,262

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	336	10,349	6,892
Common Wall: 1 Wall	1	-1,753	-1,167

Built-Ins

Appliance Allow.	1	1,243	828
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Totals:                      103,810                      69,138

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      60,841

2019 Est. T.C.V. 009-024-016-90                      =                      72,841

Est. TCV/Total Floor Area = 68.98, Most recent sale 06/26/2009 for 51,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,300	31,300	31,300	26,343	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	632	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,400	36,400	36,400	26,975	26,975	0	

009-024-017-00	2019 Est. T.C.V.	FAGERMAN SCOTT M
Property Class: 401		3880 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	295.00	330.00	1.0000	1.0000	40	100		11,800
295 Actual Front Feet, 2.23 Total Acres								Total Est. Land Value = 11,800

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	14.36	64	50	459
Total Estimated Land Improvements True Cash Value =				459

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1976

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1616 SF Floor Area = 1616 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,616		
			Total:	135,351	87,978

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	606
3 Fixture Bath	1	2,929	1,904

## Water/Sewer

1000 Gal Septic	1	3,453	2,244
Water Well, 50 Feet	1	1,962	1,275

## Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	13,862	9,010
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## Built-Ins

Appliance Allow.	1	1,467	954
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Totals:	159,957	103,971
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## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 91,494

2019 Est. T.C.V. 009-024-017-00 = 103,753

Est. TCV/Total Floor Area = 64.20, Most recent sale 03/30/2007 for 66,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,000	47,000	47,000	38,661	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	927	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,900	51,900	51,900	39,588	39,588	39,588

009-024-018-00 2019 Est. T.C.V. CHRISTIE JOSEPH E  
 Property Class: 101 6490 W LOTAN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 18 - 29 Acres		12.00 Acres			3300	100		39,600
AG SW 2016 SURPLUS 1600/		23.00 Acres			1600	100		36,800
		35.00 Total Acres					Total Est. Land Value =	76,400

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value =	950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1232 SF Floor Area = 1232 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	107,199	69,680

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	606
2 Fixture Bath	1	1,970	1,280

## Water/Sewer

1000 Gal Septic	1	3,453	2,244
Water Well, 50 Feet	1	1,962	1,275

## Deck

Pine w/Roof (Deck Portion)	352	3,548	2,306
Pine w/Roof (Roof portion)	352	3,714	2,414

## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 720 17,662 11,480

## Built-Ins

Appliance Allow.	1	1,467	954
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Totals: 141,908 92,239

## Notes:

ECF (101 AGRICULTURE) 0.600 => TCV: 55,343

2019 Est. T.C.V. 009-024-018-00 = 132,693

Est. TCV/Total Floor Area = 107.71

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,100	68,100	68,100	47,127	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	1,131	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,300	66,300	66,300	48,258	48,258	48,258	

009-024-019-00                      2019 Est. T.C.V.                      CHRISTIE JOSEPH H  
 Property Class: 401                      6350 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			4.99 Acres		2800	100		13,972
			4.99 Total Acres				Total Est. Land Value =	13,972

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.33	280	50	2,006
				Total Estimated Land Improvements True Cash Value = 2,006

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE                      Cls D                      Blt 1945

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1862 SF      Floor Area = 1862 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,063		
1 Story	Siding	Piers	799		
			Total:	136,435	88,092

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	467
Water/Sewer					
1000 Gal Septic		1		3,235	1,941
Water Well, 100 Feet		1		4,178	2,507
Porches					
WCP (1 Story)			280	5,810	3,486
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			756	13,714	8,228
Built-Ins					
Appliance Allow.		1		1,243	746
Deck					
w/Roof (Roof portion)			248	2,482	1,489
			Totals:	167,875	100,724

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 60,434

2019 Est. T.C.V. 009-024-019-00                      =                      76,412

Est. TCV/Total Floor Area = 41.04

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,300	33,300	33,300	28,947	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	694	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,200	38,200	38,200	29,641	29,641	29,641	

009-025-001-00	2019 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 UNTILLED	2200	143.34	Acres		2200	100		315,350
		143.34	Total Acres				Total Est. Land Value =	315,350

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2019 Est. T.C.V. 009-025-001-00 = 315,350

Est. TCV/Total Floor Area = 169.36, Most recent sale 12/31/2015 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
157,700	157,700	157,700	63,506	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
100	0	100	100	1,523	40		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
157,700	157,700	157,700	65,089	65,089	65,089		

009-025-001-80	2019 Est. T.C.V.	UNISITE INC
Property Class: 203		6489 W LOTAN RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 3 -7 Acres			3.23 Acres		3300	100		10,659
			3.23 Total Acres				Total Est. Land Value =	10,659

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 2000  
Description of Occupancy: AT BASE OF STEEL TOWER

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
COM TOWER STEEL 181FT COST	1.02	80220	1.00	100	81,824
ECF (201A GENERAL COMMERCIAL )	1.110 =>	TCV of Bldg:	1	=	90,825

Total Estimated True Cash Value of Commercial/Industrial Buildings = 90,825

2019 Est. T.C.V. 009-025-001-80 = 101,484

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,400	67,400	67,400	28,353	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-16,700	0	0	680	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,700	50,700	50,700	29,033	29,033	0	





009-025-001-90 2019 Est. T.C.V. ROOT DEAN M & SHERYL J  
 Property Class: 401 4030 S MOREY RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	210.00	225.00	1.0000	0.0000	40	100*		0
Residentia 1 -	2.99	@\$5500	1.09 Acres		5500	100		5,968
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								5,968

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	285	94	1,492
Wood Frame	21.80	80	0	0
Total Estimated Land Improvements True Cash Value =				1,492

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 1928

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 930 SF Floor Area = 1860 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Mich Bsmnt.	528		
2 Story	Siding	Crawl Space	402		
Total:				148,895	98,552

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	606
3 Fixture Bath	1	2,929	1,904

## Water/Sewer

1000 Gal Septic	1	3,453	2,244
Water Well, 50 Feet	1	1,962	1,275

## Porches

CCP (1 Story)	205	3,721	2,419
CCP (1 Story)	23	823	535

## Garages

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

Base Cost	776	20,820	13,533
Common Wall: 1 Wall	1	-1,906	-1,239

## Built-Ins

Appliance Allow.	1	1,467	954
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Totals: 183,097 119,012

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 104,731

2019 Est. T.C.V. 009-025-001-90 = 112,191

Est. TCV/Total Floor Area = 60.32, Most recent sale 10/09/2009 for 14,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,900	50,900	50,900	36,903	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	885	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,100	56,100	56,100	37,788	37,788	0





009-025-005-00                      2019 Est. T.C.V.                      JOHNSTON TEDDY R & EDNA E &  
 Property Class: 102                      W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres			45.00 Acres		3300	100		148,500
AG SW 2016 SURPLUS 1600/			35.00 Acres		1600	100		56,000
			80.00 Total Acres				Total Est. Land Value =	204,500

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2019 Est. T.C.V. 009-025-005-00                      =                      204,500

Est. TCV/Total Floor Area = 85.42

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,800	110,800	110,800	35,545	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,500	0	0	853	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,300	102,300	102,300	36,398	36,398	36,398	

009-025-006-00	2019 Est. T.C.V.	DEZEEUW BRIAN P & DALE M
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres		80.00 Acres			3300	100		264,000
		80.00 Total Acres					Total Est. Land Value =	264,000

---

 2019 Est. T.C.V. 009-025-006-00 = 264,000

Est. TCV/Total Floor Area = 110.28, Most recent sale 02/01/2003 for 380,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
144,000	144,000	144,000	74,267	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-12,000	0	0	1,782	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
132,000	132,000	132,000	76,049	76,049	76,049		



009-025-007-95                      2019 Est. T.C.V.                      JOHNSTON VICTOR R & DEBORAH K  
 Property Class: 201                      W BLUE RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	208.00	416.00	1.0000	1.0000	75	100		15,600
208 Actual Front Feet, 1.99 Total Acres                      Total Est. Land Value =								15,600

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Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

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Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1995  
 Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>

Class: D,Pole                      Quality: Low Cost  
 Stories: 1                      Story Height: 8                      Perimeter: 260

Base Rate for Upper Floors = 24.03

Adjusted Square Foot Cost for Upper Floors = 24.03

Total Floor Area: 3,000	Base Cost New of Upper Floors =	72,090
	Reproduction/Replacement Cost =	72,090
Eff.Age:20    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0	Total Depreciated Cost =	48,300

ECF (201B COMMERCIAL GROUP B)	0.780 => TCV of Bldg: 1 =	37,674
Replacement Cost/Floor Area= 24.03	Est. TCV/Floor Area= 12.56	

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Total Estimated True Cash Value of Commercial/Industrial Buildings =                      37,674

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2019 Est. T.C.V. 009-025-007-95                      =                      54,224

Est. TCV/Total Floor Area = 18.07, Most recent sale 01/01/2004 for 22,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,900	36,900	36,900	31,110	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,800	0	0	-4,010	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,100	27,100	27,100	31,856	27,100	0	



009-025-008-00	2019 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 702		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Ind.INDUSTRIAL

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2011 CNTY &2012SALES			9.959 Acres		4,000	100		39,836
		9.96	Total Acres				Total Est. Land Value =	39,836

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 2019 Est. T.C.V. 009-025-008-00 = 0

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-025-009-00	2019 Est. T.C.V.	BENTHEM PROPERTIES LLC
Property Class: 102		6900 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres			74.09 Acres		3300	100		244,497
			74.09 Total Acres				Total Est. Land Value =	244,497

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2019 Est. T.C.V. 009-025-009-00 = 244,497

Est. TCV/Total Floor Area = 81.50, Most recent sale 09/12/2012 for 265,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
133,400	133,400	133,400	48,616	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-11,200	0	0	1,166	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
122,200	122,200	122,200	49,782	49,782	49,782		

009-025-009-80 2019 Est. T.C.V. BYARD JAMES B & ANNETTE Y  
 Property Class: 401 6900 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	356.00	196.00	1.0000	1.0000	40	100		14,240
356 Actual Front Feet, 1.60 Total Acres Total Est. Land Value =								14,240

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1954

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1634 SF Floor Area = 2544 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	910		
1 Story	Siding	Basement	724		
			Total:	242,992	145,798

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
2 Fixture Bath	1	2,359	1,415

Water/Sewer

1000 Gal Septic	1	3,691	2,215
Water Well, 50 Feet	1	2,038	1,223

Porches

CPP	42	816	490
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Built-Ins

Appliance Allow.	1	2,099	1,259
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Carports

Comp.Shingle	516	6,414	3,848
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Totals: 261,529 156,920

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 138,090

Ag. Bld 1 1972, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	11.40	1891	21,557
Default Walls	3.82	1891	7,224

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 12,951  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 11,656

Total Estimated True Cash Value of Agricultural Buildings = 11,656

2019 Est. T.C.V. 009-025-009-80 = 163,986

Est. TCV/Total Floor Area = 64.46, Most recent sale 12/12/2012 for 90,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
76,300	76,300	76,300	52,581	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	0	1,261	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
82,000	82,000	82,000	53,842	53,842	53,842		

009-025-009-90	2019 Est. T.C.V.	RICHARDSON LAWRENCE
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	125.00	375.00	1.0000	1.0000	65	100		8,125
125 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								8,125

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 2019 Est. T.C.V. 009-025-009-90 = 8,125

Est. TCV/Total Floor Area = 3.19, Most recent sale 01/06/2009 for 1

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,100	4,100	4,100	3,362	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	80	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,100	4,100	4,100	3,442	3,442	3,442		

009-025-009-95 2019 Est. T.C.V. RICHARDSON ELAINE L  
Property Class: 201 6770 W BLUE RD  
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES  
\* Factors \* 200 X 200  
Description Frontage Depth Front Depth Rate %Adj. Reason Value  
GRAGE C 40/FF 200.00 200.00 1.0000 1.0000 40 100 8,000  
200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 8,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	5200	0	0
D/W/P: 4in Ren. Conc.	6.21	800	0	0
D/W/P: 4in Ren. Conc.	6.21	600	0	0

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Duplex 1S Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 936 SF Floor Area = 936 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
Total:				174,960	65,608

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	2	2,240	1,680
3 Fixture Bath	1	3,525	2,644

## Water/Sewer

1000 Gal Septic	1	3,691	2,768
Water Well, 100 Feet	1	4,407	3,305

## Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	288	14,247	10,685	
Common Wall: 1.5 Wall	1	-3,057	-2,293	
Door Opener	1	415	311	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	288	14,247	10,685	
Common Wall: 1.5 Wall	1	-3,057	-2,293	
Door Opener	1	415	311	

## Built-Ins

Appliance Allow.	2	4,198	3,148
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## Porches

CCP (1 Story)	24	917	688
CCP (1 Story)	24	917	688

Totals: 261,170 195,870

Notes: ON CRAWL

ECF (201C COMMERCIAL GROUP C) 0.550 => TCv: 107,729

Cost Est. for Res. Bldg: 2 Duplex 1S Cls C Blt 1997

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1060 SF Floor Area = 1060 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,060		
Total:				230,448	97,940

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	2	2,240	1,904
3 Fixture Bath	1	3,525	2,996

Parcel Number: 009-025-009-95

Page: 2

Water/Sewer			
1000 Gal Septic	1	3,691	3,137
Water Well, 100 Feet	1	4,407	3,746
Deck			
Treated Wood	80	1,718	1,460
Treated Wood	80	1,718	1,460
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	528	21,326	18,127
Common Wall: 1.5 Wall	1	-3,057	-2,598
Door Opener	1	415	353
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	528	21,326	18,127
Common Wall: 1.5 Wall	1	-3,057	-2,598
Door Opener	1	415	353
Built-Ins			
Appliance Allow.	2	4,198	3,568
Porches			
CCP (1 Story)	22	841	715
CCP (1 Story)	22	841	715
	Totals:	351,542	298,810

Notes: BASEMENT

ECF (201C COMMERCIAL GROUP C) 0.550 =&gt; TCV: 164,346

2019 Est. T.C.V. 009-025-009-95		=	284,825		
Est. TCV/Total Floor Area = 71.35					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
146,400	146,400	146,400	77,391	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,000	0	0	1,857	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,400	142,400	142,400	79,248	79,248	0

009-025-010-00                      2019 Est. T.C.V.                      RICHARDSON LAWRENCE  
 Property Class: 401                      6980 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	125.00	375.00	1.0000	1.0000	65	100		8,125
125 Actual Front Feet, 1.08 Total Acres                      Total Est. Land Value =								8,125

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1590 SF                      Floor Area = 1590 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
1 Story	Siding	Crawl Space	246		
			Total:	149,212	126,830

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	793
2 Fixture Bath	1	1,970	1,674

Water/Sewer

1000 Gal Septic	1	3,453	2,935
Water Well, 50 Feet	1	1,962	1,668

Deck

Treated Wood	36	1,120	952
Treated Wood	161	2,666	2,266

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	731	19,986	16,988
Class: CD Exterior: Pole (Unfinished)			
Base Cost	779	13,999	11,899
No Concrete Floor	779	-3,607	-3,066

Built-Ins

Appliance Allow.	1	1,467	1,247
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Totals:                      193,161                      164,186

Notes: MODULAR

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      144,484

2019 Est. T.C.V. 009-025-010-00                      =                      152,609

Est. TCV/Total Floor Area = 95.98

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,200	69,200	69,200	49,877	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,100	0	0	1,197	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,300	76,300	76,300	51,074	51,074	51,074	

009-025-011-00	2019 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 201		4664 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

		* Factors *	1013' ON M66			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
AG SW 2016 SURPLUS	1600/		19.70 Acres		1600 100	
			19.70 Total Acres		Total Est. Land Value =	31,520

## Land Improvement Cost Estimates

Description		Rate	Size	% Good	Cash Value		
Wood Frame		13.59	2000	50	13,590		
Commercial Local Cost Land Improvements							
Description		Rate	Size	% Good	Arch	Mult	Cash Value
PAVING		0.50	10000	87	100		4,350
ITEM 13		0.00	18	0	100		0
Ad-Hoc Unit-In-Place Items							
Description		Rate	Size	% Good	Cash Value		
IRRIGATION SYSTEM		1.00	3000	0	0		
Total Estimated Land Improvements True Cash Value =					17,940		

2019 Est. T.C.V. 009-025-011-00 = 49,460

Est. TCV/Total Floor Area = 31.11, Most recent sale 07/31/2017 for 900,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,400	26,400	26,400	26,400	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,700	0	0	-1,700	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,700	24,700	24,700	27,033	24,700	0



009-025-011-10	2019 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 202		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES			41.51 Acres		3300	100		136,983
AG SW 2016 SURPLUS 1600/			10.00 Acres		1600	100		16,000
			51.51 Total Acres				Total Est. Land Value =	152,983

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2019 Est. T.C.V. 009-025-011-10 = 152,983

Est. TCV/Total Floor Area = 96.22, Most recent sale 07/31/2017 for 900,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,200	83,200	83,200	83,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,700	0	0	-6,700	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,500	76,500	76,500	85,196	76,500	0	

009-025-011-50                                    2019 Est. T.C.V.                                    BLUE ROAD, LLC  
 Property Class: 201                                    6344 M-55  
 Map #:                                    LAKE TOWNSHIP                                    LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	329.701	328.70	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L	3500		6.57 Acres		3500	100		22,995
COMMERCIAL AGRICULTURE			4.00 Acres		3600	100		14,400

\* denotes lines that do not contribute to the total acreage calculation.  
 330 Actual Front Feet, 10.57 Total Acres                    Total Est. Land Value =                    37,395

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.50	40000	84 100	16,800
Outdoor Lighting	590.00	18	50 110	5,841
Total Estimated Land Improvements True Cash Value =				22,641

Cost Estimates for Commercial/Industrial Building/Section: 1                    Built 1996

Costs are taken from the Office Buildings cost schedules.  
 <<<<<                    Calculator Cost Computations                    >>>>>  
 Class: C      Quality: Low Cost  
 Stories: 1      Story Height: 12                    Perimeter: 300  
 Overall Building Height: 12

Base Rate for Upper Floors = 74.89  
 (10) Heating system: Wall or Floor Furnace      Cost/SqFt: 4.06      100%  
 Adjusted Square Foot Cost for Upper Floors = 78.95  
 Total Floor Area: 4,640                    Base Cost New of Upper Floors =      366,328  
 4,640 Sq.Ft. of Sprinklers @ 3.67,      Cost New =      17,029  
 Reproduction/Replacement Cost =      383,357  
 Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost =      256,849  
 ECF (201B COMMERCIAL GROUP B)                    0.780 => TCV of Bldg: 1 =      200,342  
 Replacement Cost/Floor Area= 82.62                    Est. TCV/Floor Area= 43.18

Cost Estimates for Commercial/Industrial Building/Section: 2                    Built 2004

Costs are taken from the Warehouses - Storage cost schedules.  
 <<<<<                    Calculator Cost Computations                    >>>>>  
 Class: S      Quality: Average  
 Stories: 1      Story Height: 14                    Perimeter: 380

Base Rate for Upper Floors = 35.44  
 (10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 3.49      100%  
 Adjusted Square Foot Cost for Upper Floors = 38.93  
 Total Floor Area: 9,000                    Base Cost New of Upper Floors =      350,370  
 Reproduction/Replacement Cost =      350,370  
 Eff.Age:15      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost =      259,274  
 ECF (201B COMMERCIAL GROUP B)                    0.780 => TCV of Bldg: 2 =      202,234  
 Replacement Cost/Floor Area= 38.93                    Est. TCV/Floor Area= 22.47

Total Estimated True Cash Value of Commercial/Industrial Buildings =      402,576

2019 Est. T.C.V. 009-025-011-50                    =      462,612  
 Est. TCV/Total Floor Area = 33.92, Most recent sale 06/03/2011 for 347,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
307,700	307,700	307,700	233,265	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-76,400	0	0	-1,965	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
231,300	231,300	231,300	238,863	231,300	0	

009-025-011-60 2019 Est. T.C.V. PRICE JAY W & KATHIE I TRUST  
 Property Class: 301 6400 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	328.701	325.80	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L	3500	5.04 Acres	3500	100				17,654
COMMERCIAL AGRICULTURE	5.00 Acres	3600	100					18,000

\* denotes lines that do not contribute to the total acreage calculation.  
 329 Actual Front Feet, 10.04 Total Acres Total Est. Land Value = 35,654

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	9400	0	0
D/W/P: 4in Ren. Conc.	5.57	235	0	0

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PAV/495A	5.53	235	80	1,040
/CI16/SUBDC/RESSI/STRI/PAVACSA	2.13	9400	80	16,018

Total Estimated Land Improvements True Cash Value = 17,058

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1989  
 Description of Occupancy: CAL 94

Costs are taken from the Industrial - Light Manufacturing cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 1184  
 Overall Building Height: 12

Base Rate for Upper Floors = 47.43

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.79 100%  
 Adjusted Square Foot Cost for Upper Floors = 51.22

Total Floor Area: 18,304 Base Cost New of Upper Floors = 937,531  
 Reproduction/Replacement Cost = 937,531  
 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost = 675,022

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height	Cost
	Col.	Rate	SqFt
		Adj.	Adj.

Total Cost New = 0

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 0  
 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost = 0

ECF (301 - INDUSTRIAL) 0.700 => TCV of Bldg: 1 = 472,516  
 Replacement Cost/Floor Area= 51.22 Est. TCV/Floor Area= 25.81

Total Estimated True Cash Value of Commercial/Industrial Buildings = 472,516

2019 Est. T.C.V. 009-025-011-60	=	525,228
Est. TCV/Total Floor Area = 28.69		
2018 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
220,200 220,200 220,200	160,606	2.40
2019 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 42,400 0	0	3,854 0
2019 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
262,600 262,600 262,600	164,460	164,460 0

009-025-011-70	2019 Est. T.C.V.	DUVALL A SANDRA TRUSTEE
Property Class: 401		6470 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Com 1.COM &amp; RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	328.001	336.02	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L	3500		7.06	Acres	3500	100		24,710
COMMERCIAL AGRICULTURE			3.00	Acres	3600	100		10,800
* denotes lines that do not contribute to the total acreage calculation.								
328 Actual Front Feet, 10.06 Total Acres								Total Est. Land Value = 35,510

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	2570	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 1878 SF Floor Area = 1878 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,878		
			Total:	176,327	125,193

## Other Additions/Adjustments

## Exterior

Brick Veneer 224 2,921 2,074

## Plumbing

Average Fixture(s) 1 1,120 795  
2 Fixture Bath 1 2,359 1,675

## Water/Sewer

1000 Gal Septic 1 3,691 2,621  
Water Well, 100 Feet 1 4,407 3,129

## Porches

CCP (1 Story) 80 1,750 1,242

## Deck

Treated Wood 100 1,938 1,376  
Pine w/Roof (Deck Portion) 100 1,547 1,098  
Pine w/Roof (Roof portion) 100 1,386 984

## Garages

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

Base Cost 576 18,824 13,365  
Common Wall: 1 Wall 1 -2,038 -1,447  
Door Opener 1 415 295

Class: CD Exterior: Pole (Unfinished)

Base Cost 640 12,141 8,620

## Built-Ins

Appliance Allow. 1 2,099 1,490

## Fireplaces

Interior 1 Story 1 4,051 2,876

## Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT) 256 1,088 1,034 \*95% Good

Totals: 234,026 166,420

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCV: 146,450

Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 0 SF Floor Area = 0 SF.  
Parcel Number: 009-025-011-70

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

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## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

## Garages

Class: D Exterior: Pole (Finished)					
	Base Cost		2016	39,171	37,212
Class: CD Exterior: Pole (Unfinished)					
	Base Cost		1568	25,700	24,415

## Unit-in-Place Cost Items

	ROOF STRUCT. (SQ FT)		448	1,904	1,809
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			Totals:	66,775	63,436
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Notes:

	ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =>	TCV:	55,824
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2019 Est. T.C.V. 009-025-011-70	=	242,534
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Est. TCV/Total Floor Area = 129.14

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,700	124,700	124,700	88,343	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,400	0	0	2,120	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,300	121,300	121,300	90,463	90,463	90,463	

009-025-011-80                      2019 Est. T.C.V.                      WOLVERINE POWER SUPPLY COOPERATIVE  
 Property Class: 202                      M 66  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	212.88	660.00	1.0000	1.0000	300	100		63,864
213 Actual Front Feet, 3.23 Total Acres                      Total Est. Land Value =								63,864

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.50	10000	88    100	4,400
Outdoor Lighting	590.00	9	67    100	3,558
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/POLA	131.00	2	85	223
Total Estimated Land Improvements True Cash Value =				8,181

2019 Est. T.C.V. 009-025-011-80                      =                      72,045

Est. TCV/Total Floor Area = 38.36, Most recent sale 07/31/2017 for 900,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,400	41,400	41,400	41,400	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,400	0	0	0	-5,400	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,000	36,000	36,000	42,393	36,000	0	

009-025-011-90	2019 Est. T.C.V.	PETTY DEVELOPMENT LLC
Property Class: 201		6262 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	329.801	328.70	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L	3500		7.06	Acres	3500	100		24,710
COMMERCIAL AGRICULTURE			3.00	Acres	3600	100		10,800
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet, 10.06 Total Acres								Total Est. Land Value = 35,510

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.50	41230	87 100	17,935
Total Estimated Land Improvements True Cash Value =				17,935

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1984  
Description of Occupancy: CAL 8

Costs are taken from the Automotive Centers cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average  
Stories: 1 Story Height: 14 Perimeter: 440  
Overall Building Height: 14

Base Rate for Upper Floors = 64.04

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.48 100%  
Adjusted Square Foot Cost for Upper Floors = 67.52

Total Floor Area: 10,500 Base Cost New of Upper Floors = 708,960  
Reproduction/Replacement Cost = 708,960  
Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0  
Total Depreciated Cost = 304,853

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost		# or Height		Adj.	Cost
	Col.	Rate	SqFt	Adj.		
(39) Miscellaneous						
Canopies & Marquees:						
Steel Frame	1	Up 29.00	178	1.000	1.000	5,162
Total Cost of Lump-Sum Items =						5,162
Total Cost New =						5,162

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 5,162  
Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0  
Total Depreciated Cost = 2,220

ECF (201A GENERAL COMMERCIAL ) 1.110 => TCV of Bldg: 1 = 340,850  
Replacement Cost/Floor Area= 68.01 Est. TCV/Floor Area= 32.46

Total Estimated True Cash Value of Commercial/Industrial Buildings = 340,850

2019 Est. T.C.V. 009-025-011-90 = 394,295

Est. TCV/Total Floor Area = 37.55

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
193,400	193,400	193,400	120,098	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,700	0	2,882	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,100	197,100	197,100	122,980	122,980	0	

009-025-012-00                      2019 Est. T.C.V.                      WOLVERINE POWER SUPPLY COOPERATIVE  
Property Class: 201                      4800 S MOREY RD  
Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	330.00	660.00	1.0000	1.0000	300	100		99,000
330 Actual Front Feet, 5.00 Total Acres                      Total Est. Land Value =								99,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.50	12000	86 100	5,160
Outdoor Lighting	590.00	4	55 66	850
Total Estimated Land Improvements True Cash Value =				6,010

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1974

Costs are taken from the Industrial - Light Manufacturing cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>

Class: S                      Quality: Average  
Stories: 1                      Story Height: 11                      Perimeter: 846  
Overall Building Height: 14

Base Rate for Upper Floors = 40.63

(10) Heating system: Space Heaters, Gas with Fan                      Cost/SqFt: 3.33                      80%  
(10) Heating system: Space Heaters, Gas with Fan                      Cost/SqFt: 3.33                      20%  
Combined Heating System adjustment: 3.33                      100%  
Adjusted Square Foot Cost for Upper Floors = 43.96

Total Floor Area: 18,666                      Base Cost New of Upper Floors =                      820,557

19,000 Sq.Ft. of Sprinklers @ 2.29,                      Cost New =                      43,510

Reproduction/Replacement Cost =                      864,067  
Eff.Age:20                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
Total Depreciated Cost =                      578,925

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
WATER WELL	5000.00	1	95	4,750
SEPTIC SYSTEM	2000.00	1	95	1,900

ECF (201C COMMERCIAL GROUP C)                      0.530 => TCV of Bldg: 1 =                      310,355  
Replacement Cost/Floor Area= 46.65                      Est. TCV/Floor Area= 16.63

Total Estimated True Cash Value of Commercial/Industrial Buildings =                      310,355

2019 Est. T.C.V. 009-025-012-00                      =                      415,365

Est. TCV/Total Floor Area = 22.25, Most recent sale 07/31/2017 for 900,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
289,500	289,500	289,500	289,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-81,800	0	0	-81,800	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
207,700	207,700	207,700	296,448	207,700	0	







009-025-013-65	2019 Est. T.C.V.	PEARSON DEBRA L TRUSTEE
Property Class: 202		BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL	\$.50/SQFT		0.18 Acres		21780	100		3,920
			0.18 Total Acres				Total Est. Land Value =	3,920

2019 Est. T.C.V. 009-025-013-65 = 3,920

Est. TCV/Total Floor Area = 0.51

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,900	2,900	2,900	2,578	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	-578	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	2,639	2,000	0	

009-025-013-70 2019 Est. T.C.V. PEARSON DEBRA L TRUSTEE  
 Property Class: 201 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
BACK STREETS	175.00	165.00	1.0000	0.0000	200	100*	0
COMMERCIAL \$1/SQFT			0.66 Acres		43560	100	28,880
* denotes lines that do not contribute to the total acreage calculation.							
175 Actual Front Feet, 0.66 Total Acres							Total Est. Land Value = 28,880

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Commercial Local Cost Land Improvements			
Description	Rate	Size % Good Arch Mult	Cash Value
PAVING	0.50	12000 88 100	5,280
Total Estimated Land Improvements True Cash Value =			5,280

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1973  
 Description of Occupancy: CAL 140

Costs are taken from the Warehouses - Mini cost schedules.  
 <<<< Calculator Cost Computations >>>>  
 Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 254  
 Overall Building Height: 8

Base Rate for Upper Floors = 36.25

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.66 100%  
 Adjusted Square Foot Cost for Upper Floors = 50.91

Total Floor Area: 2,910 Base Cost New of Upper Floors = 148,148  
 Reproduction/Replacement Cost = 148,148  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 88,889

ECF (201B COMMERCIAL GROUP B) 0.780 => TCV of Bldg: 1 = 69,333  
 Replacement Cost/Floor Area= 50.91 Est. TCV/Floor Area= 23.83

Total Estimated True Cash Value of Commercial/Industrial Buildings = 69,333

2019 Est. T.C.V. 009-025-013-70						=	103,493
Est. TCV/Total Floor Area = 35.56, Most recent sale 01/01/2002 for 80,000							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
59,600	59,600	59,600	47,616	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-7,900	0	1,142	0			
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<-	PRE/MBT			
51,700	51,700	51,700	48,758	48,758	0		

009-025-014-00	2019 Est. T.C.V.	HELSEL EARL J JR TRUST &
Property Class: 202		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B GRADE 125/FF	420.80	660.01	1.0000	0.0000	125	100*		0
COMMERCIAL 10A M/L	3500		6.06 Acres		3500	100		21,203
COMMERCIAL ROW			0.32 Acres		0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
421 Actual Front Feet, 6.38 Total Acres      Total Est. Land Value =								21,203

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2019 Est. T.C.V. 009-025-014-00 = 21,203

Est. TCV/Total Floor Area = 7.29

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,400	16,400	16,400	8,421	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,800	0	0	202	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,600	10,600	10,600	8,623	8,623	0	

009-025-015-00                      2019 Est. T.C.V.                      KOORN MARTINUS & BARBARA L TRUST  
Property Class: 201                      6170 W BLUE RD  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	328.001	336.02	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L	3500		3.00 Acres		3500	100		10,500
COMMERCIAL AGRICULTURE			7.06 Acres		3600	100		25,416
* denotes lines that do not contribute to the total acreage calculation.								
328 Actual Front Feet, 10.06 Total Acres      Total Est. Land Value =								35,916

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	3044	94	15,938
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
PAVING	0.50	10520	88    100	4,629
Total Estimated Land Improvements True Cash Value =				20,567

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1975  
Description of Occupancy: CAL 174

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.  
<<<<<                      Calculator Cost Computations                      >>>>>  
Class: D      Quality: Average  
Stories: 1      Story Height: 12                      Perimeter: 436  
Overall Building Height: 12

Base Rate for Upper Floors = 20.85

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 2.29      100%  
Adjusted Square Foot Cost for Upper Floors = 23.14

Total Floor Area: 8,456                      Base Cost New of Upper Floors =      195,672  
Reproduction/Replacement Cost =      195,672  
Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
Total Depreciated Cost =      86,096

<<<<<                      Segregated Cost Computations                      >>>>>  
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1	22.93	400	1.000	1.000	9,172
Total Cost of Lump-Sum Items =						9,172
Total Cost New =						9,172

Architectural Multiplier: 0.00

Reproduction/Replacement Cost =      0  
Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
Total Depreciated Cost =      0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
GLASS LINED SILO	20380.95	1	0.66	10	1,345
ECF (201B COMMERCIAL GROUP B)	0.780 =>	TCV of Bldg: 1	=		68,204
Replacement Cost/Floor Area= 24.73      Est. TCV/Floor Area= 8.07					

Total Estimated True Cash Value of Commercial/Industrial Buildings = 68,204

2019 Est. T.C.V. 009-025-015-00						=	124,687
Est. TCV/Total Floor Area = 14.75							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
80,500	80,500	80,500	61,007	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-18,200	0	1,293	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
62,300	62,300	62,300	62,471	62,300	0		

009-025-016-00                      2019 Est. T.C.V.                      PETTY DEVELOPMENT LLC  
 Property Class: 201                      6190 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 75/FF	329.80	1327.80	1.0000	0.0000	75	100*		0
COMMERCIAL 10A M/L	3500		3.00	Acres	3500	100		10,500
COMMERCIAL AGRICULTURE			7.05	Acres	3600	100		25,391
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet, 10.05 Total Acres      Total Est. Land Value =								35,891

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value		
Fencing: Wd, Basket, 6 ft.	23.51	288	50	3,385		
Commercial Local Cost Land Improvements						
Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.50	14340	88	100		6,310
Outdoor Lighting	590.00	5	50	50		737
Total Estimated Land Improvements True Cash Value =						10,432

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1977

Description of Occupancy: CAL 8

Costs are taken from the Auto Dealerships - Complete cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>

Class: S      Quality: Average  
 Stories: 1      Story Height: 14      Perimeter: 542  
 Overall Building Height: 14

Base Rate for Upper Floors = 69.43

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 13.10      100%  
 Adjusted Square Foot Cost for Upper Floors = 82.53

Total Floor Area: 15,000                      Base Cost New of Upper Floors = 1,237,950

Reproduction/Replacement Cost = 1,237,950  
 Eff.Age:25      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 656,114

<<<<<                      Segregated Cost Computations                      >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Steel Frame	1	Up	29.00	1436	1.000 1.000	41,644
Total Cost of Lump-Sum Items =						41,644
Total Cost New =						41,644

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 27,485  
 Eff.Age:25      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 14,567

ECF (201A GENERAL COMMERCIAL )                      1.110 => TCV of Bldg: 1 = 744,455  
 Replacement Cost/Floor Area= 84.36      Est. TCV/Floor Area= 49.63

Total Estimated True Cash Value of Commercial/Industrial Buildings = 744,455

2019 Est. T.C.V. 009-025-016-00                      = 790,778

Est. TCV/Total Floor Area = 52.72

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
365,500	365,500	365,500	272,060	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,900	0	0	6,529	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
395,400	395,400	395,400	278,589	278,589	0	

009-026-001-00                      2019 Est. T.C.V.                      DEZEEUW BRIAN P & DALE M  
 Property Class: 101                      7079 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres			40.00 Acres		3300	100		132,000
AG SW 2016 UNTILLABLE			39.00 Acres		1800	100		70,200
AG SW 2016 ROW			1.00 Acres		0	100		0
			80.00 Total Acres				Total Est. Land Value =	202,200

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	412	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 2S                      Cls CD                      Blt 1914

(11) Heating System: Electric Baseboard  
 Ground Area = 1103 SF    Floor Area = 1930 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Brick	Basement	1,103		
			Total:	156,357	93,813

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	560
2 Fixture Bath	1	1,970	1,182

## Water/Sewer

1000 Gal Septic	1	3,453	2,072
Water Well, 100 Feet	1	4,280	2,568

## Porches

WCP (1 Story)	306	6,793	4,076
CGEP (1 Story)	96	5,001	3,001
WPP	110	2,097	1,258
CCP (1 Story)	54	1,123	674
Foundation: Basement	54	998	599

## Built-Ins

Appliance Allow.	1	1,467	880
------------------	---	-------	-----

Totals:                      184,472                      110,683

## Notes:

ECF (101 AGRICULTURE) 0.900 => TCV:                      99,615

Ag. Bld 1 1973, 4 Wall Barn, Free-Stall                      Class:D,Pole                      Quality:Low Cost  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.22	4032	25,079
Default Walls	3.95	4032	15,926

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45                      Depr. Cost =                      18,452  
 Unit in Place Item(s)                      Rate                      Quantity/Area                      Depr.                      Depr. Cost  
 /A22/UCONYMRT4A                      6.50                      3,800                      45                      11,115  
 ECF (101 AGRICULTURE)                      0.950 => TCV of Bldg: 1 =                      28,083

Ag. Bld 2 1972, 4 Wall Barn, General Purpose                      Class:D,Pole                      Quality:Low Cost  
 Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	10.81	2100	22,701
Default Walls	3.62	2100	7,602

Phy/Ab.Phy/Func/Econ/Comb. % Good=43/100/100/100/43                      Depr. Cost =                      13,030  
 ECF (101 AGRICULTURE)                      0.950 => TCV of Bldg: 2 =                      12,379

Ag. Bld 3 1950, 4 Wall Barn, General Purpose                      Class:D,Pole                      Quality:Low Cost  
 Parcel Number: 009-026-001-00                      Page: 2



Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	11.58	1440	16,675
Default Walls	3.88	1440	5,587

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/80/100/28	Depr. Cost =	6,233
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 3 =	5,922

Ag. Bld 4 1975, 4 Wall Utility Shed, 3 Wall Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.04	2720	5,549
Default Walls	3.54	2720	9,629

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	6,830
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 4 =	6,489

Ag. Bld 5 1962, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.73	342	934
Default Walls	5.28	257	1,357

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	1,031
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 5 =	979

Ag. Bld 6 1962, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	1.94	1440	2,794
Default Walls	3.75	1080	4,050

Phy/Ab.Phy/Func/Econ/Comb. % Good=32/100/100/100/32	Depr. Cost =	2,190
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 6 =	2,081

Ag. Bld 7 0, 4 Wall Utility Building Class:D,Pole Quality:Average  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.43	2720	17,490
Default Walls	4.52	2720	12,294

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Depr. Cost =	26,806
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 7 =	25,465

Total Estimated True Cash Value of Agricultural Buildings = 81,398

2019 Est. T.C.V. 009-026-001-00 = 385,113

Est. TCV/Total Floor Area = 199.54

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,200	196,200	196,200	124,730	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	0	2,993	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,600	192,600	192,600	127,723	127,723	127,723	

009-026-002-00	2019 Est. T.C.V.	VANDRIE BUILDING COMPANY INC
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres		40.00 Acres			3300	100		132,000
AG SW 2016 SURPLUS 1600/		40.00 Acres			1600	100		64,000
		80.00 Total Acres					Total Est. Land Value =	196,000

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2019 Est. T.C.V. 009-026-002-00 = 196,000

Est. TCV/Total Floor Area = 101.55, Most recent sale 10/01/2000 for 256,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,000	106,000	106,000	31,841	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	764	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,000	98,000	98,000	32,605	32,605	32,605	

009-026-003-00                      2019 Est. T.C.V.                      ROZEVELD CARL & DEBRA  
 Property Class: 401                      7747 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			41.000	Acres	1,600	100		65,600
		41.00	Total	Acres			Total Est. Land Value =	65,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	560	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls CD                      Blt 2004

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1280 SF    Floor Area = 1600 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,280		
			Total:	141,487	127,337

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	840
3 Fixture Bath	1	2,929	2,636

Water/Sewer

1000 Gal Septic	1	3,453	3,108
Water Well, 100 Feet	1	4,280	3,852

Deck

Treated Wood	192	2,986	2,687
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Garages

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

Base Cost	700	19,390	17,451
Door Opener	2	736	662

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	19,668	17,701
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Built-Ins

Appliance Allow.	1	1,467	1,320
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Breezeways

Frame Wall	196	7,062	6,356
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Totals:                      204,391                      183,950

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      161,876

2019 Est. T.C.V. 009-026-003-00                      =                      228,426

Est. TCV/Total Floor Area = 142.77, Most recent sale 11/01/2002 for 95,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,700	108,700	108,700	90,446	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	2,170	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,200	114,200	114,200	92,616	92,616	92,616	

009-026-004-00	2019 Est. T.C.V.	TACOMA ROY & MARILYN TRUSTS
Property Class: 102		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES		39.00 Acres			3300	100		128,700
		39.00 Total Acres					Total Est. Land Value =	128,700

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2019 Est. T.C.V. 009-026-004-00 = 128,700

Est. TCV/Total Floor Area = 80.44, Most recent sale 03/02/2018 for 144,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
70,200	70,200	70,200	20,422	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,800	0	0	490	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
64,400	64,400	64,400	20,912	20,912	20,912		

009-026-005-00 2019 Est. T.C.V. MILLER RICK E  
 Property Class: 401 7811 W LOTAN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			15.00 Acres		2000	100		30,000
			15.00 Total Acres				Total Est. Land Value =	30,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1104 SF Floor Area = 1104 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
			Total:	111,295	77,906

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,147
Plumbing			
Average Fixture(s)	1	933	653
3 Fixture Bath	1	2,929	2,050
Water/Sewer			
1000 Gal Septic	1	3,453	2,417
Water Well, 50 Feet	1	1,962	1,373
Porches			
CGEP (1 Story)	60	3,607	2,525
WPP	192	3,016	2,111
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	492	15,163	10,614
Common Wall: 1 Wall	1	-1,906	-1,334
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1543	25,290	17,703
Built-Ins			
Appliance Allow.	1	1,467	1,027
Basement Living Area	900	22,833	15,983
Totals:			191,681 134,175

Notes: RAISED RANCH

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCV: 118,074

2019 Est. T.C.V. 009-026-005-00 = 149,024

Est. TCV/Total Floor Area = 134.99

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,500	71,500	71,500	60,186	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	1,444	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,500	74,500	74,500	61,630	61,630	61,630	

009-026-006-00	2019 Est. T.C.V.	STILES FREDRICK & BEVERLY
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$2000			19.50 Acres		2000	100		39,000
Residentia ROAD @ ZERO			0.50 Acres		0	100		0
			20.00 Total Acres				Total Est. Land Value =	39,000

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2019 Est. T.C.V. 009-026-006-00 = 39,000

Est. TCV/Total Floor Area = 35.33

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,500	19,500	19,500	7,428	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	178	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,500	19,500	19,500	7,606	7,606	7,606	

009-026-007-00                      2019 Est. T.C.V.                      COX ALLISON A  
 Property Class: 401                      4041 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres                      Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.61	168	25	529
Total Estimated Land Improvements True Cash Value =				529

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C                      Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 811 SF                      Floor Area = 811 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	811		
Total:				96,597	53,129

Other Additions/Adjustments

Plumbing	Average Fixture(s)		Cost New	Depr. Cost
	1		1,120	616

Water/Sewer			Cost New	Depr. Cost
1000 Gal Septic	1		3,691	2,030
Water Well, 50 Feet	1		2,038	1,121

Porches			Cost New	Depr. Cost
CGEP (1 Story)	84		5,145	2,830

Garages

Class: C Exterior: Pole (Unfinished)			Cost New	Depr. Cost
Base Cost	480		11,174	6,146
No Concrete Floor	480		-2,419	-1,330

Built-Ins

Appliance Allow.			Cost New	Depr. Cost
1			2,099	1,154

Totals:                      119,445                      65,696

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      57,812

2019 Est. T.C.V. 009-026-007-00                      =                      71,541

Est. TCV/Total Floor Area = 88.21

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,200	34,200	34,200	26,454	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	634	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,800	35,800	35,800	27,088	27,088	0	

009-026-008-00	2019 Est. T.C.V.	KING LARRY WELLS
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000		33.80 Acres		2000	100		67,600
			33.80 Total Acres				Total Est. Land Value =	67,600

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2019 Est. T.C.V. 009-026-008-00 = 67,600

Est. TCV/Total Floor Area = 83.35

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,800	33,800	33,800	16,358	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	392	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,800	33,800	33,800	16,750	16,750	0	



009-026-009-00                      2019 Est. T.C.V.                      STILES FREDRICK G  
 Property Class: 401                      4341 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	300.00	749.96	1.0000	1.0000	40	100		12,000
300 Actual Front Feet, 5.17 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	13.59	468	50	3,180
Total Estimated Land Improvements True Cash Value =				3,180

Cost Est. for Res. Bldg: 1 Mobile Home HUD                      Cls Low                      Blt 1964

(11) Heating System: Wall Furnace  
 Ground Area = 1138 SF                      Floor Area = 1138 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	720		
Addition	Siding	Crawl	418		
			Total:	47,674	16,686

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	568	199	
Water/Sewer					
1000 Gal Septic		1	3,235	1,132	
Water Well, 50 Feet		1	1,895	663	
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost		960	14,573	5,101	
Built-Ins					
Appliance Allow.		1	1,243	435	
Deck					
w/Roof (Roof portion)		1067	10,062	3,522	
			Totals:	79,250	27,738

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 13,869

2019 Est. T.C.V. 009-026-009-00                      =                      29,049

Est. TCV/Total Floor Area = 25.53

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,100	13,100	13,100	12,605	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	302	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,500	14,500	14,500	12,907	12,907	12,907	

009-026-010-00                      2019 Est. T.C.V.                      MORRIS ANNETTE M ETAL  
 Property Class: 401                      4301 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	150.00	299.98	1.0000	1.0000	40	100		6,000
150 Actual Front Feet, 1.03 Total Acres                      Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD                      Cls Average                      Blt 1967

(11) Heating System: Forced Warm Air  
 Ground Area = 1200 SF      Floor Area = 1200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
Addition	Siding	Crawl	480		
			Total:	63,335	22,167

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical                      144                      1,241                      434

Plumbing

Average Fixture(s)                      1                      731                      256

Water/Sewer

1000 Gal Septic                      1                      3,691                      1,292

Water Well, 50 Feet                      1                      2,038                      713

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      390                      12,913                      4,520

Built-Ins

Appliance Allow.                      1                      2,099                      735

Deck

w/Roof (Roof portion)                      880                      10,129                      3,545

Totals:                      96,177                      33,662

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV:                      16,831

2019 Est. T.C.V. 009-026-010-00                      =                      23,781

Est. TCV/Total Floor Area = 19.82, Most recent sale 10/10/2010 for 19,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	10,332	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	247	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,900	11,900	11,900	10,579	10,579	10,579	

009-026-011-00                      2019 Est. T.C.V.                      PROFFER ENTERPRISES LLC  
 Property Class: 401                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	18.91	Acres	2000	100		37,818
18.91 Total Acres                      Total Est. Land Value =								37,818

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1978

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 2013 SF                      Floor Area = 2013 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	2,013		
			Total:	191,890	105,541

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	901
<b>Plumbing</b>			
Average Fixture(s)	1	933	513
3 Fixture Bath	1	2,929	1,611
<b>Water/Sewer</b>			
1000 Gal Septic	1	3,453	1,899
Water Well, 50 Feet	1	1,962	1,079
<b>Garages</b>			
Class: CD Exterior: Pole (Unfinished)			
Basement Garage: 2 Car	1	2,621	1,442
Class: CD Exterior: Pole (Unfinished)			
Base Cost	8000	131,120	72,116
<b>Built-Ins</b>			
Appliance Allow.	1	1,467	807
<b>Porches</b>			
WCP (1 Story)	742	15,575	8,566
Recreation Room	1200	16,872	9,280
		Totals:	370,461                      203,755

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      179,304

2019 Est. T.C.V. 009-026-011-00                      =                      217,122

Est. TCV/Total Floor Area = 107.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,000	106,000	106,000	71,487	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
16,200	3,273	16,873	16,200	-11,818	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,600	108,600	108,600	89,402	89,402	0	

009-026-011-50	2019 Est. T.C.V.	PARKER TYRRELL JAMES
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	21.09	Acres	2000	100		42,182
			21.09	Total Acres			Total Est. Land Value =	42,182

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2019 Est. T.C.V. 009-026-011-50 = 42,182

Est. TCV/Total Floor Area = 20.95, Most recent sale 01/09/2019 for 74,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	13,533	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
21,100	0	0	0	13,857	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,100	21,100	21,100	13,857	13,857	13,857	

009-026-012-00                      2019 Est. T.C.V.                      FAITH CHRISTIAN FELLOWSHIP  
 Property Class: 708                      7700 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	18.83	Acres	2000	100		37,656
18.83 Total Acres                      Total Est. Land Value =								37,656

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	32500	50	33,150
Total Estimated Land Improvements True Cash Value =				33,150

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Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 0

Costs are taken from the Auditoriums cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>

Class: D                      Quality: Average  
 Stories: 1                      Story Height: 10                      Perimeter: 657

Base Rate for Upper Floors = 88.72

(10) Heating system: Package Heating & Cooling                      Cost/SqFt: 17.06                      100%  
 Adjusted Square Foot Cost for Upper Floors = 105.78

Total Floor Area: 21,700                      Base Cost New of Upper Floors = 2,295,426

Reproduction/Replacement Cost = 2,295,426

Eff.Age:20                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 1,377,256

ECF (201B COMMERCIAL GROUP B)                      0.780 => TCV of Bldg: 1 = 1,074,259  
 Replacement Cost/Floor Area= 105.78                      Est. TCV/Floor Area= 49.51

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,074,259

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2019 Est. T.C.V. 009-026-012-00                      =                      0

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-026-013-00                      2019 Est. T.C.V.                      HARJU ROBERT W & VIRGINIA M  
 Property Class: 401                      7690 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	312.00	316.00	1.0000	1.0000	40	100		12,480
312 Actual Front Feet, 2.26 Total Acres                      Total Est. Land Value =								12,480

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 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.92	96	45	860
Total Estimated Land Improvements True Cash Value =				860

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 Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1971

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1344 SF    Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
1 Story	Siding	Basement	384		
			Total:	122,957	79,921

## Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	933	606	

Water/Sewer				
1000 Gal Septic	1	3,453	2,244	
Water Well, 50 Feet	1	1,962	1,275	

## Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      576                      15,022                      9,764

## Built-Ins

Appliance Allow.	1	1,467	954
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## Breezeways

Frame Wall	96	4,368	2,839
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Totals:                      150,162                      97,603

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      85,891

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 2019 Est. T.C.V. 009-026-013-00                      =                      99,231

Est. TCV/Total Floor Area = 73.83

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,700	44,700	44,700	36,903	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	885	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,600	49,600	49,600	37,788	37,788	37,788	

009-026-014-00                      2019 Est. T.C.V.                      SMITH DOUGLAS A & MARCELLE A  
 Property Class: 401                      7650 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	156.00	622.00	1.0000	1.0000	65	100		10,140
156 Actual Front Feet, 2.23 Total Acres                      Total Est. Land Value =								10,140

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	376	0	0
D/W/P: 3.5 Concrete	5.00	500	0	0
Wood Frame	21.88	100	50	1,094

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,044

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C                      Blt 1974

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1404 SF                      Floor Area = 1404 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,404		
Total:				154,641	100,516

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	728
2 Fixture Bath	1	2,359	1,533

## Water/Sewer

1000 Gal Septic	1	3,691	2,399
Water Well, 50 Feet	1	2,038	1,325

## Porches

CCP (1 Story)	144	2,981	1,938
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## Deck

Treated Wood	192	3,057	1,987
w/Roof (Roof portion)	72	1,043	678

## Garages

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

Base Cost	676	21,078	13,701
Common Wall: 1 Wall	1	-2,038	-1,325

Class: C Exterior: Pole (Unfinished)

Base Cost	864	16,969	11,030
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## Built-Ins

Appliance Allow.	1	2,099	1,364
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## Fireplaces

Direct-Vented Gas	1	2,293	1,490
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Recreation Room	1000	14,670	9,535
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Totals:		226,001	146,899
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## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCV: 129,271

2019 Est. T.C.V. 009-026-014-00 = 141,455

Est. TCV/Total Floor Area = 100.75, Most recent sale 08/09/2018 for 184,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,700	62,700	62,700	46,609	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,800	5,200	0	2,800	21,291	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,700	70,700	70,700	50,527	70,700	70,700	

009-026-015-00                      2019 Est. T.C.V.                      SAWMILLER JEREMY & HILARY  
 Property Class: 401                      7600 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.46 Acres		2000	100		18,910
			9.46 Total Acres				Total Est. Land Value =	18,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	4000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C                      Blt 1971

(11) Heating System: Forced Hot Water  
 Ground Area = 1452 SF    Floor Area = 1452 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,452		
			Total:	163,407	122,555

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	840
2 Fixture Bath	1	2,359	1,769

Water/Sewer

1000 Gal Septic	1	3,691	2,768
Water Well, 50 Feet	1	2,038	1,528

Porches

CCP (1 Story)	25	642	481
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Deck

Treated Wood	192	3,057	2,293
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Garages

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

Base Cost	676	21,078	15,808
Common Wall: 1 Wall	1	-2,038	-1,528
Door Opener	1	415	311
Class: C Exterior: Pole (Unfinished)			
Base Cost	768	15,567	11,675

Built-Ins

Appliance Allow.	1	2,099	1,574
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Fireplaces

Interior 1 Story	2	8,101	6,076
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Totals:                      221,536                      166,150

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      146,212

2019 Est. T.C.V. 009-026-015-00                      =                      167,547

Est. TCV/Total Floor Area = 115.39, Most recent sale 08/14/2014 for 127,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,500	77,500	77,500	70,055	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	1,681	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	71,736	71,736	71,736	



009-026-016-00                      2019 Est. T.C.V.                      MEYERING EMMA  
 Property Class: 401                      7668 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	156.00	632.00	1.0000	1.0000	65	100		10,140
156 Actual Front Feet, 2.26 Total Acres                      Total Est. Land Value =								10,140

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	322	71	1,143
Total Estimated Land Improvements True Cash Value =				1,143

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 1975

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1200 SF      Floor Area = 1200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,200		
Total:				128,353	77,015

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
2 Fixture Bath	1	2,359	1,415

Water/Sewer

1000 Gal Septic	1	3,691	2,215
Water Well, 50 Feet	1	2,038	1,223

Garages

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

Base Cost	528	17,757	10,654
Common Wall: 1 Wall	1	-2,038	-1,223

Built-Ins

Appliance Allow.	1	2,099	1,259
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Totals:                      155,379                      93,230

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      82,042

2019 Est. T.C.V. 009-026-016-00                      =                      93,325

Est. TCV/Total Floor Area = 77.77, Most recent sale 08/13/2015 for 67,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,100	43,100	43,100	40,840	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	980	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,700	46,700	46,700	41,820	41,820	41,820	

009-026-017-00                      2019 Est. T.C.V.                      WALSH TRUDIE J  
 Property Class: 401                      7670 W 7670 X 150 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	162.00	312.00	1.0000	1.0000	40	100		6,480
162 Actual Front Feet, 1.16 Total Acres                      Total Est. Land Value =								6,480

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 2002

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1344 SF                      Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,344		
			Total:	101,907	86,621

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	778	661

Water/Sewer					
1000 Gal Septic			1	3,235	2,750
Water Well, 100 Feet			1	4,178	3,551

Deck					
Pine w/Roof (Deck Portion)			144	1,934	1,644
Pine w/Roof (Roof portion)			144	1,598	1,358

Built-Ins					
Appliance Allow.			1	1,243	1,057

Totals:                      114,873                      97,642

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      85,925

2019 Est. T.C.V. 009-026-017-00                      =                      92,405

Est. TCV/Total Floor Area = 68.75, Most recent sale 04/13/2004 for 36,394

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,600	37,600	37,600	31,569	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,600		0	0	757	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,200	46,200	46,200	32,326	32,326	32,326	

009-026-017-40 2019 Est. T.C.V. MELDRUM CHRISTINE & WALKER DEAN A  
 Property Class: 401 7670 W BLUE RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	312.00	413.00	1.0000	1.0000	40	100		12,480
312 Actual Front Feet, 2.96 Total Acres Total Est. Land Value =								12,480

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	232	50	613
D/W/P: 3.5 Concrete	5.00	64	50	160
D/W/P: 4in Concrete	5.29	687	50	1,817
Wood Frame	17.13	560	50	4,796
Wood Frame	17.13	513	50	4,394
Total Estimated Land Improvements True Cash Value =				11,780

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1680 SF Floor Area = 1680 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,680		
			Total:	180,243	117,157

## Other Additions/Adjustments

Exterior					
Stone Veneer			150	4,322	2,809
Plumbing					
Average Fixture(s)			1	1,120	728
3 Fixture Bath			2	7,051	4,583
Separate Shower			1	1,032	671
Water/Sewer					
1000 Gal Septic			1	3,691	2,399
Water Well, 100 Feet			1	4,407	2,865
Porches					
WCP (1 Story)			479	11,865	7,712
Built-Ins					
Appliance Allow.			1	2,099	1,364
Fireplaces					
Interior 1 Story			1	4,051	2,633
Deck					
w/Roof (Roof portion)			384	4,477	2,910
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1344	24,609	15,996
Recreation Room			840	12,323	6,161
Totals:				261,290	167,988

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 147,829

2019 Est. T.C.V. 009-026-017-40		=	172,089
Est. TCv/Total Floor Area = 102.43, Most recent sale 07/20/2018 for 115,000			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
53,400	53,400	53,400	43,196 2.40
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
35,700	2,400	5,500	35,700 11,553 4,449
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
86,000	86,000	86,000	75,376 86,000 0

009-026-017-85                      2019 Est. T.C.V.                      ROSENBERY DOUGLAS L  
 Property Class: 401                      7674 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
312 Actual Front Feet, 0.72 Total Acres                      Total Est. Land Value =								8,000

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1983

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1140 SF                      Floor Area = 1140 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,140		
			Total:	89,154	65,082

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	568	

Water/Sewer					
1000 Gal Septic		1	3,235	2,362	
Water Well, 50 Feet		1	1,895	1,383	

Deck					
Treated Wood		360	4,414	3,222	

Garages

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

Base Cost	528	12,186	8,896
No Concrete Floor	528	-2,233	-1,630

Built-Ins

Appliance Allow.	1	1,243	907
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	210	893	634	*71% Good
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Totals:                      111,565                      81,424

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      71,653

2019 Est. T.C.V. 009-026-017-85                      =                      79,653

Est. TCV/Total Floor Area = 69.87

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,900	33,900	33,900	25,445	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	610	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,800	39,800	39,800	26,055	26,055	26,055	

009-026-018-00                      2019 Est. T.C.V.                      PARKER TYRRELL J  
 Property Class: 401                      4919 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
40.00 Total Acres              Total Est. Land Value =								80,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	504	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.75S                      Cls D                      Blt 1938

(11) Heating System: No Heating/Cooling  
 Ground Area = 1244 SF      Floor Area = 2177 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Mich Bsmnt.	1,244		
			Total:	147,995	83,882

Other Additions/Adjustments

Porches	Size	Cost New	Depr. Cost
WGEP (1 Story)	224	10,369	5,703
		Totals:	87,101

Notes: 5/18/15 INTERIOR STRIPPING TO STUDS IN PROGRESS. -TIM

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      76,649  
 40% Completed => Est. True Cash Value 2019 =                      30,660

Cost Est. for Res. Bldg: 2 Single Family BOCA/STATE                      Cls D-10                      Blt 1994

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = 924 SF      Floor Area = 924 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	924		
			Total:	64,249	58,736

Other Additions/Adjustments

Plumbing	Size	Cost New	Depr. Cost
3 Fixture Bath	2	4,925	3,694
Deck	Size	Cost New	Depr. Cost
Treated Wood	40	1,162	871
		Totals:	52,749

Notes: MANUFACTURED

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:                      31,649

Cost Est. for Res. Bldg: 3 Single Family 1S                      Cls CD                      Blt 1969

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1680 SF      Floor Area = 1680 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,680		
			Total:	135,256	74,393

Other Additions/Adjustments

Plumbing	Size	Cost New	Depr. Cost
Average Fixture(s)	1	933	513

Parcel Number: 009-026-018-00

Page: 2

Water/Sewer			
1000 Gal Septic	1	3,453	1,899
Water Well, 50 Feet	1	1,962	1,079
Porches			
CGEP (1 Story)	240	9,550	5,252
CCP (1 Story)	168	3,128	1,720
WCP (1 Story)	160	4,704	2,587
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	720	19,778	10,878
Common Wall: 1 Wall	1	-1,906	-1,048
Door Opener	2	736	405
Built-Ins			
Appliance Allow.	1	1,467	807
Totals:		179,061	98,485

Notes: RELOCATED IN 1998

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCV: 86,667

Ag. Bld 1 1935, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Height: 24 ft

Description	Rate	Size	Cost New
Base Cost	14.31	1750	25,043
Default Walls	4.79	1750	8,383

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75 Depr. Cost = 2,925  
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 2,632

Total Estimated True Cash Value of Agricultural Buildings = 2,632

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1935  
Description of Occupancy: UNSOUND

Costs are taken from the Sheds - Arch-Rib (Quonset), Light Commercial cost schedules.

<<<<<< Calculator Cost Computations >>>>>>  
Class: S Quality: Low Cost  
Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 17.31

Adjusted Square Foot Cost for Upper Floors = 17.31

Total Floor Area: 1,600 Base Cost New of Upper Floors = 27,696  
Reproduction/Replacement Cost = 27,696  
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /1 /100/100/0.4  
Total Depreciated Cost = 97

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 87  
Replacement Cost/Floor Area= 17.31 Est. TCV/Floor Area= 0.05

Total Estimated True Cash Value of Commercial/Industrial Buildings = 87

2019 Est. T.C.V. 009-026-018-00 = 233,595

Est. TCV/Total Floor Area = 36.61

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,100	110,100	110,100	79,831	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,700	0	0	1,915	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,800	116,800	116,800	81,746	81,746	56,405	

009-026-018-60	2019 Est. T.C.V.	SEYER ROBERT & DRENDA L (L/E)
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	300.00	600.00	1.0000	1.0000	40	100		12,000
300 Actual Front Feet, 4.13 Total Acres								Total Est. Land Value = 12,000

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2019 Est. T.C.V. 009-026-018-60 = 12,000

Est. TCV/Total Floor Area = 1.88

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	4,487	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	107	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	4,594	4,594	0	

009-026-018-65	2019 Est. T.C.V.	PARKER TYRRELL JAMES
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	21.82	Acres	2000	100		43,636
			21.82	Total Acres			Total Est. Land Value =	43,636

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2019 Est. T.C.V. 009-026-018-65 = 43,636

Est. TCV/Total Floor Area = 6.84, Most recent sale 01/09/2019 for 74,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	22,077	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
21,800	0	0	0	21,800	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,800	21,800	21,800	22,606	21,800	21,800	



009-026-018-70	2019 Est. T.C.V.	PROFFER ENTERPRISES LLC
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			8.54 Acres		2800	100		23,912
			8.54 Total Acres				Total Est. Land Value =	23,912

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2019 Est. T.C.V. 009-026-018-70 = 23,912

Est. TCV/Total Floor Area = 3.75

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,000	29,000	29,000	8,627	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
4,000	0	21,000	0	-13,243	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	8,834	8,834	0	

009-026-018-90 2019 Est. T.C.V. BIRDWELL ANN  
 Property Class: 401 4661 S DICKERSON RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
167 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =								5,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	288	94	1,508
Total Estimated Land Improvements True Cash Value =				1,508

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1616 SF Floor Area = 1616 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	576			*93% Good
1 Story	Siding	Crawl Space	1,040			
Total:				135,349	121,460	

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	821
3 Fixture Bath	1	2,929	2,578

## Water/Sewer

1000 Gal Septic	1	3,453	3,039
Water Well, 100 Feet	1	4,280	3,766

## Porches

WCP (1 Story)	160	4,704	4,140
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## Deck

Treated Wood	120	2,185	1,923
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## Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	13,862	12,199
Door Opener	2	736	648

## Built-Ins

Appliance Allow.	1	1,467	1,291
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Totals: 169,898 151,865

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 133,641

2019 Est. T.C.V. 009-026-018-90 = 140,149

Est. TCV/Total Floor Area = 86.73, Most recent sale 08/12/2009 for 89,910

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,800	62,800	62,800	50,921	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	1,222	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,100	70,100	70,100	52,143	52,143	52,143	

009-026-019-00                      2019 Est. T.C.V.                      LANGE DAVID E  
 Property Class: 401                      4611 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

		* Factors *		2012 COMBINED SITE 018-68				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	200.00	600.00	1.0000	1.0000	40	100		8,000
40/FF	100.00	400.00	1.0000	1.0000	40	100	SURPLUS	4,000
300 Actual Front Feet, 3.67 Total Acres                      Total Est. Land Value =								12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	3700	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1977

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1080 SF      Floor Area = 1080 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
			Total:	114,587	80,209

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	653	
3 Fixture Bath		1	2,929	2,050	
Water/Sewer					
1000 Gal Septic		1	3,453	2,417	
Water Well, 50 Feet		1	1,962	1,373	
Deck					
Treated Wood		128	2,292	1,604	
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost		576	11,267	7,887	
Built-Ins					
Appliance Allow.		1	1,467	1,027	
Breezeways					
Frame Wall		36	1,638	1,147	
Recreation Room		1080	15,185	7,592	
			Totals:	155,713	105,959

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      93,244

2019 Est. T.C.V. 009-026-019-00		=		109,994	
Est. TCV/Total Floor Area = 101.85, Most recent sale 10/31/2011 for 86,920					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
51,900	51,900	51,900	42,130	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	1,011	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-      PRE/MBT	
55,000	55,000	55,000	43,141	43,141      43,141	

009-026-020-10                      2019 Est. T.C.V.                      NEWELL NATHAN T & JAMIE T TRUST  
 Property Class: 401                      W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			10.05 Acres		2000	100		20,100
			10.05 Total Acres				Total Est. Land Value =	20,100

Cost Est. for Res. Bldg: 1 Mobile Home HUD                      Cls Low                      Blt 1972

(11) Heating System: Wall Furnace  
 Ground Area = 720 SF      Floor Area = 720 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	720		
			Total:	28,275	9,896

Other Additions/Adjustments

Water/Sewer					
	1000 Gal Septic		1	3,235	1,132
	Water Well, 50 Feet		1	1,895	663

Deck					
	w/Roof (Roof portion)		72	870	304

Garages

Class: D Exterior: Pole (Unfinished)					
	Base Cost		1024	14,838	5,193
			Totals:	49,113	17,188

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV:                      8,594

Cost Est. for Res. Bldg: 2 Mobile Home HUD                      Cls Low                      Blt 1972

(11) Heating System: Wall Furnace  
 Ground Area = 600 SF      Floor Area = 600 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	600		
			Total:	26,467	9,263

Other Additions/Adjustments

Totals:                      26,467                      9,263

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV:                      4,632

2019 Est. T.C.V. 009-026-020-10				=	33,326
Est. TCV/Total Floor Area = 25.25, Most recent sale 10/19/2018 for 26,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,400	17,400	17,400	15,394	2.40	
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	1,306	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,700	16,700	16,700	15,763	16,700	16,700

009-026-020-20	2019 Est. T.C.V.	NEWELL NATHAN & JAMIE
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.01	Acres		2000	100		20,020
		10.01	Total Acres				Total Est. Land Value =	20,020

---

2019 Est. T.C.V. 009-026-020-20 = 20,020

Est. TCV/Total Floor Area = 15.17, Most recent sale 10/10/2014 for 22,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
10,000	10,000	10,000	9,699	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	232	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
10,000	10,000	10,000	9,931	9,931	9,931		

009-026-020-30                      2019 Est. T.C.V.                      NEWELL NATHAN  
 Property Class: 401                      7140 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			10.01 Acres		2000	100		20,020
			10.01 Total Acres				Total Est. Land Value =	20,020

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	889	0	0
<b>Residential Local Cost Land Improvements</b>				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.25S                      Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 960 SF    Floor Area = 1200 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	960		
			Total:	132,252	119,024

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748	
<b>Plumbing</b>				
Average Fixture(s)	1	1,120	1,008	
3 Fixture Bath	1	3,525	3,172	
<b>Water/Sewer</b>				
1000 Gal Septic	1	3,691	3,322	
Water Well, 100 Feet	1	4,407	3,966	
<b>Porches</b>				
WCP (1 Story)	240	6,773	6,096	
<b>Deck</b>				
Treated Wood	192	3,057	2,751	
w/Roof (Roof portion)	864	9,945	8,950	
<b>Garages</b>				
Class: C Exterior: Pole (Unfinished)				
Door Opener	1	415	373	
Base Cost	1280	23,437	21,093	
Class: C Exterior: Pole (Unfinished)				
Base Cost	1728	31,640	28,476	
<b>Built-Ins</b>				
Appliance Allow.	1	2,099	1,889	
			Totals:	224,303    201,868

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 177,644

2019 Est. T.C.V. 009-026-020-30				=	200,089	
Est. TCV/Total Floor Area = 166.74, Most recent sale 03/01/2003 for 23,500						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,300	94,300	94,300	76,321	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	1,831	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,000	100,000	100,000	78,152	78,152	78,152	

009-026-020-40	2019 Est. T.C.V.	NEWELL LYNN & EILEEN
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.01	Acres		2000	100		20,020
		10.01	Total Acres				Total Est. Land Value =	20,020

---

2019 Est. T.C.V. 009-026-020-40 = 20,020

Est. TCV/Total Floor Area = 16.68, Most recent sale 10/22/2004 for 30,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	9,699	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	232	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	9,931	9,931	0	

009-026-020-50	2019 Est. T.C.V.	MOORE PATRICIA J
Property Class: 401		7200 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			10.01 Acres		2000	100		20,020
			10.01 Total Acres				Total Est. Land Value =	20,020

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
	Total Estimated Land Improvements True Cash Value =			950

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Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts  
Ground Area = 987 SF Floor Area = 1974 SF.  
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	987		
			Total:	161,330	100,024

## Other Additions/Adjustments

Exterior					
Brick Veneer			120	1,440	893
Plumbing					
Average Fixture(s)			1	933	578
3 Fixture Bath			1	2,929	1,816
Water/Sewer					
1000 Gal Septic			1	3,453	2,141
Water Well, 50 Feet			1	1,962	1,216
Porches					
WCP (1 Story)			572	12,613	7,820
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	15,022	9,314
Class: D Exterior: Pole (Unfinished)					
Base Cost			1344	19,475	12,074
Built-Ins					
Appliance Allow.			1	1,467	910
Fireplaces					
Exterior 2 Story			1	5,350	3,317
			Totals:	225,974	140,103

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 123,291

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2019 Est. T.C.V. 009-026-020-50 = 144,261

Est. TCV/Total Floor Area = 73.08

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,400	67,400	67,400	58,662	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	1,407	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,100	72,100	72,100	60,069	60,069	60,069	



009-026-020-60	2019 Est. T.C.V.	MOORE PATRICIA J
Property Class: 402		S BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	330.00	594.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.50 Total Acres								Total Est. Land Value = 13,200

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 2019 Est. T.C.V. 009-026-020-60 = 13,200

Est. TCV/Total Floor Area = 6.69

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,600	6,600	6,600	3,958	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	94	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,600	6,600	6,600	4,052	4,052	4,052	

009-026-020-70                      2019 Est. T.C.V.                      QUILLIAM DAVID C & CATHERINE G  
 Property Class: 401                      7110 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			10.01 Acres		2000	100		20,020
			10.01 Total Acres				Total Est. Land Value =	20,020

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.18	450	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1+S                      Cls BC                      Blt 1996

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1632 SF    Floor Area = 1632 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	1,632		
			Total:	233,254	205,264

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,649	1,451
3 Fixture Bath	1	5,184	4,562
2 Fixture Bath	1	3,473	3,056

Water/Sewer

1000 Gal Septic	1	4,277	3,764
Water Well, 100 Feet	1	4,739	4,170

Porches

CCP (1 Story)	72	2,029	1,786
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Deck

Treated Wood	192	3,256	2,865
Treated Wood	240	3,761	3,310

Garages

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

Base Cost	728	28,683	25,241
Door Opener	2	1,037	913

Built-Ins

Appliance Allow.	1	3,016	2,654
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Fireplaces

Exterior 1 Story	1	6,471	5,694
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Totals:                      300,829                      264,730

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      232,962

2019 Est. T.C.V. 009-026-020-70                      =                      253,932

Est. TCV/Total Floor Area = 155.60

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,700	111,700	111,700	89,699	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,300	0	0	2,152	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,000	127,000	127,000	91,851	91,851	91,851	

009-026-020-80	2019 Est. T.C.V.	DELBELLO FLOYD L & JAN M
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	330.00	594.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.50 Total Acres								Total Est. Land Value = 13,200

2019 Est. T.C.V. 009-026-020-80 = 13,200

Est. TCV/Total Floor Area = 8.09

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,600	6,600	6,600	3,958	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	94	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
6,600	6,600	6,600	4,052	4,052	4,052		

009-026-020-90                      2019 Est. T.C.V.                      DELBELLO FLOYD L  
 Property Class: 401                      7100 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	330.00	574.20	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.35 Total Acres                      Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	320	50	800
Wood Frame	19.35	180	50	1,741
Total Estimated Land Improvements True Cash Value =				2,541

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 1985

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1380 SF    Floor Area = 1380 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,380		
Total:				144,757	105,659

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	818
2 Fixture Bath	1	2,359	1,722

Water/Sewer

1000 Gal Septic	1	3,691	2,694
Water Well, 100 Feet	1	4,407	3,217

Deck

Treated Wood	528	5,940	4,336
Treated Wood	48	1,313	958

Garages

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

Base Cost	576	18,824	13,742
Common Wall: 1 Wall	1	-2,038	-1,488
Door Opener	1	415	303

Built-Ins

Appliance Allow.	1	2,099	1,532
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Fireplaces

Exterior 1 Story	1	4,942	3,608
Recreation Room	400	5,868	2,934

Totals:                      193,697                      140,035

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      123,231

2019 Est. T.C.V. 009-026-020-90                      =                      138,972

Est. TCV/Total Floor Area = 100.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,800	63,800	63,800	52,593	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	1,262	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,500	69,500	69,500	53,855	53,855	53,855	

009-026-020-95                      2019 Est. T.C.V.                      TRAVELBEE JOYCE M & BALDWIN LOIS E  
 Property Class: 401                      7026 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Com 1.COM &amp; RES M55/66 TYPES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRAGE C 40/FF	330.00	574.20	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.35 Total Acres                      Total Est. Land Value =								13,200

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C                      Blt 1978

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1392 SF                      Floor Area = 1392 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,392		
			Total:	153,523	107,466

## Other Additions/Adjustments

Exterior					
Brick Veneer			136	1,773	1,241
Plumbing					
Average Fixture(s)			1	1,120	784
2 Fixture Bath			1	2,359	1,651
Water/Sewer					
1000 Gal Septic			1	3,691	2,584
Water Well, 50 Feet			1	2,038	1,427
Deck					
Treated Wood			340	4,451	3,116
w/Roof (Roof portion)			240	2,962	2,073
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			440	15,704	10,993
Common Wall: 1 Wall			1	-2,038	-1,427
Class: C Exterior: Pole (Unfinished)					
Base Cost			960	18,451	12,916
Built-Ins					
Appliance Allow.			1	2,099	1,469
			Totals:	206,133	144,293

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 126,978

2019 Est. T.C.V. 009-026-020-95					=	141,128
Est. TCV/Total Floor Area = 101.39, Most recent sale 11/18/2006 for 1						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,900	64,900	64,900	53,005	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	1,272	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,600	70,600	70,600	54,277	54,277	54,277	

009-026-021-00	2019 Est. T.C.V.	MICH STATE HWY COMM
Property Class: 702		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	1.76	Acres	5500	100		9,680
			1.76	Total Acres			Total Est. Land Value =	9,680

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2019 Est. T.C.V. 009-026-021-00	=	0			
Est. TCV/Total Floor Area =	0.00				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-026-022-00	2019 Est. T.C.V.	VANDRIE BUILDING COMPANY INC
Property Class: 102		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 SURPLUS	1600/		77.25 Acres		1600	100		123,600
			77.25 Total Acres				Total Est. Land Value =	123,600

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2019 Est. T.C.V. 009-026-022-00 = 123,600

Est. TCV/Total Floor Area = 88.79

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,700	65,700	65,700	62,471	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,900	0	0	-671	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,800	61,800	61,800	63,970	61,800	61,800	

009-026-022-95                      2019 Est. T.C.V.                      WINKLE TRAVIS G & KRISTA M TRUST  
 Property Class: 401                      7490 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	300.00	400.00	1.0000	1.0000	75	100		22,500
300 Actual Front Feet, 2.75 Total Acres                      Total Est. Land Value =								22,500

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	11.84	231	0	0
D/W/P: 4in Concrete	5.29	139	0	0
D/W/P: 4in Ren. Conc.	6.21	3849	0	0

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	97	4,850
Total Estimated Land Improvements True Cash Value =				4,850

Cost Est. for Res. Bldg: 1 Single Family 1.75S                      Cls C 10 Blt 2003

(11) Heating System: Forced Heat &amp; Cool

Ground Area = 2181 SF Floor Area = 3067 SF.

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

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	432		
1.75 Story	Siding	Basement	1,160		
1 Story	Siding	Basement	589		
1 Story	Siding	Overhang	16		
Total:				321,587	289,397

## Other Additions/Adjustments

Exterior					
Stone Veneer		60	1,729		1,556

## Plumbing

Average Fixture(s)	1	1,120		1,008
3 Fixture Bath	2	7,051		6,346

## Water/Sewer

1000 Gal Septic	1	3,691		3,322
Water Well, 100 Feet	1	4,407		3,966

## Porches

CCP (1 Story)	80	1,750		1,575
CCP (1 Story)	26	664		598
CCP (1 Story)	120	2,522		2,270

## Deck

Treated Wood	475	5,543		4,989
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## Garages

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

Base Cost	579	18,893		17,004
Common Wall: 1 Wall	1	-2,038		-1,834
Door Opener	1	415		373

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

Base Cost	1200	32,340		29,106
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Class: C Exterior: Pole (Unfinished)

Base Cost	2240	41,014		36,913
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## Built-Ins

Appliance Allow.	1	2,099		1,889
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Recreation Room	1200	17,604		15,844
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Totals:		460,391		414,322
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCV: 364,603

2019 Est. T.C.V. 009-026-022-95 = 391,953

Est. TCV/Total Floor Area = 127.80

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
183,200	183,200	183,200	152,398	2.40

Parcel Number: 009-026-022-95

Page: 2



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	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
2019	30,800	-9,100	8,900	30,800	3,479	7,404
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	196,000	196,000	196,000	179,273	179,273	179,273

009-027-001-00 2019 Est. T.C.V. MORRIS FLOYD M JR & KACI L  
 Property Class: 401 8455 W LOTAN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	332.701	309.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$2000		10.00 Acres			2000	100		20,000
* denotes lines that do not contribute to the total acreage calculation.								
333 Actual Front Feet, 10.00 Total Acres Total Est. Land Value =								20,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1318	0	0
D/W/P: 3.5 Concrete	5.00	428	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2009

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2302 SF Floor Area = 2302 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/90/100/84.6  
 Functional Depreciation because of: HANDICAP ADAPTED

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	942		
1 Story	Siding	Basement	1,360		
			Total:	240,154	203,169

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	948
3 Fixture Bath	1	3,525	2,982
2 Fixture Bath	1	2,359	1,996

## Water/Sewer

1000 Gal Septic	1	3,691	3,123
Water Well, 100 Feet	1	4,407	3,728

## Porches

CCP (1 Story)	278	5,257	4,447
WPP	334	4,269	3,612

## Garages

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

Common Wall: 1.5 Wall	1	-3,057	-2,586
Door Opener	2	830	702
Base Cost	1088	35,708	30,209

## Built-Ins

Appliance Allow.	1	2,099	1,776
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Totals: 300,362 254,106

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 223,613

2019 Est. T.C.V. 009-027-001-00 = 246,038

Est. TCV/Total Floor Area = 106.88, Most recent sale 05/15/2009 for 29,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,800	109,800	109,800	88,740	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,200	0	0	2,129	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,000	123,000	123,000	90,869	90,869	90,869	

009-027-001-06 2019 Est. T.C.V. COWDREY PHILLIP & LINDA K  
 Property Class: 401 8373 W LOTAN RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres	2000	100			20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

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 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

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 Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1764 SF Floor Area = 1764 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,764		
			Total:	187,630	168,868

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748
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## Plumbing

Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	1	3,525	3,172
2 Fixture Bath	1	2,359	2,123

## Water/Sewer

1000 Gal Septic	1	3,691	3,322
Water Well, 100 Feet	1	4,407	3,966

## Porches

CCP (1 Story)	84	1,828	1,737	*95% Good
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## Garages

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

Base Cost	864	25,047	22,542
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	2	830	747

## Built-Ins

Appliance Allow.	1	2,099	1,889
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Totals: 232,440 209,288

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 184,173

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 2019 Est. T.C.V. 009-027-001-06 = 205,113

Est. TCv/Total Floor Area = 116.28, Most recent sale 06/13/2005 for 31,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,200	93,200	93,200	75,940	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,400	0	1,822	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,600	102,600	102,600	77,762	77,762	77,762	

009-027-001-12	2019 Est. T.C.V.	GILLOW JOSH
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

---

2019 Est. T.C.V. 009-027-001-12 = 20,000

Est. TCV/Total Floor Area = 11.34, Most recent sale 08/24/2018 for 24,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
10,500	10,500	10,500	10,500	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	0	-500	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
10,000	10,000	10,000	10,752	10,000	0		

009-027-001-18                      2019 Est. T.C.V.                      TEED PATRICK A & NANCY A  
 Property Class: 401                      8277 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	600	0	0
Wood Frame	15.94	300	50	2,391
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,766

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE                      Cls CD                      Blt 1999

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1560 SF      Floor Area = 1560 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	131,323	115,566

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	821	
3 Fixture Bath		1	2,929	2,578	
Water/Sewer					
1000 Gal Septic		1	3,453	3,039	
Water Well, 100 Feet		1	4,280	3,766	
Deck					
Treated Wood		72	1,588	1,397	
Treated Wood		140	2,433	2,141	
Built-Ins					
Appliance Allow.		1	1,467	1,291	
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost		1200	19,668	17,308	
Totals:				168,074	147,907

Notes: 1999 SKYLINE MHD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCv:                      88,744

2019 Est. T.C.V. 009-027-001-18				=	113,510
Est. TCv/Total Floor Area = 72.76, Most recent sale 07/27/2018 for 130,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,100	43,100	43,100	37,086	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
8,000	5,700	0	8,000	11,714	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,800	56,800	56,800	45,976	56,800	56,800

009-027-001-24	2019 Est. T.C.V.	WOODWARD WALTER R
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

---

2019 Est. T.C.V. 009-027-001-24 = 20,000

Est. TCV/Total Floor Area = 12.82, Most recent sale 04/01/1999 for 20,950

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
10,500	10,500	10,500	10,500	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	0	-500	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
10,000	10,000	10,000	10,752	10,000	0		



009-027-001-36                      2019 Est. T.C.V.                      HENRY JESSICA L  
 Property Class: 401                      4028 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
250 Actual Front Feet, 1.36 Total Acres      Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Duplex 1S                      Cls C      Blt 1999

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1132 SF      Floor Area = 1132 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,132		
Total:				200,560	80,224

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,240	1,792
3 Fixture Bath	1	3,525	2,820

Water/Sewer

1000 Gal Septic	2	7,382	5,906
Water Well, 100 Feet	2	8,815	7,052

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	330	13,068	10,454	
Common Wall: 1.5 Wall	1	-3,057	-2,446	
Door Opener	1	415	332	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	330	13,068	10,454	
Common Wall: 1.5 Wall	1	-3,057	-2,446	
Door Opener	1	415	332	

Built-Ins

Appliance Allow.	2	4,198	3,358
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Totals:                      294,584                      235,664

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV:                      164,965

2019 Est. T.C.V. 009-027-001-36				=	173,915
Est. TCV/Total Floor Area = 76.82, Most recent sale 04/10/2014 for 125,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,400	70,400	70,400	62,719	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,600	0	0	1,505	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,000	87,000	87,000	64,224	64,224	0



009-027-001-37                      2019 Est. T.C.V.                      LAFFERTY DANNY J & DONNA MARIE  
 Property Class: 401                      W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
220 Actual Front Feet, 1.26 Total Acres                      Total Est. Land Value =								8,000

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2019 Est. T.C.V. 009-027-001-37                      =                      8,000

Est. TCV/Total Floor Area = 3.53

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,000	4,000	4,000	2,372	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	56	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,000	4,000	4,000	2,428	2,428	0		

009-027-001-38	2019 Est. T.C.V.	LAFFERTY DANNY J & DONNA MARIE
Property Class: 401		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	175.00	250.00	1.0000	1.0000	40	100		7,000
175 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 7,000

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 2019 Est. T.C.V. 009-027-001-38 = 7,000

Est. TCV/Total Floor Area = 3.09

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,881	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	45	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,926	1,926	0	



009-027-001-42                      2019 Est. T.C.V.                      GALLUP CASSY S  
 Property Class: 401                      4144 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	326.00	633.36	1.0000	1.0000	40	100		13,040
326 Actual Front Feet, 4.74 Total Acres                      Total Est. Land Value =								13,040

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	1900	0	0
Wood Frame	15.24	456	50	3,474
Metal Prefab	11.46	120	50	687

## Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,536

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1344 SF                      Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	137,894	114,450

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	774
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## Water/Sewer

1000 Gal Septic	1	3,453	2,866
Water Well, 100 Feet	1	4,280	3,552

## Porches

WSEP (1 Story)	176	6,264	5,199
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## Deck

Treated Wood	144	2,478	2,057
w/Roof (Roof portion)	180	2,129	1,767

## Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	676	22,957	19,054
Common Wall: 1 Wall	1	-1,906	-1,582
Door Opener	2	736	611

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	736	611
Base Cost	1200	19,668	16,324

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

Base Cost	408	11,824	9,814
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## Built-Ins

Appliance Allow.	1	1,467	1,218
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Recreation Room	1000	14,060	11,670
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Totals:		226,973	188,385
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## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 165,779

Ag. Bld 1 2000, 4 Wall Utility Building                      Class:D,Pole                      Quality:Average  
 Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	9.64	192	1,851
Default Walls	6.77	192	1,300

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55                      Depr. Cost = 1,733  
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 1,560

Total Estimated True Cash Value of Agricultural Buildings = 1,560

Parcel Number: 009-027-001-42

Page: 2

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2019 Est. T.C.V. 009-027-001-42				=	186,915	
Est. TCV/Total Floor Area = 139.07, Most recent sale 10/17/2014 for 149,900						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,300	87,300	87,300	63,132	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,200		0	0	1,515	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,500	93,500	93,500	64,647	64,647	64,647	

009-027-001-45	2019 Est. T.C.V.	DAVIDSON MARK E
Property Class: 401		4218 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
326 Actual Front Feet, 4.74 Total Acres								Total Est. Land Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D-10 Blt 1999

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1352 SF Floor Area = 1352 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	95,212	82,842

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	778	677
3 Fixture Bath	1	2,463	2,143

## Water/Sewer

1000 Gal Septic	1	3,235	2,814
Water Well, 100 Feet	1	4,178	3,635

## Built-Ins

Appliance Allow.	1	1,243	1,081
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Totals:	107,109	93,192
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Notes: '99 DUTCH

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 =&gt; TCV: 55,915

2019 Est. T.C.V. 009-027-001-45	=	60,915			
Est. TCV/Total Floor Area = 45.06, Most recent sale 09/19/2011 for 34,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,800	25,800	25,800	18,347	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	440	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,500	30,500	30,500	18,787	18,787	18,787

009-027-001-48                      2019 Est. T.C.V.                      TREASE JOHN J & CHERYL A  
 Property Class: 402                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			6.09 Acres		2000	100		12,180
Residentia LTDACCESS@\$1200			4.62 Acres		1200	100		5,545
Residentia ROAD @ ZERO			0.38 Acres		0	100		0
			11.09 Total Acres				Total Est. Land Value =	17,725

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

(11) Heating System: No Heating/Cooling  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-3,525	-3,490
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Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	415	411
Base Cost	2880	52,733	52,206

Totals:                      49,623                      49,127

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      43,232

2019 Est. T.C.V. 009-027-001-48                      =                      60,957

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/15/2017 for 18,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,500	27,500	27,500	27,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	660	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,500	30,500	30,500	28,160	28,160	0	

009-027-001-53	2019 Est. T.C.V.	SERRA MICHAEL J & ELLYN G
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	27.91	Acres	2000	100		55,820
			27.91	Total Acres			Total Est. Land Value =	55,820

---

 2019 Est. T.C.V. 009-027-001-53 = 55,820

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2000 for 47,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,900	27,900	27,900	23,783	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	570	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,900	27,900	27,900	24,353	24,353	0	









009-027-002-25                      2019 Est. T.C.V.                      BUGARD RYAN W  
 Property Class: 401                      8595 W LOTAN RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres	2000	100			20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1456 SF    Floor Area = 1456 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	159,506	137,175

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	963
3 Fixture Bath	1	3,525	3,031

Water/Sewer

1000 Gal Septic	1	3,691	3,174
Water Well, 100 Feet	1	4,407	3,790

Porches

WCP (1 Story)	120	4,190	3,603
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Garages

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

Base Cost	624	19,893	17,108
Common Wall: 1 Wall	1	-2,038	-1,753

Built-Ins

Appliance Allow.	1	2,099	1,805
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Totals:                      196,393                      168,896

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      148,628

2019 Est. T.C.V. 009-027-002-25                      =                      168,628

Est. TCV/Total Floor Area = 115.82, Most recent sale 11/25/2014 for 114,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,700	77,700	77,700	70,158	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	1,683	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,300	84,300	84,300	71,841	71,841	71,841	



009-027-002-50                      2019 Est. T.C.V.                      CHRISTENSON LARRY L, DOUGLAS S  
 Property Class: 401                      8528 W WORKMAN RD  
 Map #:                      LAKE TOWNSHIP                      ,

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
40.00 Total Acres              Total Est. Land Value =								80,000

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 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	172	50	534
Wood Frame	21.25	120	50	1,275
Total Estimated Land Improvements True Cash Value =				1,809

---

 Cost Est. for Res. Bldg: 1 Single Family LOG                      Cls C 5 Blt 2004

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1118 SF    Floor Area = 1370 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Pine Logs	Basement	1,008		
1 Story	Siding	Basement	110		
			Total:	159,627	143,672

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120		1,008
Water/Sewer					
1000 Gal Septic		1	3,691		3,322
Water Well, 100 Feet		1	4,407		3,966
Porches					
WCP (1 Story)		80	3,222		2,900
WCP (1 Story)		224	6,523		5,871
Built-Ins					
Appliance Allow.		1	2,099		1,889
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost		128	3,660		3,294
			Totals:	184,349	165,922

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv:              146,011

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2019 Est. T.C.V. 009-027-002-50					=	227,820
Est. TCv/Total Floor Area = 166.29, Most recent sale 07/01/1999 for 56,400						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,100	105,100	105,100	80,740	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
1,700	7,100		0	1,700	1,937	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,900	113,900	113,900	84,377	84,377		0



009-027-004-00	2019 Est. T.C.V.	SHERMAN CHARLES L
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
50/FF	2659.00	370.89	1.0000	1.0000	50	100		132,950
2659 Actual Front Feet, 22.64 Total Acres      Total Est. Land Value =								132,950

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2019 Est. T.C.V. 009-027-004-00 = 132,950

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,500	66,500	66,500	28,768	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	690	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,500	66,500	66,500	29,458	29,458	0	



009-027-005-00	2019 Est. T.C.V.	AMIN KAREEM SAMIR & MELISSA LYNN
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
770 Actual Front Feet, 1.50 Total Acres							Total Est. Land Value =	35,000

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2019 Est. T.C.V. 009-027-005-00 = 35,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
17,500	17,500	17,500	4,120	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	98	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
17,500	17,500	17,500	4,218	4,218	0		

009-027-006-00 2019 Est. T.C.V. WALLINGTON JIMMY D & NANCY L  
 Property Class: 401 4735 S BLODGET RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	170.00	440.73	1.0000	1.0000	100	100		17,000
170 Actual Front Feet, 1.72 Total Acres Total Est. Land Value =								17,000

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1994

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1565 SF Floor Area = 2739 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,565		
Total:				238,663	210,022

## Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,709
Plumbing			
Average Fixture(s)	1	1,120	986
3 Fixture Bath	2	7,051	6,205
Water/Sewer			
1000 Gal Septic	1	3,691	3,248
Water Well, 100 Feet	1	4,407	3,878
Porches			
WCP (1 Story)	528	13,063	11,495
Deck			
Treated Wood	404	4,981	4,383
Built-Ins			
Appliance Allow.	1	2,099	1,847
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	21,972	19,335
Totals:		298,989	263,108

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 231,535

2019 Est. T.C.V. 009-027-006-00				=	248,535
Est. TCV/Total Floor Area = 90.74					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
115,000	115,000	115,000	93,006	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,300	0	0	2,232	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,300	124,300	124,300	95,238	95,238	95,238

009-027-007-00	2019 Est. T.C.V.	SHERMAN CHARLES L
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES 15K					15000	100		15,000
Residentia PARTOF>10@\$2000		1.06 Acres			2000	100		2,122
		1.06 Total Acres					Total Est. Land Value =	17,122

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2019 Est. T.C.V. 009-027-007-00 = 17,122

Est. TCV/Total Floor Area = 6.25

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,600	8,600	8,600	3,861	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	92	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,600	8,600	8,600	3,953	3,953	0	

009-027-008-00                      2019 Est. T.C.V.                      ROBBINS ROBERT L  
 Property Class: 401                      4607 S BLODGETT RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	2500.00	0.00	1.0000	1.0000	40	100		100,000
Residentia 30 - 65	\$2000	52.66	Acres	2000	100			105,320
2500 Actual Front Feet, 52.66 Total Acres      Total Est. Land Value =								205,320

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	9.96	100	25	249
Total Estimated Land Improvements True Cash Value =				249

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D      Blt 1947

(11) Heating System: Space Heater  
 Ground Area = 1087 SF      Floor Area = 1087 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	775			
1 Story	Siding	Crawl Space	312			*85% Good
Total:				86,311	54,889	

Other Additions/Adjustments

Plumbing						
Average Fixture(s)	1	778	428			

Water/Sewer						
1000 Gal Septic	1	3,235	1,779			
Water Well, 50 Feet	1	1,895	1,042			

Porches						
CGEP (1 Story)	200	7,448	4,096			

Deck						
Pine w/Roof (Deck Portion)	144	1,934	1,663			*86% Good
Pine w/Roof (Roof portion)	144	1,598	1,374			

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost	768	16,220	12,976			*80% Good
Storage Over Garage	768	6,167	4,934			
Class: D Exterior: Pole (Unfinished)						
Base Cost	960	14,573	10,784			*74% Good

Built-Ins

Appliance Allow.	1	1,243	684			
Totals:				141,402	94,649	

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:      83,291

2019 Est. T.C.V. 009-027-008-00                      =      288,860

Est. TCV/Total Floor Area = 265.74

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,200	138,200	138,200	82,864	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	1,988	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,400	144,400	144,400	84,852	84,852	84,852	

009-027-008-95	2019 Est. T.C.V.	WALLINGTON JIMMY D & NANCY L
Property Class: 402		S BLODGET RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	130.00	130.00	1.0000	1.0000	40	100		5,200
130 Actual Front Feet, 0.39 Total Acres								Total Est. Land Value = 5,200

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2019 Est. T.C.V. 009-027-008-95 = 5,200

Est. TCV/Total Floor Area = 4.78

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,600	2,600	2,600	767	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	18	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,600	2,600	2,600	785	785	0	

009-027-009-00                      2019 Est. T.C.V.                      ROBBINS JACK D  
 Property Class: 401                      8970 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			16.52 Acres		2000	100		33,034
			16.52 Total Acres				Total Est. Land Value =	33,034

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 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	351	50	821
			Total Estimated Land Improvements True Cash Value =	821

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 Cost Est. for Res. Bldg: 1 Single Family 1.75S                      Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 936 SF    Floor Area = 1638 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	936		
			Total:	161,027	104,666

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291

## Water/Sewer

1000 Gal Septic	1	3,691	2,399
Water Well, 50 Feet	1	2,038	1,325

## Deck

Treated Wood	351	4,542	2,952
Treated Wood	48	1,313	853
Pine w/Roof (Deck Portion)	112	1,692	1,100
Pine w/Roof (Roof portion)	112	1,536	998

## Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	720	11,578	7,526
Class: D Exterior: Pole (Unfinished)			
Base Cost	720	11,578	7,526

## Built-Ins

Appliance Allow.	1	2,099	1,364
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## Fireplaces

Exterior 2 Story	1	6,089	3,958
Recreation Room	840	12,323	8,010

Totals:	224,151	145,696
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## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 128,212

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 Cost Est. for Res. Bldg: 2 Single Family BOCA/STATE                      Cls CD                      Blt 1996

(11) Heating System: Forced Hot Water  
 Ground Area = 1040 SF    Floor Area = 1040 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,040		
			Total:	88,123	86,922

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	746
3 Fixture Bath	1	2,929	2,343

## Water/Sewer

Parcel Number: 009-027-009-00

Page: 2

1000 Gal Septic	1	3,453	2,762
Water Well, 100 Feet	1	4,280	3,424
Deck			
Treated Wood w/Roof (Deck Portion)	96	1,855	1,484
Treated Wood w/Roof (Roof portion)	96	1,221	977
Built-Ins			
Appliance Allow.	1	1,467	1,174
Totals:		104,261	83,408

Notes: 1996 FAIRMONT MHD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 =&gt; TCV: 50,045

2019 Est. T.C.V. 009-027-009-00			=	212,112	
Est. TCV/Total Floor Area = 79.21					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,700	102,700	102,700	92,171	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	2,212	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,100	106,100	106,100	94,383	94,383	94,383

009-027-009-40                      2019 Est. T.C.V.                      GOODRICH FLOYD L & JUDITH K TTEES  
 Property Class: 401                      8820 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	22.58	Acres	2000	100		45,160
22.58 Total Acres                      Total Est. Land Value =								45,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	400	0	0
D/W/P: Asphalt Paving	2.19	1500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1979

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1176 SF                      Floor Area = 1176 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
1 Story	Siding	Crawl Space	312		
			Total:	114,914	83,887

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	681
2 Fixture Bath	1	1,970	1,438

Water/Sewer

1000 Gal Septic	1	3,453	2,521
Water Well, 50 Feet	1	1,962	1,432

Porches

CCP (1 Story)	80	1,605	1,172
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Deck

Treated Wood	128	2,292	1,673
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	17,821	13,009
Common Wall: 1.5 Wall	1	-2,856	-2,085
Door Opener	2	736	537
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1536	25,175	18,378

Built-Ins

Appliance Allow.	1	1,467	1,071
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Totals:                      169,472                      123,714

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      108,868

2019 Est. T.C.V. 009-027-009-40                      =                      156,403

Est. TCV/Total Floor Area = 133.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,700	73,700	73,700	55,892	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	1,341	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,200	78,200	78,200	57,233	57,233	57,233	



009-027-009-80                      2019 Est. T.C.V.                      MAC ARTHUR DORIS I  
 Property Class: 401                      8900 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	190.00	208.00	1.0000	1.0000	40	100		7,600
190 Actual Front Feet, 0.91 Total Acres                      Total Est. Land Value =								7,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.10	64	45	607
Total Estimated Land Improvements True Cash Value =				607

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE                      Cls D                      Blt 0

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 980 SF                      Floor Area = 980 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	980		
Total:				75,616	59,692

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	778	506	

Water/Sewer				
1000 Gal Septic	1	3,235	2,103	
Water Well, 50 Feet	1	1,895	1,232	

Garages

Class: CD Exterior: Pole (Unfinished)	Base Cost			
	480	9,922	6,449	
No Concrete Floor	480	-2,222	-1,444	

Built-Ins

Appliance Allow.	1	1,243	808	
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Deck

Treated Wood w/Roof (Deck Portion)	24	799	519	
Treated Wood w/Roof (Roof portion)	24	348	226	

Totals:                      91,614                      59,548

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:                      35,729

2019 Est. T.C.V. 009-027-009-80                      =                      43,936

Est. TCV/Total Floor Area = 44.83

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,100	19,100	19,100	16,276	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	390	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,000	22,000	22,000	16,666	16,666	16,666	

009-027-010-00                      2019 Est. T.C.V.                      PURSLEY MICHAEL S  
 Property Class: 401                      8624 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			0.999 Acres		12,000	100		11,988
		1.00	Total Acres				Total Est. Land Value =	11,988

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
	Total Estimated Land Improvements True Cash Value =			970

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1926

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 896 SF      Floor Area = 896 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	896		
			Total:	85,605	47,083

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	428
Water/Sewer					
1000 Gal Septic		1		3,235	1,779
Water Well, 50 Feet		1		1,895	1,042
Porches					
CGEP (1 Story)			224	8,104	4,457
Built-Ins					
Appliance Allow.		1		1,243	684
Unit-in-Place Cost Items					
BARN			500	535	294
			Totals:	101,395	55,767

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 49,075

2019 Est. T.C.V. 009-027-010-00				=	62,033	
Est. TCV/Total Floor Area = 69.23, Most recent sale 12/10/2010 for 32,800						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,100	28,100	28,100	18,504	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900		0	0	444	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,000	31,000	31,000	18,948	18,948	0	

009-027-010-10	2019 Est. T.C.V.	BILLETT CARROLL D & DARLENE J
Property Class: 102		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 18 - 29 Acres		16.05 Acres			3300	100		52,965
AG SW 2016 UNTILLABLE			3.00 Acres		1800	100		5,400
AG SW 2016 ROW			0.45 Acres		0	100		0
		19.50 Total Acres					Total Est. Land Value =	58,365

2019 Est. T.C.V. 009-027-010-10	=	58,365
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Est. TCV/Total Floor Area = 65.14

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,400	31,400	31,400	8,964	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	0	215	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,200	29,200	29,200	9,179	9,179	9,179	

009-027-010-50	2019 Est. T.C.V.	BILLET AARON & SHIRLEY LIFE ESTATE
Property Class: 102		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 8 - 17 Acres		15.00 Acres			3300	100		49,500
AG SW 2016 UNTILLABLE		1.50 Acres			1800	100		2,700
AG SW 2016 ROW		0.50 Acres			0	100		0
		17.00 Total Acres					Total Est. Land Value =	52,200

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2019 Est. T.C.V. 009-027-010-50 = 52,200

Est. TCv/Total Floor Area = 58.26

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,300	28,300	28,300	7,812	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,200	0	187	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,100	26,100	26,100	7,999	7,999	7,999	

009-027-011-00                      2019 Est. T.C.V.                      BILLET AARON R & SHIRLEY J  
 Property Class: 401                      8510 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	225.00	484.00	1.0000	1.0000	40	100		9,000
225 Actual Front Feet, 2.50 Total Acres                      Total Est. Land Value =								9,000

Cost Est. for Res. Bldg: 1    Single Family    TRI                      Cls CD                      Blt 1973

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1056 SF    Floor Area = 1628 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Basement	1,056		
1 Story	Siding	Overhang	44		
			Total:	141,038	100,136

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	933	662
2 Fixture Bath	1	1,970	1,399

## Water/Sewer

1000 Gal Septic	1	3,453	2,452
Water Well, 50 Feet	1	1,962	1,393

## Garages

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

Base Cost	484	14,989	10,642
Common Wall: 1 Wall	1	-1,906	-1,353
Door Opener	1	368	261

Class: CD Exterior: Pole (Unfinished)

Base Cost	1408	23,077	16,385
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## Built-Ins

Appliance Allow.	1	1,467	1,042
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## Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	720	3,060	2,295	*75% Good
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Basement Living Area	528	13,395	9,510
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Totals:	203,806	144,824
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## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 127,445

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 0  
 Description of Occupancy: SOUTH MOST BLDG

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>

Class: D,Pole                      Quality: Average  
 Stories: 1                      Story Height: 12                      Perimeter: 0

Base Rate for Upper Floors = 18.26

Adjusted Square Foot Cost for Upper Floors = 18.26

Total Floor Area: 1,350	Base Cost New of Upper Floors =	24,652
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	Reproduction/Replacement Cost =	24,652
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Eff.Age:35    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	Total Depreciated Cost =	8,628
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ECF (416 RESIDENTIAL RURAL/ NON SUB)                      0.900 => TCV of Bldg: 1 =	7,765
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Replacement Cost/Floor Area= 18.26                      Est. TCV/Floor Area= 5.75	
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Total Estimated True Cash Value of Commercial/Industrial Buildings =	7,765
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2019 Est. T.C.V. 009-027-011-00	=	144,210
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Est. TCV/Total Floor Area = 48.43	
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2018 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.	
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Parcel Number: 009-027-011-00	Page: 2
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	66,100	66,100	66,100	53,327	2.40	
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,000	0	0	1,279	0
2019	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,100	72,100	72,100	54,606	54,606	54,606

009-027-012-00 2019 Est. T.C.V. AMIN ADAM & AMIN KAREEM & AMIN KIM  
 Property Class: 401 8261 W WORKMAN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES 15K					15000	100		15,000
Residentia 8 - 17 @\$2000	16.20 Acres				2000	100		32,400
200 Actual Front Feet, 16.20 Total Acres Total Est. Land Value =								47,400

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	12.51	40	0	0
D/W/P: 4in Concrete	5.29	1000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1984

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 864 SF Floor Area = 1296 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
			Total:	110,188	82,642

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	840
3 Fixture Bath	1	3,525	2,644

## Water/Sewer

1000 Gal Septic	1	3,691	2,768
Water Well, 50 Feet	1	2,038	1,528

## Porches

WSEP (1 Story)	200	7,718	5,788
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## Deck

Treated Wood	288	3,992	2,994
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## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	18,897	14,173
Storage Over Garage	250	2,608	1,956
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1217	32,798	24,598

## Built-Ins

Appliance Allow.	1	2,099	1,574
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## Breezeways

Frame Wall	80	4,178	3,133
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Totals: 192,852 144,638

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 127,281

2019 Est. T.C.V. 009-027-012-00 = 175,631

Est. TCv/Total Floor Area = 135.52

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,400	81,400	81,400	55,649	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	0	1,335	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,800	87,800	87,800	56,984	56,984	0	

009-027-013-00	2019 Est. T.C.V.	SHERMAN CHARLES
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
Residentia PARTOF>10@\$2000	4.78 Acres		2000		100			9,560
300 Actual Front Feet, 4.78 Total Acres Total Est. Land Value =								44,560

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2019 Est. T.C.V. 009-027-013-00 = 44,560

Est. TCV/Total Floor Area = 34.38

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,300	22,300	22,300	7,761	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	186	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,300	22,300	22,300	7,947	7,947	0	



009-027-014-00                      2019 Est. T.C.V.                      BOOKER PATRICIA  
 Property Class: 401                      W WORKMAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
200 Actual Front Feet, 2.89 Total Acres                      Total Est. Land Value =								35,000

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF                      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Totals:                      0                      0

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      0

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2019 Est. T.C.V. 009-027-014-00                      =                      35,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,500	17,500	17,500	5,283	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	126	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	5,409	5,409	5,409	

009-027-015-00	2019 Est. T.C.V.	KING LARRY W & BARBARA G
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES 15K					15000	100		15,000
153 Actual Front Feet, 1.32 Total Acres							Total Est. Land Value =	15,000

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2019 Est. T.C.V. 009-027-015-00 = 15,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/1998 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	7,500	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	7,680	7,500	0			

009-027-015-25                      2019 Est. T.C.V.                      JENSEN DAVID E & LAURIE L  
 Property Class: 402                      W WORKMAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			1.250		9,600	100		12,000
		1.25	Total Acres		Total Est.		Land Value =	12,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True			Cash Value =	4,750

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2019 Est. T.C.V. 009-027-015-25                      =                      16,750

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,400	8,400	8,400	7,339	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	176	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,400	8,400	8,400	7,515	7,515	0	

009-027-015-50	2019 Est. T.C.V.	RAYMOND GREGORY P
Property Class: 401		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	148.00	88.30	1.0000	1.0000	40	100		5,920
148 Actual Front Feet, 0.30 Total Acres								Total Est. Land Value = 5,920

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2019 Est. T.C.V. 009-027-015-50 = 5,920

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	3,000	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	3,072	3,000	0	

009-027-015-70	2019 Est. T.C.V.	JENSEN DAVID E
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
<Site Value B> SITE	6000				6000	100		6,000
248 Actual Front Feet, 0.65 Total Acres								Total Est. Land Value = 12,000

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Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.20	180	50	1,548
Total Estimated Land Improvements True Cash Value =				1,548

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2019 Est. T.C.V. 009-027-015-70 = 13,548

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	2,238	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	53	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	2,291	2,291	0	

009-027-015-80	2019 Est. T.C.V.	LANGMESSER JEAN M
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
100 Actual Front Feet,	0.30	Total Acres			Total Est.		Land Value =	6,000

---

2019 Est. T.C.V. 009-027-015-80 = 6,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,000	3,000	3,000	1,275	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	30	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,305	1,305	1,305	

009-027-016-00                      2019 Est. T.C.V.                      KING LARRY & BARBARA  
 Property Class: 401                      8357 W WORKMAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
192 Actual Front Feet, 1.86 Total Acres                      Total Est. Land Value =								35,000

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C                      Blt 1968

(11) Heating System: Electric Baseboard  
 Ground Area = 1492 SF                      Floor Area = 1492 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,492		
			Total:	162,132	97,278

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
2 Fixture Bath	1	2,359	1,415

Water/Sewer

1000 Gal Septic	1	3,691	2,215
Water Well, 50 Feet	1	2,038	1,223

Porches

WCP (1 Story)	408	10,122	6,073
CCP (1 Story)	112	2,367	1,420

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      576                      16,911                      10,147

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

Exterior 1 Story	1	4,942	2,965
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Totals:                      207,781                      124,667

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      109,707

2019 Est. T.C.V. 009-027-016-00                      =                      144,707

Est. TCV/Total Floor Area = 96.99

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,200	69,200	69,200	55,140	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	1,323	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,400	72,400	72,400	56,463	56,463	0	





009-027-018-00	2019 Est. T.C.V.	OLNEY THOMAS JR & OLNEY ROBERT
Property Class: 402		W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
30 Actual Front Feet, 0.60 Total Acres								Total Est. Land Value = 8,000

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2019 Est. T.C.V. 009-027-018-00 = 8,000

Est. TCV/Total Floor Area = 5.36

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,811	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	91	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,902	3,902	0	

009-027-020-90                      2019 Est. T.C.V.                      STEVENS KIM  
 Property Class: 401                      4520 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	130.00	300.00	1.0000	1.0000	40	100		5,200
130 Actual Front Feet, 0.90 Total Acres                      Total Est. Land Value =								5,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.89	120	50	1,133
Wood Frame	21.80	80	50	872
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,955

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1978

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1008 SF                      Floor Area = 1008 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	90,121	63,084

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	653		

Water/Sewer					
1000 Gal Septic	1	3,453	2,417		
Water Well, 50 Feet	1	1,962	1,373		

Porches

WPP	197	3,054	2,138		
WCP (1 Story)	184	5,183	3,628		
CCP (1 Story)	77	1,551	1,086		

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost	941	16,251	11,376		
Door Opener	2	736	515		
No Concrete Floor	941	-4,357	-3,050		

Built-Ins

Appliance Allow.	1	1,467	1,027		
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Totals:                      120,354                      84,247

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      74,137

2019 Est. T.C.V. 009-027-020-90                      =                      82,292

Est. TCV/Total Floor Area = 81.64, Most recent sale 09/01/2001 for 77,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,900	37,900	37,900	31,554	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	757	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,100	41,100	41,100	32,311	32,311	32,311	

009-027-021-00                      2019 Est. T.C.V.                      GABAY ROSTYSLAV  
 Property Class: 401                      8370 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*                      CLAM RIVER

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	1320.00	1136.36	1.0000	1.0000	40	100		52,800
Residentia 30 - 65 \$2000		34.00 Acres			2000	100		68,000
1320 Actual Front Feet, 68.44 Total Acres                      Total Est. Land Value =								120,800

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 3 Rail	13.87	230	94	2,999
Fencing: Wd, Split, 2 Rail	12.51	80	94	941
Fencing: Wire Mesh, #9	2.88	448	0	0
D/W/P: Asphalt Paving	2.35	1040	0	0
D/W/P: 3.5 Concrete	5.00	770	0	0
D/W/P: 3.5 Concrete	5.00	210	0	0
Wood Frame	24.51	80	94	1,843
Wood Frame	17.13	400	20	1,370
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	2	97	19,400
Total Estimated Land Improvements True Cash Value =				26,553

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 5 Blt 1958

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1880 SF    Floor Area = 1880 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,880		
Total:				208,581	125,148

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	672
3 Fixture Bath	2	7,051	4,231

## Water/Sewer

1000 Gal Septic	1	3,691	2,215
Water Well, 50 Feet	1	2,038	1,223

## Porches

WPP	626	7,931	4,759
WPP	189	3,357	2,014

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	780	20,974	12,584	
Common Wall: 1 Wall	1	-1,684	-1,010	
Class: C Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	370	15,181	9,109	
Class: C Exterior: Pole (Unfinished)				
Storage Over Garage	880	9,178	5,507	
Base Cost	1637	29,973	17,984	

## Built-Ins

Appliance Allow.	1	2,099	1,259
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## Fireplaces

Interior 1 Story	1	4,051	2,431
Exterior 1 Story	1	4,942	2,965

## Carports

Comp.Shingle	352	4,375	2,625
Comp.Shingle	352	4,375	2,625

Recreation Room	1880	27,580	16,548
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Totals:		354,813	212,889
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## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 187,342

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2019 Est. T.C.V. 009-027-021-00	=	334,695				
Est. TCV/Total Floor Area = 178.03, Most recent sale 09/02/2011 for 240,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,100	160,100	160,100	123,634	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,200	0	0	2,967	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
167,300	167,300	167,300	126,601	126,601	0	

009-027-021-40                      2019 Est. T.C.V.                      GILLOW JAMES L & LESLIE  
 Property Class: 401                      8270 W BLUE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> CLAM RIVER 30K					30000	100		30,000
296 Actual Front Feet, 1.09 Total Acres                      Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls BC                      Blt 2006

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2203 SF                      Floor Area = 2203 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	2,203		
			Total:	318,045	295,783

Other Additions/Adjustments

Exterior					
Stone Veneer		40	1,416	1,317	
Basement, Outside Entrance, Below Grade		1	2,727	2,536	
Plumbing					
Average Fixture(s)		1	1,649	1,534	
3 Fixture Bath		2	10,369	9,643	
Water/Sewer					
1000 Gal Septic		1	4,277	3,978	
Water Well, 100 Feet		1	4,739	4,407	
Porches					
WPP		560	9,150	8,509	
CCP (1 Story)		70	1,978	1,840	
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Common Wall: 1 Wall		1	-2,365	-2,199	
Door Opener		2	1,037	964	
Base Cost		1122	46,574	43,314	
Built-Ins					
Appliance Allow.		1	3,016	2,805	
Recreation Room		1000	20,740	19,288	
			Totals:	423,352	393,719

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 346,473

2019 Est. T.C.V. 009-027-021-40	=	378,848			
Est. TCV/Total Floor Area = 171.97, Most recent sale 03/21/2005 for 41,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
161,600	161,600	161,600	122,550	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,800	0	2,941	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
189,400	189,400	189,400	125,491	125,491	125,491

009-027-021-50 2019 Est. T.C.V. MOORE JOHN G & MARCIA E  
 Property Class: 401 4777 RIVER WOODS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> CLAM RIVER 30K					30000	100		30,000
165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	3400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	2	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2088 SF Floor Area = 3132 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	2,088		
			Total:	328,868	279,537

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,651
Plumbing			
Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996
Water/Sewer			
1000 Gal Septic	1	3,691	3,137
Water Well, 100 Feet	1	4,407	3,746
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Door Opener	2	830	705
Base Cost	1120	30,184	25,656
Built-Ins			
Appliance Allow.	1	2,099	1,784
Porches			
WPP	918	11,044	9,387
Breezeways			
Frame Wall	132	6,894	5,860
Recreation Room	1200	17,604	14,963
Totals:			412,208 350,374

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 308,329

2019 Est. T.C.V. 009-027-021-50	=	347,829			
Est. TCV/Total Floor Area = 111.06, Most recent sale 05/01/2002 for 37,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
174,100	174,100	174,100	142,071	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	3,409	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
173,900	173,900	173,900	145,480	145,480	145,480

009-027-021-60	2019 Est. T.C.V.	WEISS LINDA K TRUST
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> CLAM RIVER 30K					30000	100		30,000
173 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	30,000

2019 Est. T.C.V. 009-027-021-60 = 30,000

Est. TCV/Total Floor Area = 9.58, Most recent sale 06/01/2001 for 35,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
15,000	15,000	15,000	11,049	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	265	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
15,000	15,000	15,000	11,314	11,314	11,314			

009-027-021-70                      2019 Est. T.C.V.                      WEISS LINDA K TRUST  
 Property Class: 401                      4803 RIVER WOODS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> CLAM RIVER 30K					30000	100		30,000
169 Actual Front Feet, 0.88 Total Acres                      Total Est. Land Value =								30,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.74	3000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = 2347 SF                      Floor Area = 2347 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,347		
			Total:	323,335	284,536

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,400
Plumbing			
Average Fixture(s)	1	1,649	1,451
3 Fixture Bath	1	5,184	4,562
Water/Sewer			
1000 Gal Septic	1	4,277	3,764
Water Well, 100 Feet	1	4,739	4,170
Porches			
CCP (1 Story)	96	2,632	2,316
WPP	500	8,185	7,203
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Common Wall: 1 Wall	1	-2,365	-2,081
Door Opener	1	518	456
Base Cost	1453	60,314	53,076
Built-Ins			
Appliance Allow.	1	3,016	2,654
Totals:			414,211                      364,507

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      320,766

2019 Est. T.C.V. 009-027-021-70		=	355,516
Est. TCV/Total Floor Area = 151.48			
2018 Assessed	MBOR	S.E.V.	Base for Cap                      C.P.I.
150,500	150,500	150,500	122,827                      2.40
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment                      Losses
0	27,300	0	2,947                      0
2019 Assessed	MBOR	S.E.V.	Capped                      ->Taxable<-                      PRE/MBT
177,800	177,800	177,800	125,774                      125,774                      125,774



009-027-021-80	2019 Est. T.C.V.	WEISS RONALD G & LINDA K TRUST
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RVR WDS EST 2	388.61	188.31	1.0000	1.0000	100	100		38,861
389 Actual Front Feet, 1.68 Total Acres Total Est. Land Value =								38,861

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2019 Est. T.C.V. 009-027-021-80 = 38,861

Est. TCV/Total Floor Area = 16.56

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
19,400	19,400	19,400	14,822	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	355	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
19,400	19,400	19,400	15,177	15,177	15,177		

009-027-022-00	2019 Est. T.C.V.	MITCHELL LINDA A
Property Class: 401		8441 W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES 15K					15000	100		15,000
100 Actual Front Feet, 0.83 Total Acres								Total Est. Land Value = 15,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	33	0	0
Metal Prefab	11.76	240	50	1,411
Total Estimated Land Improvements True Cash Value =				1,411

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 904 SF Floor Area = 904 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	904		
Total:				89,775	53,865

## Other Additions/Adjustments

## Plumbing

Average Fixture(s)	1	1,120	672
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## Water/Sewer

1000 Gal Septic	1	3,691	2,215
Water Well, 50 Feet	1	2,038	1,223

## Porches

WSEP (1 Story)	400	13,728	8,237
WPP	609	7,722	4,633

## Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 576 16,911 10,147

## Built-Ins

Appliance Allow.	1	2,099	1,259
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Totals: 137,084 82,251

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 72,381

2019 Est. T.C.V. 009-027-022-00 = 88,792

Est. TCV/Total Floor Area = 98.22

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,100	41,100	41,100	23,357	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	560	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,400	44,400	44,400	23,917	23,917	0	

009-027-023-00                      2019 Est. T.C.V.                      BOOKER PATRICIA  
 Property Class: 401                      8435 W WORKMAN RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES 15K					15000	100		15,000
100 Actual Front Feet, 0.98 Total Acres                      Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1965

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 776 SF                      Floor Area = 776 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	560		
1 Story	Siding	Slab	216		
Total:				65,132	41,684

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	498
Water/Sewer					
1000 Gal Septic		1		3,235	2,070
Water Well, 50 Feet		1		1,895	1,213
Built-Ins					
Appliance Allow.		1		1,243	796
Totals:				72,283	46,261

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      40,710

2019 Est. T.C.V. 009-027-023-00	=	55,710			
Est. TCV/Total Floor Area = 71.79, Most recent sale 07/01/1999 for 30,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,300	24,300	24,300	19,837	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	476	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,900	27,900	27,900	20,313	20,313	20,313





009-027-026-00	2019 Est. T.C.V.	BALL SAM & RACHEL
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES 15K					15000	100		15,000
525 Actual Front Feet, 1.32 Total Acres							Total Est. Land Value =	15,000

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 2019 Est. T.C.V. 009-027-026-00 = 15,000

Est. TCV/Total Floor Area = 19.33, Most recent sale 09/08/2017 for 15,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	7,500	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	7,680	7,500	7,500		

009-028-001-00	2019 Est. T.C.V.	RAU JOHN H & MELBA G TRUSTEES
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I>	RIVER SITE				35000	100	CLAM RIVER	35,000
Residentia 66 - 120	\$2000	85.45	Acres		2000	100		170,900
1320 Actual Front Feet,	85.45	Total Acres			Total Est. Land Value =			205,900

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 2019 Est. T.C.V. 009-028-001-00 = 205,900

Est. TCV/Total Floor Area = 265.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,000	103,000	103,000	64,991	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,559	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,000	103,000	103,000	66,550	66,550	0	

009-028-002-00	2019 Est. T.C.V.	PECKHAM COTTAGE HOLDINGS LLC
Property Class: 402		S BLOGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
Residentia 66 - 120	\$2000	119.09	Acres		2000	100		238,180
1320 Actual Front Feet, 119.09 Total Acres Total Est. Land Value =								273,180

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2019 Est. T.C.V. 009-028-002-00 = 273,180

Est. TCV/Total Floor Area = 352.04, Most recent sale 06/17/2016 for 330,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,600	136,600	136,600	136,600	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,600	136,600	136,600	139,878	136,600	0	



009-028-003-20                      2019 Est. T.C.V.                      ZUMBROCK JOSEPH TRUST &  
 Property Class: 401                      9587 W CLAM RIVER DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			16.80 Acres		2000	100		33,600
			16.80 Total Acres				Total Est. Land Value =	33,600

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls CD                      Blt 1997

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1092 SF    Floor Area = 1092 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,092		
			Total:	96,593	85,001

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	821
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Water/Sewer

1000 Gal Septic	1	3,453	3,039
Water Well, 100 Feet	1	4,280	3,766

Porches

WCP (1 Story)	420	9,295	8,180
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Garages

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

Base Cost	936	21,575	18,986
No Concrete Floor	1200	-5,556	-4,889

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	19,668	15,931	*81% Good
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Class: CD Exterior: Pole (Unfinished)

Base Cost	1120	18,357	16,521	*90% Good
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Built-Ins

Appliance Allow.	1	1,467	1,291
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Breezeways

Frame Wall	150	6,825	6,006
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Totals:                      176,890                      154,653

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      136,094

2019 Est. T.C.V. 009-028-003-20                      =                      169,694

Est. TCV/Total Floor Area = 155.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,600	78,600	78,600	67,232	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,200	0	1,613	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,800	84,800	84,800	68,845	68,845	68,845	

009-028-003-40                      2019 Est. T.C.V.                      MILLER RONALD G & CHERYL E  
 Property Class: 401                      9695 W CLAM RIVER RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			16.80 Acres		2000	100		33,600
			16.80 Total Acres				Total Est. Land Value =	33,600

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 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	240	50	635
Metal Prefab	13.83	108	50	747
				Total Estimated Land Improvements True Cash Value = 1,382

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 Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C -5 Blt 1988

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1148 SF    Floor Area = 1148 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	840		
1 Story	Siding	Crawl Space	308		
			Total:	121,099	94,451

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120		874
Water/Sewer					
1000 Gal Septic		1	3,691		2,879
Water Well, 50 Feet		1	2,038		1,590
Deck					
Treated Wood		36	1,145		893
Treated Wood		36	1,145		893
w/Roof (Roof portion)		240	2,962		2,310
w/Roof (Roof portion)		160	2,117		1,651
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost		576	12,684		9,894
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		960	27,206		21,221
Built-Ins					
Appliance Allow.		1	2,099		1,637
Porches					
WPP		9	362		282
		Totals:	177,668		138,575

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 121,946

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 2019 Est. T.C.V. 009-028-003-40                      =                      156,928

Est. TCV/Total Floor Area = 136.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,500	72,500	72,500	60,361	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	1,448	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,500	78,500	78,500	61,809	61,809	61,809	



009-028-003-70	2019 Est. T.C.V.	PEARSON WM F
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	20.02	Acres	2000	100		40,040
			20.02	Total Acres			Total Est. Land Value =	40,040

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2019 Est. T.C.V. 009-028-003-70 = 40,040

Est. TCV/Total Floor Area = 44.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	9,909	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	237	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	10,146	10,146	10,146	

009-028-003-90                      2019 Est. T.C.V.                      PAIGE SANDRA J  
 Property Class: 401                      4155 S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			10.01 Acres		2000	100		20,020
			10.01 Total Acres				Total Est. Land Value =	20,020

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	215	0	0
Wood Frame	21.25	120	50	1,275
Wood Frame	22.41	96	50	1,075

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value =	3,300

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C                      Blt 1995

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1232 SF    Floor Area = 1232 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
			Total:	138,218	107,811

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	874
2 Fixture Bath	1	2,359	1,840

Water/Sewer

1000 Gal Septic	1	3,691	2,879
Water Well, 50 Feet	1	2,038	1,590

Porches

WCP (1 Story)	120	4,190	3,268
WCP (1 Story)	24	1,374	1,072

Garages

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

Base Cost	780	23,228	18,118
Door Opener	1	415	324

Built-Ins

Appliance Allow.	1	2,099	1,637
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Fireplaces

Wood Stove	1	1,936	1,510
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Local Cost Items

SOLAR POWER SYSTEM	1	1,500	1,500	*100% Good
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Totals:                      182,168                      142,423

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      125,332

2019 Est. T.C.V. 009-028-003-90                      =                      148,652

Est. TCV/Total Floor Area = 120.66, Most recent sale 09/22/2016 for 123,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,600	66,600	66,600	65,752	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
600	7,100	0	600	1,578	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,300	74,300	74,300	67,930	67,930	67,930	

009-028-004-00                      2019 Est. T.C.V.                      SCHLIEP VAN L & LESLIE A  
 Property Class: 401                      4451 S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	72.75	Acres	2000	100			145,500
72.75 Total Acres              Total Est. Land Value =								145,500

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C 10 Blt 1996

(11) Heating System: Forced Heat & Cool  
 Ground Area = 1490 SF      Floor Area = 1490 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,490		
Total:				187,762	159,598

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996
2 Fixture Bath	1	2,359	2,005

Water/Sewer

1000 Gal Septic	1	3,691	3,137
Water Well, 50 Feet	1	2,038	1,732

Porches

WCP (1 Story)	120	4,190	3,561
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Deck

Treated Wood	184	2,973	2,527
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Garages

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

Base Cost	506	17,260	14,671
Common Wall: 1.5 Wall	1	-3,057	-2,598

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	21,972	18,676
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Built-Ins

Appliance Allow.	1	2,099	1,784
Recreation Room	1490	21,858	18,579

Totals:                      267,790                      227,620

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      200,306

2019 Est. T.C.V. 009-028-004-00                      =                      345,806

Est. TCV/Total Floor Area = 232.08

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
164,100	164,100	164,100	123,405	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	2,961	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
172,900	172,900	172,900	126,366	126,366	126,366	

009-028-004-90	2019 Est. T.C.V.	SCHLIEP VAN L & LESLIE A
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Creek Frontage	185.00	405.20	1.0000	1.0000	40	100		7,400
185 Actual Front Feet, 1.72 Total Acres								Total Est. Land Value = 7,400

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 2019 Est. T.C.V. 009-028-004-90 = 7,400

Est. TCV/Total Floor Area = 4.97

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	1,391	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	33	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,700	3,700	3,700	1,424	1,424	1,424	

009-028-004-94	2019 Est. T.C.V.	HATT KENNETH L & JANE
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
100 Actual Front Feet, 0.93 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-028-004-94 = 5,000

Est. TCV/Total Floor Area = 3.36, Most recent sale 08/03/2007 for 7,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	2,500	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,560	2,500	2,500			



009-028-004-95                      2019 Est. T.C.V.                      HATT KENNETH L & JANE  
 Property Class: 401                      4269 S LACHANCE RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	215.00	405.20	1.0000	1.0000	40	100		8,600
215 Actual Front Feet, 2.00 Total Acres                      Total Est. Land Value =								8,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.43	80	50	777
Wood Frame	19.43	80	50	777
Total Estimated Land Improvements True Cash Value =				1,554

Cost Est. for Res. Bldg: 1 Single Family HUD                      Cls D                      Blt 1996

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1140 SF                      Floor Area = 1140 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,140		
Total:				85,756	82,860

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	622
3 Fixture Bath	1	2,463	1,970

Water/Sewer

1000 Gal Septic	1	3,235	2,588
Water Well, 100 Feet	1	4,178	3,342

Deck

Treated Wood	160	2,597	2,078
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Built-Ins

Appliance Allow.	1	1,243	994
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Totals:                      100,250                      80,200

Notes: Dutch #6746D

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV:                      32,080

2019 Est. T.C.V. 009-028-004-95                      =                      42,234

Est. TCV/Total Floor Area = 37.05, Most recent sale 12/01/1997 for 45,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,100	20,100	20,100	16,117	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	386	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,100	21,100	21,100	16,503	16,503	16,503	



009-028-006-00                      2019 Est. T.C.V.                      BAKER RICKY CHARLES ET EL  
 Property Class: 401                      4789 S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres	2000	100			20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

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 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	240	0	0
Wood Frame	13.59	560	50	3,805
			Total Estimated Land Improvements True Cash Value =	3,805

---

 Cost Est. for Res. Bldg: 1 Single Family HUD                      Cls D                      Blt 1975

(11) Heating System: Wall/Floor Furnace  
 Ground Area = 2253 SF    Floor Area = 2253 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,253		
			Total:	156,547	109,585

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778		545	
Water/Sewer					
1000 Gal Septic	1	3,235		2,264	
Water Well, 50 Feet	1	1,895		1,326	

## Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      480                      12,950                      9,065

## Built-Ins

Appliance Allow.                      1                      1,243                      870

## Porches

CCP (1 Story)                      20                      670                      469

Totals:                      177,318                      124,124

Notes: ENCLOSED CONVERSION FROM MANUFACTURED WITH COVERED ROOF. CONSTRUCTION YEAR UNKNOWN. NO KNOWN PERMITS.

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV:                      49,649

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 2019 Est. T.C.V. 009-028-006-00                      =                      73,454

Est. TCV/Total Floor Area = 32.60

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,000	36,000	36,000	27,173	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	652	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,700	36,700	36,700	27,825	27,825	27,825	

009-028-006-40                      2019 Est. T.C.V.                      STAATS DONALD J  
 Property Class: 401                      4887 S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres                      Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.84	120	0	0
Wood Frame	13.59	625	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D-10 Blt 2009

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1344 SF    Floor Area = 1344 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	94,755	88,146

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	724
2 Fixture Bath	1	1,633	1,519

Water/Sewer

1000 Gal Septic	1	3,235	3,009
Water Well, 50 Feet	1	1,895	1,762

Porches

WGEP (1 Story)	324	13,459	12,517
WGEP (2 Story)	288	19,500	18,135
WCP (1 Story)	128	3,583	3,332

Built-Ins

Appliance Allow.	1	1,243	1,156
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Totals:                      140,081                      130,300

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      114,664

2019 Est. T.C.V. 009-028-006-40                      =                      130,239

Est. TCV/Total Floor Area = 96.90, Most recent sale 05/22/2010 for 13,147

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,100	56,100	56,100	20,157	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,000	0	0	483	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,100	65,100	65,100	20,640	20,640	20,640	



009-028-006-60	2019 Est. T.C.V.	FINNERTY LARRY J
Property Class: 401		9660 W BUCK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	20.00	Acres	2000	100		40,000
			20.00	Total Acres			Total Est. Land Value =	40,000

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls D	Blt 1991
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(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 864 SF Floor Area = 864 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	864			*46% Good
			Total:	83,193	43,429	

## Other Additions/Adjustments

Plumbing						
	Average Fixture(s)		1	778	358	
Water/Sewer						
	1000 Gal Septic		1	3,235	1,488	
	Water Well, 50 Feet		1	1,895	872	
Porches						
	WPP		80	1,638	753	
	WPP		150	2,336	1,075	
Built-Ins						
	Appliance Allow.		1	1,243	572	
			Totals:	94,318	48,547	

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =&gt; TCV: 42,721

2019 Est. T.C.V. 009-028-006-60					=	82,721
Est. TCV/Total Floor Area = 95.74						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,400	38,400	38,400	24,591	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	0	590	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,400	41,400	41,400	25,181	25,181	25,181	

009-028-006-80                      2019 Est. T.C.V.                      RUELL DANIEL & GLORIA  
 Property Class: 401                      4895 S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EQ APPRAISAL			10.000	Acres	2,100	100		21,000
		10.00	Total	Acres	Total	Est.	Land Value =	21,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	900	0	0
D/W/P: 3.5 Concrete	4.39	33	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE                      Cls D                      Blt 1997

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1216 SF                      Floor Area = 1216 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,088		
1 Story	Siding	Crawl Space	128		
			Total:	91,641	92,007

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	661
3 Fixture Bath	1	2,463	2,094

Water/Sewer

1000 Gal Septic	1	3,235	2,750
Water Well, 50 Feet	1	1,895	1,611

Deck

Treated Wood	80	1,642	1,396
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Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	480	8,530	7,250
Door Opener	1	327	278

Built-Ins

Appliance Allow.	1	1,243	1,057
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Fireplaces

Interior 1 Story	1	3,134	2,664
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Totals:                      114,888                      97,655

Notes: HUD - DUTCH HOUSING SER # 10082D

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV:                      58,593

2019 Est. T.C.V. 009-028-006-80                      =                      80,543

Est. TCV/Total Floor Area = 66.24, Most recent sale 06/16/2008 for 52,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,400	36,400	36,400	31,282	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	750	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,300	40,300	40,300	32,032	32,032	0	

009-028-007-00                      2019 Est. T.C.V.                      WIGGINS ARLENE  
 Property Class: 401                      4855 S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres	2000	100			20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	12.51	50	0	0
D/W/P: 4in Ren. Conc.	6.21	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C                      Blt 1974

(11) Heating System: Electric Baseboard  
 Ground Area = 1456 SF    Floor Area = 1456 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	158,807	103,225

## Other Additions/Adjustments

Exterior					
Brick Veneer			96	1,252	814
Basement, Outside Entrance, Below Grade			1	1,942	1,262
Plumbing					
Average Fixture(s)			1	1,120	728
3 Fixture Bath			1	3,525	2,291
Water/Sewer					
1000 Gal Septic			1	3,691	2,399
Water Well, 50 Feet			1	2,038	1,325
Porches					
CCP (1 Story)			154	3,166	2,058
WCP (1 Story)			312	7,759	5,043
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			440	15,704	10,208
Common Wall: 1 Wall			1	-2,038	-1,325
Door Opener			1	415	270
Built-Ins					
Appliance Allow.			1	2,099	1,364
Fireplaces					
Interior 1 Story			1	4,051	2,633
Recreation Room			724	10,621	6,904
Totals:				214,152	139,199

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 122,495

2019 Est. T.C.V. 009-028-007-00				=	143,445
Est. TCV/Total Floor Area = 98.52					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
68,800	68,800	68,800	56,528	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	1,356	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,700	71,700	71,700	57,884	57,884	57,884



009-028-008-00                      2019 Est. T.C.V.                      LONSWAY JOHN & JUDITH  
 Property Class: 401                      S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres	2000	100			20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

---

 Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls CD                      Blt 2003

(11) Heating System: Space Heater  
 Ground Area = 0 SF    Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

## Water/Sewer

1000 Gal Septic	1	3,453	3,280
Water Well, 50 Feet	1	1,962	1,864

## Garages

Class: CD Exterior: Pole (Unfinished)  
 Base Cost                      3584                      58,742                      54,630                      \*93% Good

Totals:                      64,157                      59,774

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      52,601

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 2019 Est. T.C.V. 009-028-008-00                      =                      72,601

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/01/2003 for 28,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,800	34,800	34,800	29,649	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	711	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,300	36,300	36,300	30,360	30,360	0



009-028-011-00	2019 Est. T.C.V.	REINSTEIN RICHARD D
Property Class: 402		S BLOGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres		2000	100		80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

---

2019 Est. T.C.V. 009-028-011-00 = 80,000

Est. TCV/Total Floor Area = 52.91

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	13,053	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	313	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	13,366	13,366	0	

009-028-012-00	2019 Est. T.C.V.	GUNNERSON JOANN ETAL AS J/T
Property Class: 402		BUCK AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

---

2019 Est. T.C.V. 009-028-012-00 = 80,000

Est. TCV/Total Floor Area = 52.91

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	13,053	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	313	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	13,366	13,366	0	

009-028-013-00	2019 Est. T.C.V.	ROBBINS JACK D
Property Class: 402		S BLODGET RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres		2000	100		80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

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 2019 Est. T.C.V. 009-028-013-00 = 80,000

Est. TCV/Total Floor Area = 52.91

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	13,053	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	313	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	13,366	13,366	13,366	

009-029-001-00	2019 Est. T.C.V.	SCHUT MARY LOU TRUST
Property Class: 102		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 66 - 120 Acres			38.10 Acres		3300	100		125,730
			38.10 Total Acres				Total Est. Land Value =	125,730

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	11.86	1440	17,078
Default Walls	3.97	1440	5,717

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =	7,978
ECF (101 AGRICULTURE)	0.950 => TCV of Bldg: 1 =	7,579

Total Estimated True Cash Value of Agricultural Buildings	=	7,579
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2019 Est. T.C.V. 009-029-001-00	=	133,309
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Est. TCV/Total Floor Area = 88.17

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,700	72,700	72,700	10,363	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,000	0	0	248	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,700	66,700	66,700	10,611	10,611	10,611	

009-029-001-90	2019 Est. T.C.V.	BEERENS SHELDA A
Property Class: 401		4040 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99	@\$5500	1.90	Acres	5500	100		10,450
			1.90	Total Acres			Total Est. Land Value =	10,450

Cost Est. for Res. Bldg: 1	Single Family	1.25S		Cls CD	Blt 1984
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(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 672 SF Floor Area = 840 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	672		
			Total:	82,563	61,922

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	933	700
Water/Sewer					
1000 Gal Septic			1	3,453	2,590
Water Well, 50 Feet			1	1,962	1,471
Porches					
WGEP (1 Story)			156	8,881	6,661
Deck					
Treated Wood			48	1,282	961
Built-Ins					
Appliance Allow.			1	1,467	1,100
			Totals:	100,541	75,405

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:	66,356
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2019 Est. T.C.V. 009-029-001-90	=	76,806
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Est. TCV/Total Floor Area = 91.44

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,200	37,200	37,200	26,647	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	639	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,400	38,400	38,400	27,286	27,286	27,286	

009-029-002-00	2019 Est. T.C.V.	SCHUT MARY LOU TRUST
Property Class: 102		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES		40.00 Acres			3300	100		132,000
		40.00 Total Acres					Total Est. Land Value =	132,000

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2019 Est. T.C.V. 009-029-002-00 = 132,000

Est. TCV/Total Floor Area = 157.14

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,000	72,000	72,000	11,009	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,000	0	0	264	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,000	66,000	66,000	11,273	11,273	11,273	



009-029-002-50	2019 Est. T.C.V.	SCHUT MARY LOU TRUST
Property Class: 102		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Ag 1 .A - Agriculture

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2016 30 - 65 ACRES		20.00 Acres			3300	100		66,000
AG SW 2016 LIMITED ACCESS		10.00 Acres			1200	100		12,000
		30.00 Total Acres					Total Est. Land Value =	78,000

2019 Est. T.C.V. 009-029-002-50	=	78,000
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Est. TCV/Total Floor Area = 92.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,000	42,000	42,000	8,258	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,000	0	0	198	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,000	39,000	39,000	8,456	8,456	8,456	

009-029-002-90	2019 Est. T.C.V.	SCHUT COLLIN J
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

---

2019 Est. T.C.V. 009-029-002-90 = 20,000

Est. TCV/Total Floor Area = 23.81, Most recent sale 04/20/2017 for 15,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
10,000	10,000	10,000	2,752	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	66	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
10,000	10,000	10,000	2,818	2,818	0		



Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56 Depr. Cost = 9,147  
 ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 3 = 8,690

Ag. Bld 4 2007, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost  
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	20.19	384	7,753
Default Walls	6.76	384	2,596

Phy/Ab.Phy/Func/Econ/Comb. % Good=48/50/100/100/24 Depr. Cost = 2,484  
 ECF (101 AGRICULTURE) 0.950 => TCV of Bldg: 4 = 2,360

Total Estimated True Cash Value of Agricultural Buildings = 31,791

2019 Est. T.C.V. 009-029-003-00 = 197,714

Est. TCV/Total Floor Area = 119.03

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,600	94,600	94,600	65,168	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	1,564	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,900	98,900	98,900	66,732	66,732	66,732	

009-029-003-80	2019 Est. T.C.V.	SCHUT DUANE JAY
Property Class: 401		4346 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	RURAL SITES	15K			15000	100		15,000
416 Actual Front Feet, 3.99 Total Acres								Total Est. Land Value = 15,000

## Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	280	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1972

(11) Heating System: Wall Furnace  
 Ground Area = 720 SF Floor Area = 720 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

## Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	29,652	10,378

## Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,179	413
Plumbing			
Average Fixture(s)	1	568	199
Water/Sewer			
1000 Gal Septic	1	3,235	1,132
Water Well, 100 Feet	1	4,178	1,462
Built-Ins			
Appliance Allow.	1	1,243	435
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	2448	35,472	12,415
		Totals:	75,527 26,434

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 13,217

2019 Est. T.C.V. 009-029-003-80 = 29,167

Est. TCV/Total Floor Area = 40.51

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,200	14,200	14,200	14,200	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	340	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	14,540	14,540	14,540	

009-029-004-00                      2019 Est. T.C.V.                      SCHUT COLLIN  
 Property Class: 401                      4530 S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES 15K					15000	100		15,000
382 Actual Front Feet, 3.64 Total Acres                      Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	700	0	0
D/W/P: 4in Concrete	5.29	207	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls C                      Blt 1973

(11) Heating System: Forced Hot Water  
 Ground Area = 924 SF                      Floor Area = 924 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	924		
Total:				110,773	72,002

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
2 Fixture Bath	1	2,359	1,533

Water/Sewer

1000 Gal Septic	1	3,691	2,399
Water Well, 50 Feet	1	2,038	1,325

Porches

CCP (1 Story)	42	995	647
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Deck

Treated Wood	330	4,366	2,838
Treated Wood	94	1,881	1,223
w/Roof (Roof portion)	207	2,631	1,710

Garages

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

Base Cost	816	23,974	15,583
Common Wall: 1 Wall	1	-2,038	-1,325
Door Opener	1	415	270

Built-Ins

Appliance Allow.	1	2,099	1,364
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Totals:                      154,304                      100,297

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      88,261

2019 Est. T.C.V. 009-029-004-00                      =                      104,211

Est. TCV/Total Floor Area = 112.78, Most recent sale 06/15/2018 for 170,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,500	48,500	48,500	38,947	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	13,153	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,100	52,100	52,100	39,881	52,100	52,100	

009-029-004-80	2019 Est. T.C.V.	SCHUT DUANE
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			13.697	Acres	2,100	100		28,764
		13.70	Total	Acres			Total Est. Land Value =	28,764

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
	Total Estimated Land Improvements	True	Cash Value =	2,375

2019 Est. T.C.V. 009-029-004-80 = 31,139

Est. TCV/Total Floor Area = 33.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,600	15,600	15,600	5,448	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	130	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,600	15,600	15,600	5,578	5,578	0	

009-029-005-00                      2019 Est. T.C.V.                      PHELPS ROGER L & JEANETTE D  
 Property Class: 401                      4448 S LACHANCE RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	208.00	416.00	1.0000	1.0000	40	100		8,320
208 Actual Front Feet, 1.99 Total Acres                      Total Est. Land Value =								8,320

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.48	256	50	1,853
Total Estimated Land Improvements True Cash Value =				1,853

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1952

(11) Heating System: Space Heater  
 Ground Area = 1720 SF                      Floor Area = 1720 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,720		
Total:				125,291	68,911

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		
Water/Sewer					
1000 Gal Septic	1	3,235	1,779		
Water Well, 50 Feet	1	1,895	1,042		
Built-Ins					
Appliance Allow.	1	1,243	684		
Totals:				132,442	72,844

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      64,102

2019 Est. T.C.V. 009-029-005-00					=	74,275
Est. TCV/Total Floor Area = 43.18, Most recent sale 07/01/2011 for 23,305						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,300	29,300	29,300	21,757	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	522	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,100	37,100	37,100	22,279	22,279	22,279	



009-029-006-00                      2019 Est. T.C.V.                      SCHUT COLLIN  
 Property Class: 401                      4530 S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
106 Actual Front Feet, 0.81 Total Acres                      Total Est. Land Value =								6,000

Cost Est. for Res. Bldg: 1 Single Family GRG                      Cls CD                      Blt 1993

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 0 SF                      Floor Area = 0 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Door Opener			2	736	626
Base Cost			1440	34,992	29,743
Class: D Exterior: Pole (Unfinished)					
Base Cost			640	10,541	5,270                      *50% Good
No Concrete Floor			640	-2,707	-1,354
Totals:				43,562	34,286

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      30,171

2019 Est. T.C.V. 009-029-006-00				=	36,171
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/15/2018 for 170,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,800	16,800	16,800	12,410	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	5,690	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,100	18,100	18,100	12,707	18,100	18,100

009-029-007-00                      2019 Est. T.C.V.                      CADILLAC REAL ESTATE &  
 Property Class: 401                      X SEELEY RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2000	80.00	Acres	2000	100				160,000
	80.00	Total Acres			Total Est.		Land Value =	160,000

---

 Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D-10 Blt 0

(11) Heating System: Space Heater  
 Ground Area = 720 SF    Floor Area = 720 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	720		
			Total:	51,449	41,272

## Other Additions/Adjustments

Water/Sewer					
	1000 Gal Septic		1	3,235	2,103
	Water Well, 50 Feet		1	1,895	1,232

## Deck

	Treated Wood		200	3,000	1,950
	Treated Wood		160	2,597	1,688

## Local Cost Items

	GENERATOR		1	1,500	1,425	*95% Good
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Totals:                      63,676                      41,836

## Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      36,816

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 2019 Est. T.C.V. 009-029-007-00                      =                      196,816

Est. TCV/Total Floor Area = 273.36

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,300	94,300	94,300	62,053	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	1,489	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,400	98,400	98,400	63,542	63,542	0	

009-029-008-00	2019 Est. T.C.V.	CADILLAC REAL ESTATE &
Property Class: 402		X SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$2000		40.00	Acres		2000	100		80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

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2019 Est. T.C.V. 009-029-008-00 = 80,000

Est. TCV/Total Floor Area = 111.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	33,064	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	793	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	33,857	33,857	0	

009-029-009-00	2019 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 702		X SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300	\$2000	200.00	Acres		2000	100		400,000
		200.00	Total Acres				Total Est. Land Value =	400,000

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2019 Est. T.C.V. 009-029-009-00 = 0

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-029-010-00                      2019 Est. T.C.V.                      OVERSTREET JOE E & STEVEN D  
 Property Class: 401                      S LACHANCE RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	118.82	Acres		2000	100		237,632
Residentia ROAD @ ZERO			1.00	Acres	0	100		0
		119.82	Total Acres				Total Est. Land Value =	237,632

Cost Est. for Res. Bldg: 1 Single Family 1S                      Cls D                      Blt 1971

(11) Heating System: Electric Baseboard  
 Ground Area = 800 SF    Floor Area = 800 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	800		
			Total:	66,482	43,213

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	506
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Water/Sewer

1000 Gal Septic	1	3,235	2,103
Water Well, 50 Feet	1	1,895	1,232

Porches

CCP (1 Story)	160	2,739	1,780
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Built-Ins

Appliance Allow.	1	1,243	808
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Fireplaces

Exterior 1 Story	1	3,770	2,450
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Totals:                      80,142                      52,092

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      45,841

2019 Est. T.C.V. 009-029-010-00                      =                      283,473

Est. TCV/Total Floor Area = 354.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,000	139,000	139,000	56,494	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	1,355	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,700	141,700	141,700	57,849	57,849	0	

009-029-011-00	2019 Est. T.C.V.	SUTTON LOUIS
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	198.001	320.00	1.0000	1.0000	75	100		14,850
198 Actual Front Feet, 6.00 Total Acres				Total Acres	Total Est. Land Value =			14,850

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2019 Est. T.C.V. 009-029-011-00 = 14,850

Est. TCV/Total Floor Area = 18.56

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,400	7,400	7,400	5,283	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	126	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,400	7,400	7,400	5,409	5,409	5,409	

009-029-011-20                      2019 Est. T.C.V.                      BRAINERD RICKY R & DELLA L  
 Property Class: 401                      4900 S LACHANCE RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$2000	29.83 Acres	2000	100				59,660
29.83 Total Acres                      Total Est. Land Value =								59,660

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

(11) Heating System: Space Heater  
 Ground Area = 1256 SF      Floor Area = 1256 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	950			
1 Story	Siding	Crawl Space	306			*91% Good
Total:				97,097	61,937	

Other Additions/Adjustments

Plumbing

Average Fixture(s)                      1                      778                      428

Water/Sewer

1000 Gal Septic                      1                      3,235                      1,779  
 Water Well, 50 Feet                      1                      1,895                      1,042

Garages

Class: D Exterior: Pole (Unfinished)						
Base Cost		576	9,711	4,370		*45% Good
No Concrete Floor		576	-2,436	-1,096		
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost		1440	34,992	33,592		*96% Good

Built-Ins

Appliance Allow.                      1                      1,243                      684

Unit-in-Place Cost Items

MOBILE HOME                      3000                      3,210                      1,444                      \*45% Good

Lump Sum Items

910 SQ FT FV MH                      1,500                      825  
 812 SQ FT PB                      1,200                      660

Totals:                      152,425                      105,665

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:                      92,985

2019 Est. T.C.V. 009-029-011-20                      =                      152,645

Est. TCV/Total Floor Area = 121.53

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,100	68,100	68,100	43,859	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,200	0	1,052	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,300	76,300	76,300	44,911	44,911	44,911	

009-029-012-00                      2019 Est. T.C.V.                      BINGHAM ARTHUR D & CHERYL J  
 Property Class: 401                      4774 S LACHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE &amp; LOTS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	405.00	224.00	1.0000	1.0000	40	100		16,200
405 Actual Front Feet, 2.08 Total Acres                      Total Est. Land Value =								16,200

Cost Est. for Res. Bldg: 1    Mobile Home    HUD                      Cls Average                      Blt 1972

(11) Heating System: Wall Furnace  
 Ground Area = 980 SF    Floor Area = 980 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

## Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	47,446	16,607

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	731	256

Water/Sewer					
1000 Gal Septic			1	3,691	1,292
Water Well, 50 Feet			1	2,038	713

Porches					
CCP (1 Story)			279	4,573	1,601
CCP (1 Story)			24	917	321
Block Foundation			198	2,111	739

Built-Ins					
Appliance Allow.			1	2,099	735
			Totals:	63,606	22,264

Notes: 1972 STAR MHD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 =&gt; TCV: 11,132

Cost Est. for Res. Bldg: 2    Single Family    BOCA/STATE                      Cls CD                      Blt 1995

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = 1107 SF    Floor Area = 1107 SF.  
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,008		
1 Story	Siding	Slab	99		
			Total:	90,958	92,773

## Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	933	784

Water/Sewer					
1000 Gal Septic			1	3,453	2,901
Water Well, 100 Feet			1	4,280	3,595

Deck					
Treated Wood			279	3,825	3,213

Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	16,877	14,177

Built-Ins					
Appliance Allow.			1	1,467	1,232
			Totals:	121,793	102,308

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 =&gt; TCV: 61,385

Parcel Number: 009-029-012-00

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2019 Est. T.C.V. 009-029-012-00				=		88,717
Est. TCV/Total Floor Area = 42.51						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,800	39,800	39,800	34,956	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	838	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,400	44,400	44,400	35,794	35,794	20,403	

