

009-270-001-00 2019 Est. T.C.V. HENIGE GARY E & SANDRA M
 Property Class: 401 410 S OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	130.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	112	0	0
Metal Prefab	17.86	54	94	906
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 =				1,856

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 864 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
1.25 Story	Siding	Slab	864		
			Total:	100,510	70,356

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
2 Fixture Bath	1	2,359	1,651

Porches

CCP (1 Story)	96	2,055	1,438
CGEP (1 Story)	192	9,162	6,413

Deck

Treated Wood	120	2,236	1,565
Treated Wood	32	1,066	746

Balcony

Wood Balcony	18	557	390
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Garages

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

Base Cost	528	15,914	11,140
Storage Over Garage	264	2,754	1,928

Water/Sewer

Public Sewer	1	1,134	794
Water Well, 100 Feet	1	4,407	3,085

Built-Ins

Appliance Allow.	1	2,099	1,469
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 145,373 101,759

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 132,287

2019 Est. T.C.V. 009-270-001-00 = 179,143

Est. TCV/Total Floor Area = 165.87, Most recent sale 10/01/2000 for 120,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,000	83,000	83,000	74,589	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	1,790	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,600	89,600	89,600	76,379	76,379	0	

009-270-002-00 2019 Est. T.C.V. THORNTON FAMILY TRUST
 Property Class: 401 400 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	125.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	280	0	0
D/W/P: 3.5 Concrete	5.00	144	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 1S Cls C Blt 1967

(11) Heating System: Forced Heat & Cool
 Ground Area = 960 SF Floor Area = 960 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	960		
			Total:	102,861	61,717

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,120	672
Porches				
CGEP (1 Story)		220	10,111	6,067
WPP		264	3,804	2,282

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost	784	21,043	12,626
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Water/Sewer

Public Sewer	1	1,134	680
Water Well, 50 Feet	1	2,038	1,223

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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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 149,152 89,491

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 116,338

2019 Est. T.C.V. 009-270-002-00 = 163,238

Est. TCV/Total Floor Area = 170.04

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,600	74,600	74,600	51,922	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	1,246	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,600	81,600	81,600	53,168	53,168	0	

009-270-003-00 2019 Est. T.C.V. EHLERS GEOFFREY A & JANIS L TRUST
 Property Class: 401 390 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	118.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	351	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 1944

(11) Heating System: Space Heater
 Ground Area = 709 SF Floor Area = 709 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	709		
			Total:	62,791	37,674

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	933	560

Garages

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

Common Wall: 2 Wall	1	-3,807	-2,284
Base Cost	110	4,266	2,560

Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Exterior 1 Story	1	4,331	2,599
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 72,949 43,770

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 56,900

2019 Est. T.C.V. 009-270-003-00 = 102,850

Est. TCV/Total Floor Area = 145.06, Most recent sale 10/15/2018 for 145,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,700	48,700	48,700	31,414	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	19,986	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,400	51,400	51,400	32,167	51,400	0

009-270-004-00 2019 Est. T.C.V. GIZINSKI THOMAS E & CLAUDIA
 Property Class: 401 380 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	112.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1963

(11) Heating System: Wall/Floor Furnace
 Ground Area = 716 SF Floor Area = 716 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	716		
			Total:	59,739	35,843

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Porches					
WPP		530	5,236	3,142	
WGEP (1 Story)		90	5,757	3,454	
Deck					
Treated Wood		200	3,000	1,800	
Water/Sewer					
Public Sewer		1	892	535	
Water Well, 50 Feet		1	1,895	1,137	
Built-Ins					
Appliance Allow.		1	1,243	746	
Fireplaces					
Exterior 1 Story		1	3,770	2,262	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
			Totals:	82,310	49,386

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 64,202

2019 Est. T.C.V. 009-270-004-00 = 110,142

Est. TCV/Total Floor Area = 153.83

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,900	46,900	46,900	27,608	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	0	662	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,100	55,100	55,100	28,270	28,270	0	

009-270-005-00	2019 Est. T.C.V.	ROBINSON BARRY C & MARIBETH
Property Class: 401		370 S OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	106.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	10.83	48	71	369
Total Estimated Land Improvements True Cash Value =				369

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1954

(11) Heating System: Forced Air w/ Ducts
Ground Area = 953 SF Floor Area = 953 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	953		
Total:				89,834	58,392

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
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Deck

Treated Wood	392	4,775	3,104
Treated Wood	24	814	529

Water/Sewer

Public Sewer	1	1,006	654
Water Well, 50 Feet	1	1,962	1,275

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

Exterior 1 Story	1	4,331	2,815
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 105,122 68,329

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 88,828

2019 Est. T.C.V. 009-270-005-00 = 134,197

Est. TCv/Total Floor Area = 140.82, Most recent sale 01/21/2005 for 175,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,300	61,300	61,300	60,905	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	1,461	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,100	67,100	67,100	62,366	62,366	0

009-270-006-00 2019 Est. T.C.V. BLACKHURST JUDITH S TRUST
 Property Class: 401 360 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1. CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	79.00	103.00	0.8328	1.0000	900	100		59,212
79 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								59,212

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	440	71	1,562
Total Estimated Land Improvements True Cash Value =				1,562

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1555 SF Floor Area = 1555 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	1,555		
Total:				149,588	104,711

Other Additions/Adjustments

Exterior					
Stone Veneer		116	3,342	2,339	

Plumbing					
Average Fixture(s)		1	1,120	784	

Porches					
WPP		439	5,593	3,915	
WPP		450	5,733	4,013	

Deck					
Treated Wood		156	2,669	1,868	
Treated Wood		382	4,806	3,364	

Water/Sewer					
Public Sewer		1	1,134	794	
Water Well, 50 Feet		1	2,038	1,427	

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

Fireplaces					
Exterior 1 Story		1	4,942	3,459	

Local Cost Items					
SANITARY SEWER		1	0	0	*86% Good

Totals: 183,064 128,143

Notes: PRIMARY DWELLING

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 166,586

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C Blt 1989

(11) Heating System: Electric Wall Heat
 Ground Area = 0 SF Floor Area = 438 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	Overhang	438		
Total:				27,541	20,656

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	-3,525	-2,644	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		584	19,003	14,252	

Parcel Number: 009-270-006-00

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Water/Sewer			
Public Sewer	1	1,134	850
	Totals:	44,153	33,114

Notes: D.G. W/ BONUS ROOM

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 43,048

2019 Est. T.C.V. 009-270-006-00				=	270,408
Est. TCV/Total Floor Area = 135.68					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
124,500	124,500	124,500	74,902	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,700	0	0	1,797	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,200	135,200	135,200	76,699	76,699	0

009-270-008-00 2019 Est. T.C.V. BRAIDWOOD JOHN W TRUST
 Property Class: 401 340 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	75.00	104.00	0.8503	1.0000	900	100		57,394
75 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								57,394

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.78	24	50	357
Wood Frame	29.78	32	50	476
Total Estimated Land Improvements True Cash Value =				833

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 960 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	768		
Total:				92,857	60,356

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120		728	
Deck					
Treated Wood	486	5,628		3,658	
Water/Sewer					
Public Sewer	1	1,134		737	
Water Well, 100 Feet	1	4,407		2,865	
Built-Ins					
Appliance Allow.	1	2,099		1,364	
Fireplaces					
Exterior 1 Story	1	4,942		3,212	
Local Cost Items					
SANITARY SEWER	1	0		0	*90% Good
Totals:				112,187	72,920

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 94,796

2019 Est. T.C.V. 009-270-008-00 = 153,023

Est. TCv/Total Floor Area = 159.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,700	71,700	71,700	53,412	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	1,281	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,500	76,500	76,500	54,693	54,693	0	

009-270-009-00 2019 Est. T.C.V. HICKS JAMES RUSSELL & BARBARA L TR
 Property Class: 401 330 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	105.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	581	46	1,272
Total Estimated Land Improvements True Cash Value =				1,272

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1964

(11) Heating System: Space Heater
 Ground Area = 728 SF Floor Area = 910 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Block	Crawl Space	728		
Total:				78,419	47,050

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	923	554
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Porches

CGEP (1 Story)	208	8,516	5,110
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Water/Sewer

Public Sewer	1	1,025	615
Water Well, 50 Feet	1	1,998	1,199

Built-Ins

Appliance Allow.	1	1,495	897
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Fireplaces

Exterior 1 Story	1	4,412	2,647
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Unit-in-Place Cost Items

ROOF STRUCTURE	9	10	7	*71% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 96,798 58,079

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 75,503

2019 Est. T.C.V. 009-270-009-00 = 121,775

Est. TCV/Total Floor Area = 133.82, Most recent sale 07/09/2009 for 50,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,800	58,800	58,800	58,746	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	1,409	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,900	60,900	60,900	60,155	60,155	0	

009-270-010-00 2019 Est. T.C.V. BERRY DIANNE A
 Property Class: 401 320 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	105.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.32	312	0	0
D/W/P: 3.5 Concrete	5.09	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 1950

(11) Heating System: Wall/Floor Furnace
 Ground Area = 576 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
1.25 Story	Block	Slab	576		
			Total:	68,259	44,364

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,108	720
Porches				
CGEP (1 Story)		216	9,871	6,416

Garages

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

Base Cost	884	25,238	16,405
Door Opener	1	410	266

Water/Sewer

Public Sewer	1	1,155	751
Water Well, 100 Feet	1	4,490	2,918

Built-Ins

Appliance Allow.	1	2,138	1,390
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Fireplaces

Exterior 1 Story	1	5,035	3,273
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Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 117,704 76,503

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 99,454

2019 Est. T.C.V. 009-270-010-00 = 146,804

Est. TCV/Total Floor Area = 203.89, Most recent sale 06/14/2018 for 219,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,200	64,200	64,200	46,836	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
8,400	800	0	8,400	18,164	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,400	73,400	73,400	56,360	73,400	0	

009-270-011-00 2019 Est. T.C.V. RAMSEY MARK J
 Property Class: 401 310 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	106.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								68,207

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	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1341 SF Floor Area = 2241 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	Block	Slab	900		
1 Story	Siding	Slab	441		
			Total:	171,663	111,580

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	929	604
2 Fixture Bath	1	1,961	1,275

Porches

CGEP (1 Story)	300	11,001	7,151
CCP (1 Story)	108	2,084	1,876 *90% Good

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 600 15,384 13,692 *89% Good

Water/Sewer

Public Sewer	1	1,025	666
Water Well, 50 Feet	1	1,998	1,299

Built-Ins

Appliance Allow.	1	1,495	972
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Fireplaces

Exterior 2 Story	1	5,450	3,542
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Local Cost Items

SANITARY SEWER	1	0	0 *87% Good
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Totals: 212,990 142,657

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 185,454

2019 Est. T.C.V. 009-270-011-00 = 256,011

Est. TCV/Total Floor Area = 114.24, Most recent sale 02/28/2007 for 300,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
118,000	118,000	118,000	111,606	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	2,678	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,000	128,000	128,000	114,284	114,284	114,284

009-270-013-00 2019 Est. T.C.V. RABIDEAU FRANCES ETAL
 Property Class: 401 290 S OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	107.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	491	0	0
D/W/P: Asphalt Paving	2.19	800	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 1952

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1016 SF Floor Area = 1270 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,016		
			Total:	102,029	61,217

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
3 Fixture Bath	1	2,929	1,757

Porches

CCP (1 Story)	40	881	529
CPP	240	2,798	1,679

Deck

Treated Wood	192	2,986	1,792
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Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Interior 2 Story	1	4,458	2,675
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 121,449 72,870

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 94,731

2019 Est. T.C.V. 009-270-013-00 = 140,681

Est. TCV/Total Floor Area = 110.77

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,200	66,200	66,200	44,147	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	1,059	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,300	70,300	70,300	45,206	45,206	0	

009-270-014-00 2019 Est. T.C.V. MULDER STEPHEN E & COLLEEN E
 Property Class: 401 280 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	52.00	107.00	0.9844	1.0000	900	100		46,072
52 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								46,072

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	1090	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 1972

(11) Heating System: Electric Baseboard
 Ground Area = 1093 SF Floor Area = 1093 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	988		
1 Story	Siding	Piers	105		
Total:				107,878	65,949

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,639 983

Plumbing

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

Porches

CGEP (1 Story)	260	10,091	6,055
WPP	444	4,991	2,995

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 15,022 9,013

Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Exterior 1 Story	1	4,331	2,599
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 151,290 90,774

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 118,006

2019 Est. T.C.V. 009-270-014-00				=	165,028
Est. TCV/Total Floor Area = 150.99, Most recent sale 12/08/2004 for 185,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,600	77,600	77,600	72,795	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,900	0	0	1,747	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,500	82,500	82,500	74,542	74,542	0

009-270-015-00	2019 Est. T.C.V.	CLARK WILLIAM L III
Property Class: 401		270 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA						
			* Factors *		LOT 15 & 16	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A\$900/FF	50.00	107.00	0.7579	1.0000	900 100	34,104
GROUP A\$900/FF	50.00	107.00	0.7579	1.0000	900 100	34,104
100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =						68,207

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		4.68	1680 0	0
Wood Frame		24.14	60 50	724
Wood Frame		19.92	96 50	956
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 =				4,055

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1978

(11) Heating System: Forced Heat & Cool
 Ground Area = 2490 SF Floor Area = 3227 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/Brick	Crawl Space	1,753		
2 Story	Siding/Brick	Crawl Space	737		
			Total:	255,441	166,037

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
3 Fixture Bath	1	2,929	1,904
2 Fixture Bath	2	3,940	2,561

Porches

CGEP (1 Story)	382	14,023	9,115
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Garages

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

Base Cost	576	15,932	10,356
Door Opener	1	368	239

Water/Sewer

Public Sewer	1	1,006	654
Water Well, 100 Feet	1	4,280	2,782

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

Interior 2 Story	1	4,458	2,898
Wood Stove	1	1,630	1,059

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
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Totals: 306,407 199,165

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 258,915

2019 Est. T.C.V. 009-270-015-00		=	331,177
Est. TCV/Total Floor Area = 102.63			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
150,800	150,800	150,800	150,800 2.40
2019 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	14,800	0	0 3,619 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
165,600	165,600	165,600	154,419 154,419 154,419

009-270-017-00 2019 Est. T.C.V. LOVE ROBERT B
 Property Class: 401 250 S OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	107.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								68,207

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	402	46	812
Total Estimated Land Improvements True Cash Value =				812

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1940

(11) Heating System: Space Heater
 Ground Area = 578 SF Floor Area = 578 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	578		
Total:				49,953	27,474

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	778	428	

Porches				
CSEP (1 Story)	152	4,140	2,277	

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost			
	912	18,614	10,238	

Water/Sewer

Public Sewer				
Water Well, 50 Feet	1	1,895	1,042	

Built-Ins

Appliance Allow.				
	1	1,243	684	

Fireplaces

Wood Stove				
	1	1,350	742	

Local Cost Items

SANITARY SEWER					
	1	0	0	*94% Good	

Totals: 78,865 43,376

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 56,389

2019 Est. T.C.V. 009-270-017-00 = 125,408

Est. TCV/Total Floor Area = 216.97, Most recent sale 11/20/2018 for 164,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,100	59,100	59,100	39,682	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	23,018	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,700	62,700	62,700	40,634	62,700	0	

009-270-019-00 2019 Est. T.C.V. RITTER WARD & JILL E
 Property Class: 401 230 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	107.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	60	71	187
Total Estimated Land Improvements True Cash Value =				187

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1962

(11) Heating System: Space Heater
 Ground Area = 916 SF Floor Area = 916 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	916		
Total:				75,061	41,284

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	428
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Porches

CPP	35	631	347
CCP (1 Story)	198	3,297	1,813
CPP	48	769	423

Water/Sewer

Public Sewer	1	892	491
Water Well, 50 Feet	1	1,895	1,042

Built-Ins

Appliance Allow.	1	1,243	684
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Fireplaces

Exterior 1 Story	1	3,770	2,073
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 88,336 48,585

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 63,161

2019 Est. T.C.V. 009-270-019-00 = 108,348

Est. TCV/Total Floor Area = 118.28

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,400	48,400	48,400	31,910	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	765	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,200	54,200	54,200	32,675	32,675	32,675	

009-270-020-00	2019 Est. T.C.V.	ANDERSEN CHRISTIAN J
Property Class: 401		220 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	107.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 45,000

2019 Est. T.C.V. 009-270-020-00 = 45,000

Est. TCV/Total Floor Area = 49.13, Most recent sale 06/16/2017 for 48,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
22,500	22,500	22,500	22,500	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		
22,500	22,500	22,500	23,040	22,500	0		

009-270-021-00 2019 Est. T.C.V. EDWARDS GENE L & R'LYNN J
 Property Class: 401 210 S OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	107.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	354	71	1,176
Wood Frame	18.89	120	50	1,133
Total Estimated Land Improvements True Cash Value =				2,309

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 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	1,008		
Total:				90,121	54,073

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Porches					
WGEP (1 Story)	240	11,890	7,134		
Deck					
Treated Wood	448	5,210	3,126		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 50 Feet	1	1,962	1,177		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Interior 1 Story	1	3,567	2,140		
Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	
Totals:				116,156	69,694

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 90,602

2019 Est. T.C.V. 009-270-021-00		=		137,911	
Est. TCV/Total Floor Area = 136.82					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
62,700	62,700	62,700	47,954	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,300	0	0	1,150	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,000	69,000	69,000	49,104	49,104	0

009-270-022-00 2019 Est. T.C.V. HAUCK JOHN F & ROSE T TRUSTEES
 Property Class: 401 200 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	62.00	109.00	0.9176	1.0000	900	100		51,199
62 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 51,199

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	599	0	0

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1443 SF Floor Area = 1443 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	1,443		
			Total:	140,128	91,081

Other Additions/Adjustments

Plumbing

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

Porches

WPP	320	4,093	2,660
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Deck

Treated Wood	48	1,313	853
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Garages

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

Base Cost	312	12,611	8,197
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Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Interior 1 Story	1	4,051	2,633
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 170,946 111,111

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 144,444

2019 Est. T.C.V. 009-270-022-00 = 197,993

Est. TCv/Total Floor Area = 137.21

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,800	89,800	89,800	58,704	2.40		

2019 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,200		0	0	1,408	0

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,000	99,000	99,000	60,112	60,112		0

009-270-023-00 2019 Est. T.C.V. PEASE DAVID J & VANWERT KEVYN
 Property Class: 401 190 S OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	49.00	110.00	1.0000	1.0000	900	100		44,100
49 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								44,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.47	264	0	0
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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1954

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 837 SF Floor Area = 837 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	837		
			Total:	69,899	41,939

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	770	462		
Porches					
CGEP (1 Story)	200	7,372	4,423		
Water/Sewer					
Public Sewer	1	908	545		
Water Well, 50 Feet	1	1,931	1,159		
Built-Ins					
Appliance Allow.	1	1,266	760		
Fireplaces					
Exterior 1 Story	1	3,841	2,305		
Local Cost Items					
SANITARY SEWER	1	0	0		*90% Good
Totals:				85,987	51,593

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 67,071

2019 Est. T.C.V. 009-270-023-00 = 112,111

Est. TCV/Total Floor Area = 133.94

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,300	51,300	51,300	35,985	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	863	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,100	56,100	56,100	36,848	36,848	0	

009-270-024-00 2019 Est. T.C.V. BEELMAN JEANNE
 Property Class: 401 180 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	110.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.47	496	0	0
Wood Frame	15.21	196	50	1,490
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 =				2,440

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1958

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 990 SF Floor Area = 990 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	990		
			Total:	88,196	52,908

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	770	462		
Porches					
WPP	550	5,374	3,224		
Water/Sewer					
Public Sewer	1	908	545		
Water Well, 100 Feet	1	4,256	2,554		
Built-Ins					
Appliance Allow.	1	1,266	760		
Fireplaces					
Wood Stove	1	1,375	825		
Deck					
w/Roof (Roof portion)	127	1,454	872		
Local Cost Items					
SANITARY SEWER	1	0	0	*90% Good	
Totals:				103,599	62,150

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 80,795

2019 Est. T.C.V. 009-270-024-00				=	128,235
Est. TCV/Total Floor Area = 129.53					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,900	55,900	55,900	34,883	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,200	0	0	837	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,100	64,100	64,100	35,720	35,720	0

009-270-025-00 2019 Est. T.C.V. HELMSTADTER DONALD G & KAREN F
 Property Class: 401 170 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	110.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	889	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 10 Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1149 SF Floor Area = 1724 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Brick	Basement	1,149		
			Total:	185,422	120,530

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262		
Plumbing					
Average Fixture(s)	1	1,120	728		
2 Fixture Bath	1	2,359	1,533		
Deck					
Treated Wood	258	3,715	2,415		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	960	27,206	17,684		
Storage Over Garage	640	6,675	4,339		
Water/Sewer					
Public Sewer	1	1,134	737		
Water Well, 100 Feet	1	4,407	2,865		
Built-Ins					
Appliance Allow.	1	2,099	1,364		
Fireplaces					
Exterior 2 Story	1	6,089	3,958		
Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	
Totals:				242,168	157,415

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 204,640

2019 Est. T.C.V. 009-270-025-00 = 252,015

Est. TCV/Total Floor Area = 146.18

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,300	119,300	119,300	87,087	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	2,090	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,000	126,000	126,000	89,177	89,177	0	

009-270-026-00 2019 Est. T.C.V. JONES THOMAS C & LAURA E
 Property Class: 401 160 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	110.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	576	0	0
Wood Frame	25.55	48	50	613
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 =				2,988

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1993

(11) Heating System: Forced Hot Water
 Ground Area = 840 SF Floor Area = 1764 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	840		
1 Story	Siding	Overhang	504		
			Total:	137,998	110,398

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,639 1,311

Plumbing

Average Fixture(s)	1	933	746
3 Fixture Bath	1	2,929	2,343

Porches

WPP	399	4,493	3,594
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Garages

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

Base Cost	952	24,352	19,482
Common Wall: 1 Wall	1	-1,906	-1,525
Door Opener	1	368	294

Water/Sewer

Public Sewer	1	1,006	805
Water Well, 50 Feet	1	1,962	1,570

Built-Ins

Appliance Allow.	1	1,467	1,174
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Fireplaces

Wood Stove	1	1,630	1,304
Direct-Vented Gas	1	1,630	1,304

Deck

w/Roof (Roof portion)	120	1,487	1,190
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Recreation Room	168	2,362	1,890
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Totals: 182,350 145,880

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 189,644

2019 Est. T.C.V. 009-270-026-00 = 237,632

Est. TCv/Total Floor Area = 134.71, Most recent sale 09/25/2017 for 212,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
112,300	112,300	112,300	112,300	2.40

2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,500	0	2,695	0

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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Parcel Number: 009-270-026-00

Page: 2

118,800	118,800	118,800	114,995	114,995	0
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009-270-027-00 2019 Est. T.C.V. ESAU STEVEN & PICARD ROBERTA
 Property Class: 401 140 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	110.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								68,207

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	276	71	917
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,267

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 936 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	Mich Bsmnt.	936		
Total:				90,386	53,346

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	513
3 Fixture Bath	1	2,929	1,611

Porches

CGEP (1 Story)	253	9,905	5,448
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Deck

Treated Wood	150	2,541	1,398
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Garages

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

Base Cost	576	18,455	10,150
Common Wall: 1 Wall	1	-2,202	-1,211

Water/Sewer

Public Sewer	1	1,006	553
Water Well, 100 Feet	1	4,280	2,354

Built-Ins

Appliance Allow.	1	1,467	807
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Fireplaces

Exterior 1 Story	1	4,331	2,382
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 134,031 73,717

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 95,832

2019 Est. T.C.V. 009-270-027-00 = 167,306

Est. TCV/Total Floor Area = 178.75, Most recent sale 08/17/2007 for 247,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,200	79,200	79,200	79,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	1,900	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,700	83,700	83,700	81,100	81,100	0	

009-270-029-00 2019 Est. T.C.V. SKAGGS MATTHEW D & STACY D &
 Property Class: 401 130 S OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	110.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.09	799	85	3,457
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				5,807

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 768 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	Block	Crawl Space	768		
Total:				86,293	60,400

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,108		776
3 Fixture Bath	1	3,489		2,442

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	396	17,277	12,094
Storage Over Garage	396	4,087	2,861

Water/Sewer

Public Sewer	1	1,155	808
Water Well, 100 Feet	1	4,490	3,143

Built-Ins

Appliance Allow.	1	2,138	1,497
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Fireplaces

Exterior 1 Story	1	5,035	3,524
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 125,072 87,545

Notes: STUDIO OVER BOATHOUSE

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 113,809

2019 Est. T.C.V. 009-270-029-00 = 164,616

Est. TCv/Total Floor Area = 214.34, Most recent sale 11/06/2018 for 192,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
77,800	77,800	77,800	77,289	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,500	0	0	5,011	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
82,300	82,300	82,300	79,143	82,300	0		

009-270-030-00 2019 Est. T.C.V. LANTERMAN JAMES W & ELLEN L
 Property Class: 401 120 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	110.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C 5 Blt 2002

(11) Heating System: Radiant (in-floor)
 Ground Area = 1414 SF Floor Area = 1894 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	480		
1 Story	Siding	Basement	544		
1 Story	Siding	Piers	390		
			Total:	190,355	168,602

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	2	7,051	5,993

Porches

WPP	390	4,976	4,230
Foundation: Basement	390	7,254	6,166
WPP	30	1,182	1,005
WPP	30	1,182	1,005
WPP	30	1,182	1,005
WPP	30	1,182	1,005

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	23,002	19,552
Common Wall: 1 Wall	1	-2,038	-1,732
Door Opener	2	830	705
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	280	12,516	10,639

Water/Sewer

Public Sewer	1	1,134	964
Water Well, 100 Feet	1	4,407	3,746

Built-Ins

Appliance Allow.	1	2,099	1,784
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Fireplaces

Interior 1 Story	1	4,051	3,443
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Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
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Totals: 261,485 222,235

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 288,906

2019 Est. T.C.V. 009-270-030-00 = 334,856

Est. TCV/Total Floor Area = 176.80

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
140,600	140,600	140,600	107,416	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	26,800	0	0	2,577	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
167,400	167,400	167,400	109,993	109,993	109,993	

009-270-031-00 2019 Est. T.C.V. LANTERMAN JAMES W & ELLEN TRUST
 Property Class: 401 110 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	110.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	223	0	0
Wood Frame	19.92	96	91	1,740
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 =				2,690

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 768 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	768		
Total:				68,986	41,391

Other Additions/Adjustments

Plumbing	Average Fixture(s)	Cost	Depr. Cost
	1	933	560

Porches	CGEP (1 Story)	CGEP (1 Story)	Cost	Depr. Cost
	128	204	6,147	3,688
			8,478	5,087

Water/Sewer	Public Sewer	Water Well, 100 Feet	Cost	Depr. Cost
	1	1	1,006	604
			4,280	2,568

Built-Ins	Appliance Allow.	Cost	Depr. Cost
	1	1,467	880

Fireplaces	Exterior 1 Story	Cost	Depr. Cost
	1	4,331	2,599

Local Cost Items	SANITARY SEWER	Cost	Depr. Cost	Notes
	1	0	0	*84% Good

Totals: 95,628 57,377

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 74,590

2019 Est. T.C.V. 009-270-031-00 = 122,280

Est. TCV/Total Floor Area = 159.22

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
58,000	58,000	58,000	55,072	2.40	0	3,100	0	1,321	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
61,100	61,100	61,100	56,393	56,393	0				

009-270-032-00 2019 Est. T.C.V. FOLTZ TED
 Property Class: 401 100 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	53.00	110.00	0.9770	1.0000	900	100		46,601
53 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								46,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	90	0	0
Wood Frame	26.48	36	94	896
Total Estimated Land Improvements True Cash Value =				896

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 800 SF Floor Area = 800 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
Total:				73,700	44,220

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Porches					
CGEP (1 Story)	70	4,012	2,407		
Garages					
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost	280	10,016	6,010		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 50 Feet	1	1,962	1,177		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Interior 1 Story	1	3,567	2,140		
Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	
Totals:				96,663	57,998

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 75,397

2019 Est. T.C.V. 009-270-032-00 = 122,894

Est. TCV/Total Floor Area = 153.62

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,600	58,600	58,600	55,408	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	1,329	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,400	61,400	61,400	56,737	56,737	0	

009-270-033-00 2019 Est. T.C.V. KEARNS PAULA J TRUSTEE
 Property Class: 401 90 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	89.00	110.00	0.7940	1.0000	900	100		63,601
89 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								63,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	581	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 1S Cls CD Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1602 SF Floor Area = 1602 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	1,282		
1 Story	Block	Slab	320		
			Total:	132,854	79,711

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	923	554
2 Fixture Bath	1	1,950	1,170

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)
 Base Cost 672 17,707 10,624

Water/Sewer

Public Sewer	1	1,025	615
Water Well, 100 Feet	1	4,360	2,616

Built-Ins

Appliance Allow.	1	1,495	897
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Fireplaces

Interior 1 Story	1	3,633	2,180
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 163,947 98,367

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 127,877

2019 Est. T.C.V. 009-270-033-00 = 193,378

Est. TCV/Total Floor Area = 120.71

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,200	89,200	89,200	70,072	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	0	1,681	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,700	96,700	96,700	71,753	71,753	0	

009-270-035-00	2019 Est. T.C.V.	BROWN STEVEN J & SHERYL E
Property Class: 401		70 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1. CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	109.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.72	576	0	0
D/W/P: 4in Concrete	5.29	144	0	0
D/W/P: 3.5 Concrete	5.00	165	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 BOCA/STATE Cls C -5 Blt 2014

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1301 SF Floor Area = 1952 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,301		
Total:				158,769	150,818

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,064
3 Fixture Bath	1	3,525	3,349

Garages

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	653	21,503	20,428

Water/Sewer

Public Sewer	1	1,134	1,077
Water Well, 100 Feet	1	4,407	4,187

Built-Ins

Appliance Allow.	1	2,099	1,994
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Deck

Composite	427	5,355	5,087
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Totals:	197,912	188,004
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Notes: PREMANF. HOME - STATE STANDARDS

ECF (402R - CROOKED LAKE RESIDENTIAL) 0.900 => TCV: 169,204

2019 Est. T.C.V. 009-270-035-00 = 216,104

Est. TCV/Total Floor Area = 110.71

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,300	100,300	100,300	100,300	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	2,407	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,100	108,100	108,100	102,707	102,707	0	

009-270-036-00 2019 Est. T.C.V. DIX DONALD P
 Property Class: 401 60 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	109.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	180	0	0
Wood Frame	17.76	160	50	1,421
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 =				2,371

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1964

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 816 SF Floor Area = 816 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	816		
Total:				72,725	47,271

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	606		
Water/Sewer					
Public Sewer	1	1,006	654		
Water Well, 50 Feet	1	1,962	1,275		
Built-Ins					
Appliance Allow.	1	1,467	954		
Fireplaces					
Exterior 1 Story	1	4,331	2,815		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				82,424	53,575

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 69,648

2019 Est. T.C.V. 009-270-036-00 = 117,019

Est. TCV/Total Floor Area = 143.41

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,200	54,200	54,200	34,226	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	821	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,500	58,500	58,500	35,047	35,047	0	

009-270-037-00 2019 Est. T.C.V. HABEL MICHAEL A & ELAINE L &
 Property Class: 401 40 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	108.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								68,207

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	104	0	0
D/W/P: 3.5 Concrete	4.68	126	0	0
D/W/P: 4in Concrete	4.92	72	0	0
Metal Prefab	11.05	144	50	795
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 =				1,745

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1961

(11) Heating System: Forced Heat & Cool
 Ground Area = 1198 SF Floor Area = 1198 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	1,198		
Total:				107,195	69,677

Other Additions/Adjustments

Exterior					
Brick Veneer		936	11,232	7,301	
Plumbing					
Average Fixture(s)		1	933	606	
Porches					
CCP (1 Story)		40	881	573	
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		576	15,022	9,764	
Water/Sewer					
Public Sewer		1	1,006	654	
Water Well, 50 Feet		1	1,962	1,275	
Built-Ins					
Appliance Allow.		1	1,467	954	
Fireplaces					
Exterior 1 Story		1	4,331	2,815	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
Totals:				144,029	93,619

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 121,705

2019 Est. T.C.V. 009-270-037-00					=	191,657
Est. TCV/Total Floor Area = 159.98, Most recent sale 12/14/2009 for 90,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,400	89,400	89,400	58,704	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	0	1,408	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,800	95,800	95,800	60,112	60,112	0	

009-270-039-00 2019 Est. T.C.V. GLOVER WAYNE A & LAURIE L/E
 Property Class: 401 30 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	130.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	252	0	0
Wood Frame	16.84	120	50	1,010
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 =				1,960

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 676 SF Floor Area = 676 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	Brick	Crawl Space	676		
Total:				62,244	34,235

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		
Porches					
CSEP (1 Story)	96	2,896	1,593		
CGEP (1 Story)	30	2,138	1,176		
Water/Sewer					
Public Sewer	1	892	491		
Water Well, 50 Feet	1	1,895	1,042		
Built-Ins					
Appliance Allow.	1	1,243	684		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				72,086	39,649

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 51,544

2019 Est. T.C.V. 009-270-039-00 = 98,504

Est. TCv/Total Floor Area = 145.72

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,600	47,600	47,600	32,409	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	777	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,300	49,300	49,300	33,186	33,186	0	

009-275-001-00 2019 Est. T.C.V. OTTENJAN GARRY & PHYLLIS
 Property Class: 401 9035 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	160.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								68,207

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	120	0	0
Wood Frame	17.76	160	94	2,671
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 =				5,046

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Electric Baseboard
 Ground Area = 1636 SF Floor Area = 1636 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	Piers	110		
1 Story	Siding	Crawl Space	1,238		
1 Story	Siding	Piers	288		
			Total:	136,810	86,140

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		

Porches					
WSEP (1 Story)	100	4,038	2,423		

Deck					
Treated Wood	470	5,377	3,226		
Treated Wood	118	2,157	1,294		

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	676	16,866	10,120		

Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 100 Feet	1	4,280	2,568		

Built-Ins					
Appliance Allow.	1	1,467	880		

Fireplaces					
Interior 1 Story	1	3,567	2,140		

Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	

Totals: 176,501 105,900

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 137,670

2019 Est. T.C.V. 009-275-001-00				=	210,923
Est. TCV/Total Floor Area = 128.93, Most recent sale 09/01/1997 for 90,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
95,000	95,000	95,000	86,922	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	2,086	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,500	105,500	105,500	89,008	89,008	0

009-275-002-00 2019 Est. T.C.V. STRICH GERALD N & DORIS H TRUST
 Property Class: 401 8999 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	172.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								68,207

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	41	50	96
Wood Frame	17.76	160	50	1,421
Total Estimated Land Improvements True Cash Value =				1,517

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Good Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 930 SF Floor Area = 1110 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	720		
1 Story	Siding	Crawl Space	210		
			Total:	94,783	52,126

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	616	
Porches					
WPP		312	3,990	2,194	
Water/Sewer					
Public Sewer		1	1,006	553	
Water Well, 100 Feet		1	4,280	2,354	
Built-Ins					
Appliance Allow.		1	1,467	807	
Local Cost Items					
SANITARY SEWER		1	0	0	*90% Good
			Totals:	106,646	58,650

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 76,245

2019 Est. T.C.V. 009-275-002-00					=	145,969
Est. TCV/Total Floor Area = 131.50, Most recent sale 09/01/1996 for 80,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,400	57,400	57,400	56,489	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,600	0	0	0	1,355	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,000	73,000	73,000	57,844	57,844	0	

009-275-003-00 2019 Est. T.C.V. PARKS JERRY LEE & TERRY LYNN (H/W)
 Property Class: 401 8979 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	156.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								68,207

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	347	0	0
D/W/P: 4in Ren. Conc.	6.21	896	0	0
D/W/P: Patio Blocks	11.84	664	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2017

(11) Heating System: Forced Heat & Cool
 Ground Area = 3376 SF Floor Area = 4108 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	3,376		
1 Story	Siding	Overhang	732		
			Total:	396,179	392,181

Other Additions/Adjustments

Exterior					
Stone Veneer		200	5,762		5,704

Plumbing					
Average Fixture(s)		1	1,120		1,109
3 Fixture Bath		3	10,576		10,470

Water/Sewer					
2000 Gal Septic		1	7,336		7,263
Public Sewer		1	1,134		1,123

Porches					
CCP (1 Story)		216	4,266		4,223
CGEP (1 Story)		406	16,792		16,624

Deck					
Treated Wood		224	3,389		3,355
Treated Wood		219	3,340		3,307
Treated Wood		204	3,180		3,148

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		902	31,462		31,147
Common Wall: 2 Wall		1	-4,076		-4,035
Door Opener		2	830		822

Built-Ins					
Appliance Allow.		1	2,099		2,078

Fireplaces					
Direct-Vented Gas		1	2,293		2,270

Local Cost Items					
GENERATOR		1	1,500	1,425	*95% Good

Totals: 487,182 482,214

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 626,878

2019 Est. T.C.V. 009-275-003-00 = 704,585

Est. TCV/Total Floor Area = 171.52, Most recent sale 11/08/2005 for 224,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
317,800	317,800	317,800	309,690	2.40

2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
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Parcel Number: 009-275-003-00

Page: 2

	0	34,500	0	0	7,432	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	352,300	352,300	352,300	317,122	317,122	0

009-275-004-00 2019 Est. T.C.V. PRZYJACIELSKI ZENO & MARY
 Property Class: 401 8959 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	98.00	125.00	0.7640	1.0000	900	100		67,385
98 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								67,385

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	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1088 SF Floor Area = 1632 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	Crawl Space	1,088		
			Total:	142,579	121,191

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	36	1,929	1,640
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Deck

Treated Wood	30	1,022	869
Treated Wood	42	1,242	1,056

Garages

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

Base Cost	480	13,229	11,245
Common Wall: 1 Wall	1	-1,552	-1,319

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

Water/Sewer

Public Sewer	1	1,134	964
Water Well, 50 Feet	1	2,038	1,732

Built-Ins

Appliance Allow.	1	2,099	1,784
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Breezeways

Frame Wall	48	2,507	2,131
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 190,242 161,706

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 210,218

2019 Est. T.C.V. 009-275-004-00 = 279,953

Est. TCV/Total Floor Area = 171.54, Most recent sale 06/01/1997 for 83,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,900	126,900	126,900	123,666	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,100	0	0	2,967	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,000	140,000	140,000	126,633	126,633	0	

009-280-001-00 2019 Est. T.C.V. PRESTON ALLEN R MARGARET TRUST
 Property Class: 401 9119 W OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	63.00	131.00	0.9117	1.0000	900	100		51,693
63 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								51,693

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	11.17	80	50	447
Total Estimated Land Improvements True Cash Value =				447

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1964

(11) Heating System: Space Heater
 Ground Area = 858 SF Floor Area = 1072 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	858		
Total:				81,335	48,801

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	467		
Porches					
WPP	303	3,015	1,809		
Water/Sewer					
Public Sewer	1	892	535		
Water Well, 50 Feet	1	1,895	1,137		
Built-Ins					
Appliance Allow.	1	1,243	746		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				89,158	53,495

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 69,543

2019 Est. T.C.V. 009-280-001-00 = 121,683

Est. TCv/Total Floor Area = 113.51

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,300	53,300	53,300	40,838	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	0	980	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,800	60,800	60,800	41,818	41,818	0	

009-280-002-00 2019 Est. T.C.V. BOUGHNER JOHN A & CARON
 Property Class: 401 9161 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	205.00	120.00	0.5687	1.0000	900	100		104,926
205 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								104,926

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	19.87	40	0	0
D/W/P: Asphalt Paving	2.19	2252	50	2,466
D/W/P: 3.5 Concrete	4.68	153	50	358
D/W/P: Brick on Sand	12.55	146	50	916
D/W/P: 4in Concrete	4.92	144	50	354
Wood Frame	23.67	64	50	757
Total Estimated Land Improvements True Cash Value =				4,851

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1957

(11) Heating System: Forced Heat & Cool
 Ground Area = 1560 SF Floor Area = 1560 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	1,560		
Total:				134,661	80,796

Other Additions/Adjustments

Exterior					
Brick Veneer	496	5,952	3,571		
Plumbing					
Average Fixture(s)	1	933	560		
3 Fixture Bath	1	2,929	1,757		
Porches					
CGEP (1 Story)	120	5,878	3,527		
CCP (1 Story)	60	1,237	742		
CCP (1 Story)	40	881	529		
Foundation: Shallow	40	-432	-259		
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	960	22,013	13,208		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 50 Feet	1	1,962	1,177		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Exterior 1 Story	1	4,331	2,599		
Local Cost Items					
GENERATOR	1	1,500	1,500	*100% Good	
Totals:				184,318	111,191

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 144,548

2019 Est. T.C.V. 009-280-002-00		=		254,325	
Est. TCV/Total Floor Area = 163.03, Most recent sale 06/11/2018 for 310,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,900	107,900	107,900	98,684	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,600	16,700	0	2,600	25,916	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,200	127,200	127,200	103,652	127,200	0

009-280-006-00 2019 Est. T.C.V. ROBERTS LEONARD M TRUST
 Property Class: 401 9171 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	55.00	118.00	0.9626	1.0000	900	100		47,648
55 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								47,648

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 1.75S Cls C 5 Blt 1970

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1128 SF Floor Area = 1920 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	336		
2 Story	Siding	Crawl Space	792		
			Total:	175,079	113,804

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291

Porches

WSEP (1 Story)	152	6,262	4,070
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Deck

Treated Wood	555	6,138	3,990
Treated Wood	88	1,816	1,180
Treated Wood	144	2,533	1,646

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	672	25,341	16,472
Door Opener	1	415	270
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	312	14,960	9,724
Common Wall: 2 Wall	1	-4,076	-2,649
Door Opener	1	415	270

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 100 Feet	1	4,407	2,865

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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Breezeways

Frame Wall	480	19,493	14,620	*75% Good
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	52	221	219	*99% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 263,175 173,091

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 225,018

120,700	120,700	120,700	83,911	2.40		
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,800	0	0	2,013	0
2019	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	137,500	137,500	137,500	85,924	85,924	85,924

009-280-007-00	2019 Est. T.C.V.	ROBERTS LEONARD TRUST
Property Class: 402		W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	25.00	115.00	1.0000	1.0000	900	100		22,500
25 Actual Front Feet, 0.07 Total Acres								Total Est. Land Value = 22,500

2019 Est. T.C.V. 009-280-007-00 = 22,500

Est. TCV/Total Floor Area = 11.72

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
11,300	11,300	11,300	10,332	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	247	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
11,300	11,300	11,300	10,579	10,579	10,579		

009-280-008-00 2019 Est. T.C.V. ALLAN ROBERT W JR TRUSTEE
 Property Class: 401 9197 W OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	125.00	112.00	0.6931	1.0000	900	100		77,979
125 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								77,979

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	30.94	312	0	0
D/W/P: 3.5 Concrete	4.68	192	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 1958

(11) Heating System: Electric Baseboard
 Ground Area = 960 SF Floor Area = 960 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	Brick	Slab	960		
			Total:	86,622	51,973

Other Additions/Adjustments

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

Porches			
CGEP (1 Story)	164	7,277	4,366

Deck			
Treated Wood	320	4,182	2,509
Treated Wood	80	1,679	1,007
Treated Wood	745	7,167	4,300
w/Roof (Roof portion)	194	2,266	1,360

Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	642	20,107	12,064

Water/Sewer			
Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins			
Appliance Allow.	1	1,467	880

Fireplaces			
Interior 1 Story	1	3,567	2,140

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good

Totals: 140,205 84,122

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 109,359

2019 Est. T.C.V. 009-280-008-00 = 189,713

Est. TCv/Total Floor Area = 197.62

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,700	93,700	93,700	93,700	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	1,200	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,900	94,900	94,900	95,948	94,900	0	

009-280-010-00 2019 Est. T.C.V. ENGEL TRUST NO 1
 Property Class: 401 9207 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	108.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	98	71	305
Total Estimated Land Improvements True Cash Value =				305

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1953

(11) Heating System: Space Heater
 Ground Area = 960 SF Floor Area = 960 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	960		
Total:				75,586	45,352

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	467
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Porches

CGEP (1 Story)	96	4,457	2,674
CGEP (1 Story)	112	4,982	2,989

Water/Sewer

Public Sewer	1	892	535
Water Well, 100 Feet	1	4,178	2,507

Built-Ins

Appliance Allow.	1	1,243	746
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 92,116 55,270

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 71,851

2019 Est. T.C.V. 009-280-010-00 = 117,156

Est. TCV/Total Floor Area = 122.04

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,300	51,300	51,300	35,052	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	841	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,600	58,600	58,600	35,893	35,893	0	

009-280-011-00 2019 Est. T.C.V. SCOTT MICHELLE E & J DOUGLAS
 Property Class: 401 9217 W OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	85.00	104.00	0.8088	1.0000	900	100		61,870
85 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								61,870

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	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2008

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1408 SF Floor Area = 1422 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,408		
1 Story	Siding	Overhang	14		
			Total:	163,662	155,471

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,845
Plumbing			
Average Fixture(s)	1	1,120	1,064
3 Fixture Bath	1	3,525	3,349
Water/Sewer			
1000 Gal Septic	1	3,691	3,506
Water Well, 200 Feet	1	8,152	7,744
Porches			
WCP (1 Story)	48	2,287	2,173
WCP (1 Story)	224	6,523	6,197
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,824	17,883
Common Wall: 1 Wall	1	-2,038	-1,936
Door Opener	1	415	394
Built-Ins			
Appliance Allow.	1	2,099	1,994
Recreation Room	1000	14,670	13,936
		Totals:	224,872
			213,620

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 277,706

2019 Est. T.C.V. 009-280-011-00 = 342,001

Est. TCV/Total Floor Area = 240.51

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,000	157,000	157,000	129,292	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,000	0	0	3,103	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
171,000	171,000	171,000	132,395	132,395	0	

009-280-013-00 2019 Est. T.C.V. JONES FAMILY TRUST
 Property Class: 401 9235 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	75.00	102.00	0.8503	1.0000	900	100		57,394
75 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								57,394

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	72	0	0
D/W/P: 4in Concrete	4.92	750	0	0
Metal Prefab	15.07	54	50	407
Wood Frame	18.89	120	50	1,133
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 =				2,490

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1389 SF Floor Area = 1389 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	660		
1 Story	Siding	Crawl Space	729		
			Total:	118,858	77,258

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	96	5,001	3,251
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Deck

Treated Wood	480	5,453	3,544
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Garages

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

Base Cost	624	16,904	10,988
Common Wall: 1 Wall	1	-1,774	-1,153

Water/Sewer

Public Sewer	1	1,006	654
Water Well, 100 Feet	1	4,280	2,782

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

Interior 1 Story	1	3,567	2,319
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 158,624 103,107

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 134,039

2019 Est. T.C.V. 009-280-013-00 = 193,923

Est. TCV/Total Floor Area = 139.61

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,600	87,600	87,600	62,911	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	1,509	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,000	97,000	97,000	64,420	64,420	64,420	

009-280-014-00 2019 Est. T.C.V. BREDEWEG ROBERT A & BARBAA L
 Property Class: 401 9245 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	103.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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 =				1,822

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Space Heater
 Ground Area = 896 SF Floor Area = 896 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	896		
Total:				79,418	47,651

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Porches					
WSEP (1 Story)	260	8,377	5,026		
Deck					
Treated Wood	60	1,451	871		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 50 Feet	1	1,962	1,177		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Interior 1 Story	1	3,567	2,140		
Local Cost Items					
SANITARY SEWER	1	0	0		*94% Good
Totals:				98,181	58,909

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 76,581

2019 Est. T.C.V. 009-280-014-00 = 123,403

Est. TCV/Total Floor Area = 137.73

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,400	56,400	56,400	36,708	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	880	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,700	61,700	61,700	37,588	37,588	0	

009-280-015-00 2019 Est. T.C.V. VARNER WILLIAM O TRUST ETAL
 Property Class: 401 9263 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	156.00	112.00	0.6344	1.0000	900	100		89,065
156 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								89,065

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	160	0	0
Metal Prefab	11.80	100	35	413
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 =				2,788

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1188 SF Floor Area = 1188 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	1,188		
Total:				100,578	60,346

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	72	4,087	2,452
CGEP (1 Story)	126	6,081	3,649

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 352 10,761 6,457

Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Exterior 1 Story	1	4,331	2,599
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 133,176 79,906

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 103,878

2019 Est. T.C.V. 009-280-015-00 = 195,731

Est. TCv/Total Floor Area = 164.76

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,200	93,200	93,200	75,909	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	1,821	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,900	97,900	97,900	77,730	77,730	0	

009-280-019-00 2019 Est. T.C.V. QUASARANO PAUL & JANE
 Property Class: 401 9293 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	127.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	305	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 1950

(11) Heating System: Forced Hot Water
 Ground Area = 1325 SF Floor Area = 1325 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	Crawl Space	1,325		
			Total:	120,370	72,221

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	923	554
3 Fixture Bath	1	2,899	1,739

Porches

WSEP (1 Story)	162	5,814	3,488
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Deck

Treated Wood	288	3,862	2,317
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Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	352	11,250	6,750
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	180	6,241	3,745

Water/Sewer

Public Sewer	1	1,025	615
Water Well, 50 Feet	1	1,998	1,199

Built-Ins

Appliance Allow.	1	1,495	897
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 155,877 93,525

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 121,583

2019 Est. T.C.V. 009-280-019-00 = 167,533

Est. TCv/Total Floor Area = 126.44, Most recent sale 10/04/2013 for 167,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,700	77,700	77,700	77,700	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,100	0	1,864	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,800	83,800	83,800	79,564	79,564	0	

009-280-020-00 2019 Est. T.C.V. NIXON WILLIAM C & STEPHANIE L
 Property Class: 401 9303 W OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	127.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 872 SF Floor Area = 872 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	872		
			Total:	77,037	46,222

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
3 Fixture Bath	1	2,929	1,757

Deck

Treated Wood	84	1,728	1,037
Treated Wood	180	2,866	2,121
*74% Good			

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	384	8,532	5,119
Storage Over Garage	384	3,564	2,138

Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Interior 1 Story	1	3,567	2,140
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 105,591 63,755

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 82,882

2019 Est. T.C.V. 009-280-020-00 = 128,832

Est. TCV/Total Floor Area = 147.74

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,400	59,400	59,400	51,217	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	1,229	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,400	64,400	64,400	52,446	52,446	0	

009-280-021-00 2019 Est. T.C.V. TYLER JAMES G
 Property Class: 401 9311 W OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	133.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1953

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 680 SF Floor Area = 850 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	680		
			Total:	72,072	43,243

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Deck

Treated Wood	520	5,746	3,448
Treated Wood	245	3,508	2,105
Treated Wood	422	5,013	3,008

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 672 16,793 10,076

Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 108,500 65,101

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 84,631

2019 Est. T.C.V. 009-280-021-00 = 130,581

Est. TCV/Total Floor Area = 153.62

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,300	61,300	61,300	43,157	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	1,035	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,300	65,300	65,300	44,192	44,192	0	

009-280-022-00 2019 Est. T.C.V. FERRIS DEAN & ANNETTE TRUST
 Property Class: 401 9321 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	105.00	140.00	0.7432	1.0000	900	100		70,233
105 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								70,233

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	27	50	66
D/W/P: Brick on Sand	12.55	112	50	703
Total Estimated Land Improvements True Cash Value =				769

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1951

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1556 SF Floor Area = 1556 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	1,556		
			Total:	126,698	76,018

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
3 Fixture Bath	1	2,929	1,757

Porches

WPP	64	1,638	983
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Deck

Treated Wood	573	6,120	3,672
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 480 13,229 7,937

Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 155,982 93,588

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 121,664

2019 Est. T.C.V. 009-280-022-00 = 192,666

Est. TCv/Total Floor Area = 123.82, Most recent sale 07/10/2013 for 187,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
88,500	88,500	88,500	88,500	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	0	2,124	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
96,300	96,300	96,300	90,624	90,624	0		

009-280-024-00 2019 Est. T.C.V. FECHTER EDITH (TTEE)
 Property Class: 401 9359 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1. CROOKED LAKE AREA

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP A\$900/FF	105.00	143.00	0.7432	1.0000	900	100		70,233
105 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								70,233

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.51	80	82	1,608
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 =				3,983

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1064 SF Floor Area = 1064 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	1,064		
			Total:	128,005	108,806

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		
Porches					
WSEP (1 Story)		240	8,868	7,538	
CCP (1 Story)		16	611	519	
Deck					
Treated Wood		496	5,699	4,844	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		864	30,387	25,829	
Common Wall: 1.5 Wall		1	-3,057	-2,598	
Door Opener		2	830	705	
Water/Sewer					
Public Sewer		1	1,134	964	
Water Well, 100 Feet		1	4,407	3,746	
Built-Ins					
Appliance Allow.		1	2,099	1,784	
Local Cost Items					
SANITARY SEWER		1	0	0 *86% Good	
Recreation Room		709	10,401	5,200	
Totals:				195,971	162,936

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 211,817

2019 Est. T.C.V. 009-280-024-00			=	286,033	
Est. TCV/Total Floor Area = 268.83					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
130,100	130,100	130,100	105,949	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,900	0	2,542	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
143,000	143,000	143,000	108,491	108,491	108,491

009-280-026-00 2019 Est. T.C.V. EVANS TYSON E
 Property Class: 401 9367 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C \$700	100.00	140.00	1.0000	1.0000	700	100		70,000
100 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								70,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D BIt 1960

(11) Heating System: Space Heater
 Ground Area = 1056 SF Floor Area = 1056 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		
1 Story	Siding	Basement	256		
Total:				87,562	56,915

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,384 900

Plumbing
Average Fixture(s) 1 778 506

Porches
CGEP (1 Story) 168 6,604 4,293

Garages
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)
Base Cost 432 11,724 7,621

Water/Sewer
Public Sewer 1 892 580
Water Well, 50 Feet 1 1,895 1,232

Built-Ins
Appliance Allow. 1 1,243 808

Fireplaces
Interior 1 Story 1 3,134 2,037

Local Cost Items
SANITARY SEWER 1 0 0 *94% Good

Totals: 115,216 74,892

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCv: 97,360

2019 Est. T.C.V. 009-280-026-00 = 167,360

Est. TCv/Total Floor Area = 158.48

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,300	74,300	74,300	68,277	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	1,638	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,700	83,700	83,700	69,915	69,915	0	

009-280-028-00	2019 Est. T.C.V.	EVANS DAVID D & KATHLEEN A
Property Class: 402		W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	50.00	130.00	1.0000	1.0000	900	100		45,000
50 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 45,000

2019 Est. T.C.V. 009-280-028-00 = 45,000

Est. TCV/Total Floor Area = 42.61

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,500	22,500	22,500	14,213	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	341	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,500	22,500	22,500	14,554	14,554	0	

009-280-029-00 2019 Est. T.C.V. DE NISE MARK & KATHRYN
 Property Class: 401 9387 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	55.00	126.00	0.9626	1.0000	900	100		47,648
55 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								47,648

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	192	71	649
Total Estimated Land Improvements True Cash Value =				649

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1080 SF Floor Area = 1080 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	Block	Slab	1,080		
			Total:	92,841	60,347

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	923	600		

Porches					
CGEP (1 Story)	128	6,083	3,954		

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	720	17,474	12,407	*71% Good	

Water/Sewer

Public Sewer	1	1,025	666		
Water Well, 50 Feet	1	1,998	1,299		

Built-Ins

Appliance Allow.	1	1,495	972		
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Fireplaces

Exterior 1 Story	1	4,412	2,868		
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good	
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Totals: 126,251 83,113

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 108,047

2019 Est. T.C.V. 009-280-029-00 = 156,344

Est. TCV/Total Floor Area = 144.76, Most recent sale 06/24/2005 for 120,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,300	73,300	73,300	71,338	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	1,712	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,200	78,200	78,200	73,050	73,050	0	

009-280-030-00 2019 Est. T.C.V. VAN HULLE ROBERT J JR
 Property Class: 401 9395 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	55.00	124.00	0.9626	1.0000	900	100		47,648
55 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								47,648

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 CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1068 SF Floor Area = 1068 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	1,068		
			Total:	91,786	55,072

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Porches

CSEP (1 Story)	98	3,257	1,954
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 520 17,576 10,546

Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Exterior 1 Story	1	4,331	2,599
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 122,318 73,392

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 95,410

2019 Est. T.C.V. 009-280-030-00 = 145,433

Est. TCV/Total Floor Area = 136.17

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
67,800	67,800	67,800	48,635	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	0	1,167	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
72,700	72,700	72,700	49,802	49,802	0		

009-280-031-00 2019 Est. T.C.V. THOMAS CALVIN O JR & DANA K
 Property Class: 401 9405 W OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	101.00	134.00	0.7548	1.0000	900	100		68,616
101 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								68,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	54	94	238
Metal Prefab	11.80	100	94	1,109
Total Estimated Land Improvements True Cash Value =				1,347

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1496 SF Floor Area = 1496 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	1,496		
			Total:	122,524	73,515

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Porches					
CGEP (1 Story)	112	5,592	3,355		
Deck					
Treated Wood	160	2,654	1,592		
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	576	15,022	9,013		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 100 Feet	1	4,280	2,568		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Exterior 1 Story	1	4,331	2,599		
Local Cost Items					
SANITARY SEWER	1	0	0	*84% Good	
Totals:				157,809	94,686

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 123,092

2019 Est. T.C.V. 009-280-031-00		=		193,055	
Est. TCV/Total Floor Area = 129.05, Most recent sale 02/01/2002 for 199,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
88,800	88,800	88,800	88,800	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,700	0	0	2,131	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT	
96,500	96,500	96,500	90,931	90,931 90,931	

009-280-034-00 2019 Est. T.C.V. MCGEE GAIL I & WISNIEWSKI
 Property Class: 401 9435 W OAK DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	101.00	153.00	0.7548	1.0000	900	100		68,616
101 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								68,616

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 984 SF Floor Area = 984 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	720		
1 Story	Siding	Basement	264		
			Total:	92,501	50,877

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	901	
Plumbing				
Average Fixture(s)	1	933	513	
Porches				
CCP (1 Story)		132	2,519	1,385
WPP		208	3,130	1,721
Deck				
Treated Wood		100	1,890	1,039
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		576	11,267	6,197
Water/Sewer				
Public Sewer		1	1,006	553
Water Well, 50 Feet		1	1,962	1,079
Built-Ins				
Appliance Allow.		1	1,467	807
Fireplaces				
Exterior 1 Story		1	4,331	2,382
Local Cost Items				
SANITARY SEWER		1	0	0 *94% Good
		Totals:	122,645	67,454

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 87,690

2019 Est. T.C.V. 009-280-034-00				=	157,246
Est. TCV/Total Floor Area = 159.80, Most recent sale 10/01/2002 for 140,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,900	73,900	73,900	68,916	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	1,653	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,600	78,600	78,600	70,569	70,569	70,569

009-290-001-00 2019 Est. T.C.V. ALTMAN KENNETH L & TONI L
 Property Class: 401 7689 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	64.00	136.00	0.9808	1.0000	1800	100		112,991
64 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			112,991

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	130	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 1965

(11) Heating System: Forced Heat & Cool
 Ground Area = 800 SF Floor Area = 800 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	800		
Total:				87,226	52,336

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120		672	
3 Fixture Bath	1	3,525		2,115	
Deck					
Treated Wood		440	5,267	3,160	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		624	19,893	11,936	
Water/Sewer					
Public Sewer	1	1,134		680	
Water Well, 50 Feet	1	2,038		1,223	
Built-Ins					
Appliance Allow.	1	2,099		1,259	
Fireplaces					
Interior 1 Story	1	4,051		2,431	
Breezeways					
Frame Wall		143	7,469	4,481	
Local Cost Items					
SANITARY SEWER	1	0	0	0	*84% Good
Totals:				133,822	80,293

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 104,381

2019 Est. T.C.V. 009-290-001-00	=	218,322			
Est. TCV/Total Floor Area = 272.90, Most recent sale 03/25/2016 for 209,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
105,300	105,300	105,300	103,121	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,900	0	0	2,474	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,200	109,200	109,200	105,595	105,595	0

009-290-002-00 2019 Est. T.C.V. WHITMER WALTER G & GRETCHEN
 Property Class: 401 7699 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	119.00	1.0000	1.0000	1800	100		108,000
<Site Value D> GROUP D 25K					25000	100	SEE RATE TBL	25,000
N OF LK MI SUB 290,681,500			0.15 Acres		75000	100		11,400
60 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								144,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	620	73	1,064
Metal Prefab	14.33	96	45	619
Total Estimated Land Improvements True Cash Value =				1,683

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C -5 Blt 1973

(11) Heating System: Electric Baseboard
 Ground Area = 1280 SF Floor Area = 2080 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	Crawl Space	720		
1 Story	Siding	Basement	480		
2 Story	Siding	Slab	80		
			Total:	178,013	115,682

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291

Deck

Treated Wood	384	4,823	3,135
Treated Wood	75	1,650	1,072
Treated Wood	192	3,057	1,987

Garages

Class: C Exterior: Pole (Unfinished)

Basement Garage: 2 Car	1	2,756	1,791
Base Cost	1200	21,972	14,282

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

Built-Ins

Appliance Allow.	1	2,099	1,364
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Local Cost Items

SANITARY SEWER	1	0	0	*71% Good
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Totals: 222,187 144,394

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 187,712

2019 Est. T.C.V. 009-290-002-00 = 333,795

Est. TCV/Total Floor Area = 160.48

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,300	160,300	160,300	123,459	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,600	0	2,963	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,900	166,900	166,900	126,422	126,422	126,422	

009-290-003-00 2019 Est. T.C.V. MCDONALD VAN & JUDY
 Property Class: 401 7709 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	62.00	115.00	0.9902	1.0000	1800	100		110,508
62 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								110,508

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	452	78	1,763
Total Estimated Land Improvements True Cash Value =				1,763

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 840 SF Floor Area = 1470 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	840		
Total:				129,261	90,483

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	56	1,428	1,000
Treated Wood	416	5,079	3,555

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 352 12,098 8,469

Water/Sewer

Public Sewer	1	1,134	794
Water Well, 100 Feet	1	4,407	3,085

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

Exterior 1 Story	1	4,942	3,459
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Local Cost Items

SANITARY SEWER	1	0	0	*92% Good
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Totals: 165,093 115,565

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 150,235

2019 Est. T.C.V. 009-290-003-00 = 262,506

Est. TCV/Total Floor Area = 178.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,200	126,200	126,200	94,171	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	2,260	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,300	131,300	131,300	96,431	96,431	0	

009-290-004-00	2019 Est. T.C.V.	BARR KEITH
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	61.00	110.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	109,257

2019 Est. T.C.V. 009-290-004-00 = 109,257

Est. TCV/Total Floor Area = 74.32

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,600	54,600	54,600	54,600	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	
54,600	54,600	54,600	55,910	54,600	0	

009-290-005-00 2019 Est. T.C.V. BARR KEITH
 Property Class: 401 7729 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	115.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	568	71	2,016
Total Estimated Land Improvements True Cash Value =				2,016

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973

(11) Heating System: Electric Baseboard
 Ground Area = 1438 SF Floor Area = 1438 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	1,438		
			Total:	139,011	97,307

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	238	3,525	2,467
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	432	15,513	10,859
Common Wall: 1 Wall	1	-2,038	-1,427

Water/Sewer

Public Sewer	1	1,134	794
Water Well, 100 Feet	1	4,407	3,085

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

Exterior 1 Story	1	4,942	3,459
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 173,238 121,264

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 157,643

2019 Est. T.C.V. 009-290-005-00 = 267,659

Est. TCV/Total Floor Area = 186.13, Most recent sale 06/29/2015 for 335,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,700	126,700	126,700	123,519	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	2,964	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,800	133,800	133,800	126,483	126,483	0	

009-290-006-00 2019 Est. T.C.V. MOOLENAAR ROBERT J & LAURA M
 Property Class: 401 7739 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	122.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	730	0	0
D/W/P: 4in Concrete	5.29	165	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 1S Cls C 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 994 SF Floor Area = 994 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	994		
			Total:	105,833	74,093

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	1,120	784	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	Base Cost			
	266	11,459	8,021	
Door Opener	1	415	290	

Water/Sewer

Public Sewer	1	1,134	794	
Water Well, 100 Feet	1	4,407	3,085	

Built-Ins

Appliance Allow.	1	2,099	1,469	
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Porches

CCP (1 Story)	20	764	535	
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Local Cost Items

SANITARY SEWER	1	0	0	*92% Good
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Totals: 127,231 89,071

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 115,792

2019 Est. T.C.V. 009-290-006-00 = 225,692

Est. TCV/Total Floor Area = 227.05

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,700	108,700	108,700	74,216	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	1,781	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,800	112,800	112,800	75,997	75,997	0	

009-290-007-00 2019 Est. T.C.V. VERBERKMOES DANIEL & DAWN TRUST
 Property Class: 401 7749 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	128.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	464	71	1,647
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,147

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1280 SF Floor Area = 2258 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,280		
1 Story	Siding	Overhang	338		
Total:				213,784	192,391

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	1,008		
3 Fixture Bath	1	3,525	3,172		
Porches					
WCP (1 Story)	64	2,795	2,515		
Deck					
Treated Wood	192	3,057	2,751		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	676	25,451	22,906		
Common Wall: 1 Wall	1	-2,038	-1,834		
Door Opener	1	415	373		
Water/Sewer					
Public Sewer	1	1,134	1,021		
Water Well, 50 Feet	1	2,038	1,834		
Built-Ins					
Appliance Allow.	1	2,099	1,889		
Breezeways					
Frame Wall	144	7,521	6,769		
Local Cost Items					
SANITARY SEWER	1	0	0		*84% Good
Totals:				260,901	234,795

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 305,234

2019 Est. T.C.V. 009-290-007-00				=	417,381
Est. TCV/Total Floor Area = 184.85, Most recent sale 06/01/1998 for 120,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
189,000	189,000	189,000	166,288	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,700	0	3,990	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
208,700	208,700	208,700	170,278	170,278	170,278

009-290-008-00 2019 Est. T.C.V. JUERGENS LARRY & MARCENE
 Property Class: 401 7759 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	132.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	400	0	0
D/W/P: 4in Concrete	5.29	56	0	0
D/W/P: 4in Concrete	5.29	100	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 C Blt 1962

(11) Heating System: Forced Heat & Cool
 Ground Area = 1752 SF Floor Area = 1752 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	1,752		
			Total:	175,427	105,258

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
3 Fixture Bath	1	3,525	2,115

Porches

WCP (1 Story)	91	3,453	2,072
WCP (1 Story)	17	974	584

Garages

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

Base Cost	576	22,654	13,592
Common Wall: 1 Wall	1	-2,038	-1,223
Door Opener	1	415	249

Water/Sewer

Public Sewer	1	1,134	680
Water Well, 100 Feet	1	4,407	2,644

Built-Ins

Appliance Allow.	1	2,099	1,259
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 213,170 127,902

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCv: 166,273

2019 Est. T.C.V. 009-290-008-00 = 276,648

Est. TCv/Total Floor Area = 157.90, Most recent sale 01/28/2013 for 255,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,000	130,000	130,000	118,522	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,300	0	2,844	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,300	138,300	138,300	121,366	121,366	0	

009-290-009-00 2019 Est. T.C.V. ANSON RONALD F
 Property Class: 401 7769 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	71.00	131.00	0.9508	1.0000	1800	100		121,506
71 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								121,506

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.79	200	0	0
D/W/P: Patio Blocks	10.83	24	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 2016

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1365 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	650		
1 Story	Siding	Crawl Space	390		
			Total:	109,994	108,895

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	924	
Deck					
Treated Wood		404	4,868	4,819	
Water/Sewer					
Public Sewer		1	1,006	996	
Water Well, 50 Feet		1	1,962	1,942	
Built-Ins					
Appliance Allow.		1	1,467	1,452	
			Totals:	120,230	119,028

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 154,736

2019 Est. T.C.V. 009-290-009-00				=	277,192	
Est. TCV/Total Floor Area = 203.07, Most recent sale 08/12/2013 for 120,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,900	131,900	131,900	129,107	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,700	0	0	3,098	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,600	138,600	138,600	132,205	132,205	0	

009-290-011-00	2019 Est. T.C.V.	HOLMES ROBERT P & KIMBERLY J
Property Class: 401		7789 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	67.00	144.00	0.9674	1.0000	1800	100		116,673
67 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 116,673

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	14.33	96	45	619
Total Estimated Land Improvements True Cash Value =				619

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-10 Blt 1968

(11) Heating System: Electric Baseboard
Ground Area = 936 SF Floor Area = 936 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	936		
Total:				85,553	59,894

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,120	784
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	588	17,152	15,437	*90% Good

Water/Sewer

Public Sewer	1	1,134	794
Water Well, 50 Feet	1	2,038	1,427

Built-Ins

Appliance Allow.	1	2,099	1,469
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 109,096 79,805

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 103,747

2019 Est. T.C.V. 009-290-011-00 = 221,039

Est. TCV/Total Floor Area = 236.15, Most recent sale 09/13/2012 for 204,150

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,700	106,700	106,700	99,835	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	0	2,396	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,500	110,500	110,500	102,231	102,231	0	0

009-290-012-00 2019 Est. T.C.V. CUNNINGHAM RUSSELL J
 Property Class: 401 7799 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	67.00	140.00	0.9674	1.0000	1800	100		116,673
67 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								116,673

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	364	71	1,210
Total Estimated Land Improvements True Cash Value =				1,210

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Electric Baseboard
 Ground Area = 936 SF Floor Area = 936 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	936		
Total:				84,115	50,469

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933		560	
Water/Sewer					
Public Sewer	1	1,006		604	
Water Well, 100 Feet	1	4,280		2,568	
Built-Ins					
Appliance Allow.	1	1,467		880	
Fireplaces					
Exterior 1 Story	1	4,331		2,599	
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		224	7,625	4,575	
Local Cost Items					
SANITARY SEWER	1	0		0	*92% Good
Totals:			103,757	62,255	

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCv: 80,932

2019 Est. T.C.V. 009-290-012-00 = 198,815

Est. TCv/Total Floor Area = 212.41

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,000	97,000	97,000	75,842	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,820	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,400	99,400	99,400	77,662	77,662	0	

009-290-013-00 2019 Est. T.C.V. ORMSBY H ROBERT II
 Property Class: 401 7809 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	66.00	135.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								115,451

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 1993

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1280 SF Floor Area = 2560 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,280		
			Total:	269,734	210,393

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,649	1,286
3 Fixture Bath	1	5,184	4,044

Porches

WCP (1 Story)	35	2,280	1,778
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Deck

Treated Wood	480	5,914	4,613
Treated Wood	128	2,482	1,936

Garages

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

Base Cost	576	24,376	19,013
Common Wall: 1 Wall	1	-2,365	-1,845

Water/Sewer

Public Sewer	1	1,452	1,133
Water Well, 50 Feet	1	2,216	1,728

Built-Ins

Appliance Allow.	1	3,016	2,352
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Fireplaces

Exterior 2 Story	1	7,847	6,121
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 323,785 252,552

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 328,318

2019 Est. T.C.V. 009-290-013-00 = 443,769

Est. TCV/Total Floor Area = 173.35

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,800	188,800	188,800	143,956	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	33,100	0	3,454	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
221,900	221,900	221,900	147,410	147,410	147,410	

009-290-014-00 2019 Est. T.C.V. DENNO WILLIAM L ETAL
 Property Class: 401 7819 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	73.00	120.00	0.9429	1.0000	1800	100		123,892
73 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								123,892

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.79	30	0	0
D/W/P: Asphalt Paving	2.19	160	0	0
Metal Prefab	12.51	90	45	507
Wood Frame	26.25	42	35	386

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 =				1,843

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1970

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1060 SF Floor Area = 1060 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	436		
1 Story	Siding	Crawl Space	624		
			Total:	102,089	61,253

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	560	
Deck					
Treated Wood		453	5,246	3,148	
Water/Sewer					
Public Sewer		1	1,006	604	
Water Well, 50 Feet		1	1,962	1,177	
Built-Ins					
Appliance Allow.		1	1,467	880	
Porches					
CPP		12	240	144	
Local Cost Items					
SANITARY SEWER		1	0	0	*81% Good
			Totals:	112,943	67,766

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 88,096

2019 Est. T.C.V. 009-290-014-00				=	213,831
Est. TCV/Total Floor Area = 201.73					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,100	102,100	102,100	86,196	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800	0	0	2,068	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,900	106,900	106,900	88,264	88,264	88,264

009-290-015-00	2019 Est. T.C.V.	GOODENOW LORI TRUST &
Property Class: 402		W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	108.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.45	100	50	972
Total Estimated Land Improvements True Cash Value =				972

2019 Est. T.C.V. 009-290-015-00 = 108,972

Est. TCV/Total Floor Area = 102.80

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,000	54,000	54,000	33,757	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	810	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,500	54,500	54,500	34,567	34,567	0

009-290-016-00 2019 Est. T.C.V. GOODENOW LORI TRUST &
 Property Class: 401 7839 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	70.00	119.00	0.9548	1.0000	1800	100		120,306
70 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								120,306

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	360	71	1,217
Total Estimated Land Improvements True Cash Value =				1,217

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Electric Baseboard
 Ground Area = 999 SF Floor Area = 999 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	Block	Crawl Space	999		
			Total:	91,185	59,270

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	923	600	

Porches	CCP (1 Story)			
	200	3,604	2,343	

Garages	Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost		
		400	11,536	7,498

Water/Sewer	Public Sewer			
	1	1,025	666	
	1	1,998	1,299	

Built-Ins	Appliance Allow.			
	1	1,495	972	

Fireplaces	Exterior 1 Story			
	1	4,412	2,868	

Local Cost Items	SANITARY SEWER				
	1	0	0	*87% Good	

Totals: 116,178 75,516

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 98,170

2019 Est. T.C.V. 009-290-016-00 = 219,693

Est. TCV/Total Floor Area = 219.91

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,700	109,700	109,700	78,728	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	0	1,889	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,800	109,800	109,800	80,617	80,617	0	

009-290-017-00 2019 Est. T.C.V. TOMSHAK MEGAN MARIE
 Property Class: 401 7849 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	66.00	141.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								115,451

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	288	0	0
D/W/P: 4in Concrete	5.29	40	0	0
D/W/P: 4in Concrete	5.29	196	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 1S Cls C Blt 1966

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1422 SF Floor Area = 1483 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	1,422		
1 Story	Siding	Overhang	61		
			Total:	168,720	101,232

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,165
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Plumbing

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

Porches

WCP (1 Story)	77	3,150	1,890
WPP	195	3,411	2,047

Deck

Treated Wood	452	5,361	3,217
Treated Wood	104	2,000	1,200

Garages

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

Base Cost	440	14,010	8,406
Door Opener	1	415	249

Water/Sewer

Public Sewer	1	1,134	680
Water Well, 100 Feet	1	4,407	2,644

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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Local Cost Items

SANITARY SEWER	1	0	0	*82% Good
Recreation Room	900	13,203	7,922	

Totals: 228,273 136,963

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 178,052

2019 Est. T.C.V. 009-290-017-00 = 295,403

Est. TCV/Total Floor Area = 199.19, Most recent sale 11/01/2012 for 225,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
123,700	123,700	123,700	111,488	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,000	0	0	2,675	0

Parcel Number: 009-290-017-00

Page: 2

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
147,700	147,700	147,700	114,163	114,163	114,163

009-290-018-00 2019 Est. T.C.V. STECKROTH FAMILY TRUST
 Property Class: 401 7859 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	70.00	160.00	0.9548	1.0000	1800	100		120,306
70 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								120,306

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	10.20	96	45	441
Total Estimated Land Improvements True Cash Value =				441

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

(11) Heating System: Space Heater
 Ground Area = 795 SF Floor Area = 795 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	795		
Total:				66,829	46,779

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	545
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Porches

WPP	228	2,886	2,020
WSEP (1 Story)	121	4,231	2,962

Deck

Treated Wood	86	1,711	1,198
Treated Wood	90	1,753	1,227

Garages

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

Base Cost	840	22,058	15,441
Common Wall: 1 Wall	1	-1,906	-1,334
Door Opener	1	368	258

Water/Sewer

Public Sewer	1	892	624
Water Well, 50 Feet	1	1,895	1,326

Built-Ins

Appliance Allow.	1	1,243	870
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Breezeways

Frame Wall	469	15,003	10,502
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Totals: 117,741 82,418

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 107,144

2019 Est. T.C.V. 009-290-018-00 = 227,891

Est. TCV/Total Floor Area = 286.66, Most recent sale 05/01/1997 for 86,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,300	107,300	107,300	83,680	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	2,008	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,900	113,900	113,900	85,688	85,688	0	

009-290-019-00 2019 Est. T.C.V. COLECCHIO BRETT & SARA
 Property Class: 401 7869 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	71.00	172.00	0.9508	1.0000	1800	100		121,506
71 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								121,506

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	547	73	1,997
Total Estimated Land Improvements True Cash Value =				1,997

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1976

(11) Heating System: Forced Heat & Cool
 Ground Area = 984 SF Floor Area = 1476 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	984		
Total:				138,286	100,949

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	818
3 Fixture Bath	1	3,525	2,573

Porches

WCP (1 Story)	84	3,311	2,417
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Deck

Treated Wood	432	5,206	3,800
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 462 14,507 10,590

Water/Sewer

Public Sewer	1	1,134	828
Water Well, 100 Feet	1	4,407	3,217

Built-Ins

Appliance Allow.	1	2,099	1,532
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Fireplaces

Exterior 1 Story	1	4,942	3,608
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 178,537 130,332

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 169,432

2019 Est. T.C.V. 009-290-019-00 = 292,935

Est. TCV/Total Floor Area = 198.47, Most recent sale 09/21/2018 for 349,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
133,600	133,600	133,600	103,678	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
4,300	8,600	0	4,300	38,522	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,500	146,500	146,500	110,466	146,500	146,500	

009-290-020-00 2019 Est. T.C.V. HUNT DAVID H & KRUYAYMAS
 Property Class: 401 7879 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	66.00	165.00	0.9718	1.0000	1800	100		115,451
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								115,451

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 1.5S Cls C 10 Blt 2011

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1379 SF Floor Area = 1929 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,379		
1 Story	Siding	Overhang	550		
			Total:	182,713	168,094

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,030
3 Fixture Bath	1	3,525	3,243
2 Fixture Bath	1	2,359	2,170

Porches

WCP (1 Story)	475	11,766	10,825
CCP (1 Story)	48	1,104	1,016

Garages

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

Base Cost	672	20,993	19,314
Storage Over Garage	390	4,068	3,743
Common Wall: 1 Wall	1	-2,038	-1,875
Door Opener	1	415	382

Water/Sewer

Public Sewer	1	1,134	1,043
Water Well, 100 Feet	1	4,407	4,054

Built-Ins

Appliance Allow.	1	2,099	1,931
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Totals: 233,665 214,970

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 279,461

2019 Est. T.C.V. 009-290-020-00	=	395,862			
Est. TCv/Total Floor Area = 205.22, Most recent sale 06/01/2002 for 85,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
187,600	187,600	187,600	155,851	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,300	0	0	3,740	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
197,900	197,900	197,900	159,591	159,591	0

009-290-021-00 2019 Est. T.C.V. ANTON ROBERT A & KATHLEEN M
 Property Class: 401 7889 W PINE DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	66.00	147.00	0.9718	1.0000	1200	100		76,967
66 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								76,967

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.76	100	71	338
Total Estimated Land Improvements True Cash Value =				338

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1098 SF Floor Area = 1098 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	Block	Crawl Space	1,098		
Total:				99,362	70,547

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	923	655
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Garages

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

Base Cost	440	13,908	9,875
Common Wall: 1 Wall	1	-1,886	-1,339

Water/Sewer

Public Sewer	1	1,025	728
Water Well, 50 Feet	1	1,998	1,419

Built-Ins

Appliance Allow.	1	1,495	1,061
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Fireplaces

Wood Stove	1	1,661	1,179
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 118,486 84,125

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 109,363

2019 Est. T.C.V. 009-290-021-00 = 186,668

Est. TCv/Total Floor Area = 170.01

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,400	87,400	87,400	83,109	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	1,994	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,300	93,300	93,300	85,103	85,103	0	

009-290-022-00 2019 Est. T.C.V. ANTON DOUGLAS A & MILTON R
 Property Class: 401 7899 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	67.00	131.00	0.9674	1.0000	1200	100		77,782
67 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								77,782

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	792	71	2,632
Total Estimated Land Improvements True Cash Value =				2,632

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Electric Baseboard
 Ground Area = 884 SF Floor Area = 884 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	Brick	Slab	884		
Total:				80,740	57,326

Other Additions/Adjustments

Plumbing	Average Fixture(s)			
	1	933	662	

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost		
	484	13,305	9,447

Water/Sewer

Public Sewer			
	1	1,006	714
Water Well, 100 Feet	1	4,280	3,039

Built-Ins

Appliance Allow.			
	1	1,467	1,042

Fireplaces

Interior 1 Story			
	1	3,567	2,533

Local Cost Items

SANITARY SEWER				
	1	0	0	*87% Good

Totals: 105,298 74,763

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 97,191

2019 Est. T.C.V. 009-290-022-00 = 177,605

Est. TCv/Total Floor Area = 200.91

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,500	87,500	87,500	83,211	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	1,997	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,800	88,800	88,800	85,208	85,208	85,208	

009-290-023-00 2019 Est. T.C.V. CHILES EARLE W & VILMINOT GAYLE M
 Property Class: 401 7909 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C		\$70,000			70000	100		70,000
68 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	716	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 1.25S Cls C 10 Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1608 SF Floor Area = 2560 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	224		
1.5 Story	Siding	Basement	704		
2 Story	Siding	Basement	288		
1 Story	Siding	Basement	392		
1 Story	Siding	Overhang	312		
			Total:	251,647	176,152

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
3 Fixture Bath	2	7,051	4,936

Deck

Treated Wood	374	4,739	3,317
Treated Wood	18	624	437

Garages

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

Base Cost	624	19,893	13,925
Common Wall: 1 Wall	1	-2,038	-1,427
Door Opener	1	415	290

Water/Sewer

Public Sewer	1	1,134	794
Water Well, 50 Feet	1	2,038	1,427

Built-Ins

Appliance Allow.	1	2,099	1,469
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Porches

WCP (1 Story)	24	1,374	962
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Totals: 290,096 203,066

Notes: 2005 ADDITION STARTED

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 263,986

2019 Est. T.C.V. 009-290-023-00				=	335,886
Est. TCV/Total Floor Area = 131.21, Most recent sale 10/22/2018 for 407,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
120,700	120,700	120,700	113,746	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
37,700	9,500	0	37,700	16,454	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
167,900	167,900	167,900	154,175	167,900	167,900

009-290-024-00 2019 Est. T.C.V. WOODCOCK DALE R & JANET A
 Property Class: 401 7919 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C		\$70,000			70000	100		70,000
68 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	644	71	2,286
Total Estimated Land Improvements True Cash Value =				2,286

Cost Est. for Res. Bldg: 1 Single Family BI Cls C -5 Blt 1969

(11) Heating System: Forced Heat & Cool
 Ground Area = 1034 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
Bi-Level	Siding	Bi-Lev. 80%	517		
1 Story	Siding	Crawl Space	517		
1 Story	Siding	Overhang	44		
			Total:	133,011	79,805

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,165
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Plumbing

Average Fixture(s)	1	1,120	672
3 Fixture Bath	1	3,525	2,115

Porches

CGEP (1 Story)	64	4,255	2,553
CCP (1 Story)	64	1,430	858
CCP (1 Story)	105	2,228	1,337
CCP (1 Story)	120	2,522	1,513

Deck

Treated Wood	400	4,948	2,969
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Garages

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

Base Cost	504	17,212	10,327
Common Wall: 1 Wall	1	-2,038	-1,223
Door Opener	1	415	249

Water/Sewer

Public Sewer	1	1,134	680
Water Well, 100 Feet	1	4,407	2,644

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

Direct-Vented Gas	1	2,293	1,376
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Breezeways

Frame Wall	203	10,603	6,362
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 191,106 114,661

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCv: 149,059

2019 Est. T.C.V. 009-290-024-00 = 221,345

Est. TCv/Total Floor Area = 148.35, Most recent sale 09/01/1999 for 149,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,400	101,400	101,400	85,752	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,300	0	0	2,058	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Parcel Number: 009-290-024-00					Page: 2

110,700

110,700

110,700

87,810

87,810

87,810

009-290-025-00 2019 Est. T.C.V. HUCKLE CHRISTOPHE & HUCKLE KATHRYE
 Property Class: 401 7929 W PINE DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C		\$70,000			70000	100		70,000
66 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.51	80	93	1,824
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				4,174

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
 Ground Area = 952 SF Floor Area = 1428 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	952		
			Total:	147,665	132,881

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	1,008		
3 Fixture Bath	1	3,525	3,172		
Porches					
WCP (1 Story)		136	4,627	4,164	
Deck					
Treated Wood		168	2,802	2,522	
Water/Sewer					
Public Sewer	1	1,134	1,021		
Water Well, 100 Feet	1	4,407	3,966		
Built-Ins					
Appliance Allow.	1	2,099	1,889		
Local Cost Items					
SANITARY SEWER	1	0	0		*93% Good
Totals:				167,379	150,623

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCv: 195,810

2019 Est. T.C.V. 009-290-025-00				=	269,984
Est. TCv/Total Floor Area = 189.06, Most recent sale 08/07/2015 for 232,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,700	123,700	123,700	117,543	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,300	0	0	2,821	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,000	135,000	135,000	120,364	120,364	0

009-290-026-00 2019 Est. T.C.V. HINDY GERARD T & MOLLIE M
 Property Class: 401 7939 W PINE DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C		\$70,000			70000	100		70,000
109 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								70,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	155	76	623
D/W/P: 4in Concrete	5.29	161	94	801
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 =				2,374

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1986

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1096 SF Floor Area = 2228 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	Slab	1,096		
1 Story	Siding	Overhang	36		
			Total:	174,570	113,469

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291

Deck

Treated Wood	598	6,446	4,190
Treated Wood	208	3,224	2,096
Treated Wood	50	1,330	864

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Exterior 2 Story	1	6,089	3,958
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Local Cost Items

SANITARY SEWER	1	0	0	*76% Good
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Totals: 201,575 131,022

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 170,329

2019 Est. T.C.V. 009-290-026-00 = 242,703

Est. TCV/Total Floor Area = 108.93, Most recent sale 09/01/1999 for 132,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,900	97,900	97,900	93,433	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,500	0	0	2,242	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,400	121,400	121,400	95,675	95,675	0	

009-290-027-00 2019 Est. T.C.V. GLASHOWER THOMAS J & KIMBERLY A
 Property Class: 401 260 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	52.00	238.00	1.0439	1.1042	1100	100		65,930
52 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								65,930

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.18	378	0	0
Metal Prefab	26.14	48	45	565
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 =				10,065

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1288 SF Floor Area = 1932 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	Cedar Logs	Basement	1,288		
			Total:	252,231	214,396

Other Additions/Adjustments

Exterior					
Brick Veneer		28		435	370
Basement, Outside Entrance, Below Grade		1		2,727	2,318

Plumbing

Average Fixture(s)	1	1,649	1,402
3 Fixture Bath	1	5,184	4,406
2 Fixture Bath	2	6,947	5,905

Porches

WCP (1 Story)	111	5,034	4,279
WPP	145	3,582	3,045
WPP	545	8,911	7,574

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	736	34,276	29,135
Storage Over Garage	442	6,029	5,125
Door Opener	2	1,037	881

Water/Sewer

Public Sewer	1	1,452	1,234
Water Well, 100 Feet	1	4,739	4,028

Built-Ins

Appliance Allow.	1	3,016	2,564
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Fireplaces

Interior 2 Story	1	6,445	5,478
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Recreation Room	1288	26,713	13,356	

Totals: 370,407 305,496

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 397,145

2019 Est. T.C.V. 009-290-027-00 = 473,140
 Est. TCV/Total Floor Area = 244.90, Most recent sale 03/31/2011 for 390,000
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 249,600 249,600 249,600 189,534 2.40
 2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 -13,000 0 0 4,548 0
 Parcel Number: 009-290-027-00 Page: 2

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
236,600	236,600	236,600	194,082	194,082	0

009-290-028-00 2019 Est. T.C.V. BALL JAMES R & JANICE C
 Property Class: 401 268 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	52.00	165.00	1.0439	1.0262	1100	100		61,272
52 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								61,272

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	112	0	0
D/W/P: 4in Ren. Conc.	6.21	550	0	0
Metal Prefab	18.36	48	45	396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,746

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1970

(11) Heating System: Electric Baseboard
 Ground Area = 1056 SF Floor Area = 1392 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	Basement	672		
1 Story	Siding	Basement	384		
			Total:	146,899	110,182

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,942 1,456

Plumbing

Average Fixture(s)	1	1,120	840
2 Fixture Bath	1	2,359	1,769

Porches

CCP (1 Story)	36	878	658
WPP	240	3,715	2,786

Garages

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

Base Cost	572	18,739	14,054
Door Opener	1	415	311

Water/Sewer

Public Sewer	1	1,134	850
Water Well, 100 Feet	1	4,407	3,305

Built-Ins

Appliance Allow.	1	2,099	1,574
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Fireplaces

Direct-Vented Gas	1	2,293	1,720
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
Recreation Room		384	5,633	2,816

Totals: 191,633 142,321

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 185,017

2019 Est. T.C.V. 009-290-028-00 = 249,035

Est. TCV/Total Floor Area = 178.90

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,000	0	0	0	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
124,500	0	96,417	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,500	124,500	124,500	96,417	96,417	96,417	

009-290-029-00 2019 Est. T.C.V. LONSBERRY SCOTT & JUDITH TRUST
 Property Class: 401 280 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	52.00	183.00	1.0439	1.0477	1100	100		62,554
52 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								62,554

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	267	0	0
Wood Frame	25.55	48	94	1,152
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 =				2,102

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 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	960		
Total:				99,044	64,379

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,065		
Plumbing					
Average Fixture(s)	1	933	606		
Porches					
CPP		36	684	445	
WPP		240	3,298	2,144	
Water/Sewer					
Public Sewer	1	1,006	654		
Water Well, 50 Feet	1	1,962	1,275		
Built-Ins					
Appliance Allow.	1	1,467	954		
Fireplaces					
Exterior 1 Story	1	4,331	2,815		
Local Cost Items					
SANITARY SEWER	1	0	0	*71% Good	
Totals:				114,364	74,337

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 96,638

2019 Est. T.C.V. 009-290-029-00				=	161,294
Est. TCV/Total Floor Area = 168.01, Most recent sale 08/02/2004 for 161,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,800	77,800	77,800	64,718	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	2,800	0	0	0	1,553
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,600	80,600	80,600	66,271	66,271	0

009-290-030-00 2019 Est. T.C.V. WARREN J & S JOINT LIVING TRUST
 Property Class: 401 292 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 900/FF	60.00	160.00	1.0000	1.0000	900	100		54,000
60 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								54,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	800	0	0
Wood Frame	22.41	96	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 10 Blt 2003

(11) Heating System: Forced Heat & Cool
 Ground Area = 1008 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
			Total:	169,240	152,301

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,942 1,748

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

Deck

Treated Wood 264 3,773 3,396

Garages

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

Base Cost	440	15,704	14,134
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	1	415	373

Water/Sewer

Public Sewer	1	1,134	1,021
Water Well, 100 Feet	1	4,407	3,966

Built-Ins

Appliance Allow. 1 2,099 1,889

Fireplaces

Direct-Vented Gas 1 2,293 2,064

Local Cost Items

SANITARY SEWER 1 0 0 *93% Good

Recreation Room 1008 14,787 7,393

Totals: 220,760 192,754

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 250,580

2019 Est. T.C.V. 009-290-030-00 = 306,955

Est. TCV/Total Floor Area = 203.01, Most recent sale 08/01/1997 for 36,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
144,300	144,300	144,300	126,299	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	3,031	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,500	153,500	153,500	129,330	129,330	129,330	

009-290-031-00 2019 Est. T.C.V. SCHAFRANEK EUGENE J TRUSTEE OF THE
 Property Class: 401 304 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 900/FF	60.00	149.00	1.0000	0.9789	900	100		52,858
60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								52,858

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	90	71	319
Total Estimated Land Improvements True Cash Value =				319

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 767 SF Floor Area = 959 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	767		
			Total:	103,976	67,584

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262	
Plumbing				
Average Fixture(s)	1	1,120	728	
Porches				
WPP	404	5,155	3,351	
Water/Sewer				
Public Sewer	1	1,134	737	
Water Well, 100 Feet	1	4,407	2,865	
Built-Ins				
Appliance Allow.	1	2,099	1,364	
Local Cost Items				
SANITARY SEWER	1	0	0	*91% Good
		Totals:	119,833	77,891

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 101,258

2019 Est. T.C.V. 009-290-031-00				=	154,435
Est. TCV/Total Floor Area = 161.04					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,800	76,800	76,800	42,163	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	1,011	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,200	77,200	77,200	43,174	43,174	0

009-290-032-00	2019 Est. T.C.V.	SCHAFRANEK EUGENE J TRUSTEE OF THE
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 900/FF	60.00	145.00	1.0000	0.9709	900	100		52,429
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	52,429

2019 Est. T.C.V. 009-290-032-00 = 52,429

Est. TCV/Total Floor Area = 54.67

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
27,700	27,700	27,700	22,815	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,500	0	0	547	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
26,200	26,200	26,200	23,362	23,362	0		

009-290-033-00 2019 Est. T.C.V. BOBCOWSKI JOHN J
 Property Class: 401 316 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	77.00	147.00	0.9279	1.0027	1100	100		78,808
77 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								78,808

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	800	0	0
D/W/P: 4in Ren. Conc.	6.21	1166	0	0
D/W/P: 4in Ren. Conc.	6.21	191	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 5 Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = 1402 SF Floor Area = 2059 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	889		
1 Story	Siding	Slab	513		
1 Story	Siding	Overhang	72		
1 Story	Siding	Overhang	103		
1 Story	Brick	Overhang	482		
Total:				208,421	145,890

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,942 1,359

Plumbing

Average Fixture(s) 1 1,120 784

Porches

WPP	473	6,021	4,215
WPP	243	3,730	2,611
CCP (1 Story)	96	2,055	1,438

Deck

Treated Wood 288 3,992 2,794

Balcony

Wood Balcony 41 1,268 888

Garages

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

Base Cost	607	23,491	16,444
Common Wall: 1 Wall	1	-2,038	-1,427
Door Opener	1	415	290

Water/Sewer

Public Sewer	1	1,134	794
Water Well, 50 Feet	1	2,038	1,427

Built-Ins

Appliance Allow. 1 2,099 1,469

Fireplaces

Interior 1 Story	1	4,051	2,836
Prefab 1 Story	1	1,967	1,377
Wood Stove	1	1,936	1,355

Recreation Room 875 12,836 6,418

Totals: 276,478 190,962

Notes: +ONSITE ADDITION

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.100 => TCV: 210,058

2019 Est. T.C.V. 009-290-033-00 = 289,836

Parcel Number: 009-290-033-00 Page: 2

Est. TCV/Total Floor Area = 140.77, Most recent sale 01/22/2018 for 329,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
133,600	133,600	133,600	131,695	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,300	0	0	13,205	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,900	144,900	144,900	134,855	144,900	144,900	

009-290-035-00 2019 Est. T.C.V. WELLS DAVID ALAN & PATRICIA KAY
 Property Class: 401 352 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 900/FF	52.00	148.00	1.0000	0.9769	900	100		45,718
52 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								45,718

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	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1991

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 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	Pine Logs	Basement	960		
			Total:	119,785	89,837

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,456
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Plumbing

Average Fixture(s)	1	1,120	840
3 Fixture Bath	1	3,525	2,644
2 Fixture Bath	1	2,359	1,769

Porches

CCP (1 Story)	266	5,073	3,805
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Deck

Treated Wood w/Roof (Deck Portion)	320	4,278	3,208
Treated Wood w/Roof (Roof portion)	320	3,744	2,808
Treated Wood w/Roof (Deck Portion)	128	2,344	1,758
Treated Wood w/Roof (Roof portion)	128	1,732	1,299

Garages

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

Basement Garage: 1 Car	1	1,972	1,479
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Water/Sewer

Public Sewer	1	1,134	850
Water Well, 100 Feet	1	4,407	3,305

Built-Ins

Appliance Allow.	1	2,099	1,574
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
Recreation Room	349	5,120	2,560	

Totals: 160,634 119,192

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 154,950

2019 Est. T.C.V. 009-290-035-00 = 203,018

Est. TCv/Total Floor Area = 211.48, Most recent sale 10/15/2009 for 185,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,200	108,200	108,200	74,141	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,700	0	0	1,779	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,500	101,500	101,500	75,920	75,920	0	

009-290-036-00 2019 Est. T.C.V. KOUZOUJIAN RICHARD A
 Property Class: 401 364 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 900/FF	102.00	121.00	0.8758	0.9196	900	100		73,932
102 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								73,932

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	484	82	1,857
Total Estimated Land Improvements True Cash Value =				1,857

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1296 SF Floor Area = 1296 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	768		
1 Story	Siding	Crawl Space	528		
			Total:	111,963	67,177

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	96	3,193	2,682	*84% Good
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Deck

Treated Wood	96	1,855	1,558	*84% Good
Treated Wood	294	3,954	2,372	

Garages

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

Base Cost	572	15,856	9,514
Storage Over Garage	286	2,654	1,592

Water/Sewer

Public Sewer	1	1,006	604
Water Well, 100 Feet	1	4,280	2,568

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Wood Stove	1	1,630	978
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 150,761 91,667

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 119,167

2019 Est. T.C.V. 009-290-036-00 = 194,956

Est. TCV/Total Floor Area = 150.43, Most recent sale 06/15/2004 for 185,100

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,900	93,900	93,900	89,317	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	2,143	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,500	97,500	97,500	91,460	91,460	0	

009-290-038-00	2019 Est. T.C.V.	THOMPSON DARREL
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D 25K					25000	100		25,000
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	25,000

2019 Est. T.C.V. 009-290-038-00 = 25,000

Est. TCV/Total Floor Area = 19.29, Most recent sale 10/10/2018 for 25,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
17,500	17,500	17,500	14,376	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-5,000	0	0	-1,876	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,500	12,500	12,500	14,721	12,500	0			

009-290-039-00 2019 Est. T.C.V. THOMPSON DARREL
 Property Class: 401 400 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D 25K					25000	100		25,000
40 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =								25,000

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 Single Family 1.5S Cls C -5 Blt 1971

(11) Heating System: Electric Baseboard
 Ground Area = 747 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	747		
			Total:	106,360	63,807

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	3	5,827	3,496	
Plumbing				
Average Fixture(s)	1	1,120	672	
2 Fixture Bath	2	4,718	2,831	
Porches				
WPP	357	4,562	2,737	
WPP	650	8,229	4,937	
Water/Sewer				
Public Sewer	1	1,134	680	
Water Well, 50 Feet	1	2,038	1,223	
Built-Ins				
Appliance Allow.	1	2,099	1,259	
Fireplaces				
Exterior 2 Story	1	6,089	3,653	
Wood Stove	1	1,936	1,162	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Recreation Room	747	10,958	6,575	
		Totals:	155,070	93,032

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 120,942

2019 Est. T.C.V. 009-290-039-00 = 146,892

Est. TCV/Total Floor Area = 131.15, Most recent sale 10/10/2018 for 150,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,300	76,300	76,300	60,231	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,900	0	13,169	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
73,400	73,400	73,400	61,676	73,400	0

009-290-040-00 2019 Est. T.C.V. DENNO MICHAEL P & LAURIE J TRUST
 Property Class: 401 412 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D 25K					25000	100		25,000
40 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	84	71	298
Total Estimated Land Improvements True Cash Value =				298

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 768 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	768		
			Total:	87,548	56,904

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262
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Plumbing

Average Fixture(s)	1	1,120	728
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Deck

Treated Wood	289	4,003	2,602
Treated Wood	180	2,930	1,904

Water/Sewer

Public Sewer	1	1,134	737
Water Well, 50 Feet	1	2,038	1,325

Built-Ins

Appliance Allow.	1	2,099	1,364
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Local Cost Items

SANITARY SEWER	1	0	0	*92% Good
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Totals:	102,814	66,826
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Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 86,874

2019 Est. T.C.V. 009-290-040-00 = 112,172

Est. TCv/Total Floor Area = 146.06, Most recent sale 04/18/2013 for 114,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,300	58,300	58,300	56,041	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	59	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,100	56,100	56,100	57,385	56,100	0

009-290-042-00 2019 Est. T.C.V. VANDEN BOSCH LIVING TRUST
 Property Class: 401 7860 W PINE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * Walleye Channel

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D 25K					25000	100		25,000
BACK LOT 125/FF	47.00	175.00	1.0000	0.0000	125	100*		0

* denotes lines that do not contribute to the total acreage calculation.

67 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	56	0	0
D/W/P: Patio Blocks	9.94	48	0	0
D/W/P: Brick on Sand	11.55	30	0	0
D/W/P: 4in Concrete	4.60	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 D 10 Blt 1978

(11) Heating System: Electric Baseboard
 Ground Area = 1658 SF Floor Area = 1694 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	1,262		
1 Story	Siding	Basement	396		
1 Story	Siding	Overhang	36		
			Total:	154,530	92,673

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade		1	1,384	830	
Plumbing					
Average Fixture(s)		1	778	467	
2 Fixture Bath		1	1,633	980	
Deck					
Treated Wood		611	6,232	3,739	
Treated Wood		233	3,323	1,994	
Treated Wood		1021	9,577	5,746	
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Basement Garage: 1 Car		1	1,783	1,070	
Water/Sewer					
Public Sewer		1	892	535	
Water Well, 50 Feet		1	1,895	1,137	
Built-Ins					
Appliance Allow.		1	1,243	746	
Fireplaces					
Wood Stove		2	2,700	1,620	
Local Cost Items					
SANITARY SEWER		1	0	0	*92% Good
Recreation Room		396	5,449	1,362	
			Totals:	191,419	112,899

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 146,769

2019 Est. T.C.V. 009-290-042-00 = 172,719

Est. TCV/Total Floor Area = 101.96, Most recent sale 01/25/2012 for 105,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,600	72,600	72,600	60,581	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	13,800	0	1,453	0	

Parcel Number: 009-290-042-00

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,400	86,400	86,400	62,034	62,034	0

009-290-044-00	2019 Est. T.C.V.	DENNO WILLIAM L & SELMA G
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 78X97 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681	1,500	0.17	Acres	75000	100		13,050
			0.17	Total Acres			Total Est. Land Value =	13,050

2019 Est. T.C.V. 009-290-044-00 = 13,050

Est. TCV/Total Floor Area = 7.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,500	6,500	6,500	3,138	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	75	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,500	6,500	6,500	3,213	3,213	3,213	

009-290-045-00	2019 Est. T.C.V.	CROW'S NEST LOT OWNERS
Property Class: 705		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.11	Acres	75000	100			8,550
		0.11	Total Acres				Total Est. Land Value =	8,550

2019 Est. T.C.V. 009-290-045-00 = 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	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-290-047-00 2019 Est. T.C.V. BOONSTRA GERALD D & JOYCE BE
 Property Class: 401 7760 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 60'X160.2'AVG
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 N OF LK MI SUB 290,681,500 0.22 Acres 75000 100 16,500
 0.22 Total Acres Total Est. Land Value = 16,500

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 CD Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 616 SF Floor Area = 616 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	616		
			Total:	68,230	40,939

Other Additions/Adjustments

Plumbing

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

Porches

WSEP (1 Story)	170	6,100	3,660
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Deck

Treated Wood	144	2,478	1,487
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Garages

Class: D Exterior: Pole (Unfinished)
 Base Cost 288 6,201 3,721

Water/Sewer

Public Sewer	1	1,006	604
Water Well, 50 Feet	1	1,962	1,177

Built-Ins

Appliance Allow.	1	1,467	880
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 90,347 54,210

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 70,473

2019 Est. T.C.V. 009-290-047-00 = 87,923

Est. TCv/Total Floor Area = 142.73

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,700	43,700	43,700	29,631	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	711	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,000	44,000	44,000	30,342	30,342	0	

009-290-048-00 2019 Est. T.C.V. HICKS JAMES C & JOY B
 Property Class: 401 7740 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 90'X82' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	90.00	82.00	1.0000	0.0000	1800	100*	SHARED ACCESS	0
N OF LK MI SUB	290,681,500		0.17 Acres		75000	100		12,675
* denotes lines that do not contribute to the total acreage calculation.								
90 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								12,675

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	750	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 960 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	960		
			Total:	99,044	79,236

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	746
3 Fixture Bath	1	2,929	2,343

Porches

WGEP (1 Story)	192	10,189	8,151
CGEP (1 Story)	96	5,001	4,001

Deck

Treated Wood	240	3,463	2,770
Treated Wood	16	543	434

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Basement Garage: 2 Car 1 2,621 2,097

Water/Sewer

Public Sewer	1	1,006	805
Water Well, 100 Feet	1	4,280	3,424

Built-Ins

Appliance Allow.	1	1,467	1,174
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Fireplaces

Interior 1 Story	1	3,567	2,854
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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 135,043 108,035

Notes: MANUFACTURED

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 0.950 => TCv: 102,633

2019 Est. T.C.V. 009-290-048-00 = 116,278

Est. TCv/Total Floor Area = 121.12, Most recent sale 07/19/2011 for 72,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
56,900	56,900	56,900	34,918	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	0	838	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
58,100	58,100	58,100	35,756	35,756	0		

009-290-049-00 2019 Est. T.C.V. SCHLIEGER DENNIS J & LINDA L
 Property Class: 401 7730 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 91'X90' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.19	Acres		75000	100		14,100
		0.19	Total Acres				Total Est. Land Value =	14,100

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	2	95	1,900
	Total Estimated Land Improvements True Cash Value =			1,900

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 1144 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
			Total:	92,294	83,063

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	700
3 Fixture Bath	1	2,463	2,217

Deck

Treated Wood w/Roof (Deck Portion)	143	2,412	2,171
Treated Wood w/Roof (Roof portion)	143	1,589	1,430

Garages

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

Base Cost	342	11,991	10,792
Common Wall: 1 Wall	1	-1,906	-1,715
Door Opener	1	368	331

Water/Sewer

Public Sewer	1	892	803
Water Well, 100 Feet	1	4,178	3,760

Built-Ins

Appliance Allow.	1	1,243	1,119
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 116,302 104,671

Notes: 2002 CHAMPION

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 0.950 => TCV: 99,437

2019 Est. T.C.V. 009-290-049-00 = 115,437

Est. TCV/Total Floor Area = 100.91

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,100	50,100	50,100	31,446	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	754	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,700	57,700	57,700	32,200	32,200	0	

009-290-051-00 2019 Est. T.C.V. SOMMER GERALD S
 Property Class: 401 7700 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

 Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 61' X 107'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.15	Acres	75000	100			11,250
		0.15	Total Acres				Total Est. Land Value =	11,250

 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 1.5S Cls C 5 Blt 1974

(11) Heating System: Forced Heat & Cool
 Ground Area = 624 SF Floor Area = 936 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	624		
			Total:	106,047	74,240

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,359	
Plumbing				
Average Fixture(s)	1	1,120	784	
2 Fixture Bath	1	2,359	1,651	
Deck				
Treated Wood	240	3,545	2,481	
Water/Sewer				
Public Sewer	1	1,134	794	
Water Well, 100 Feet	1	4,407	3,085	
Built-Ins				
Appliance Allow.	1	2,099	1,469	
Fireplaces				
Exterior 1 Story	1	4,942	3,459	
Porches				
WPP	721	8,674	6,072	
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	170	5,059	3,541	
Local Cost Items				
SANITARY SEWER	1	0	0	*81% Good
			Totals:	141,328 98,935

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 103,882

2019 Est. T.C.V. 009-290-051-00				=	116,082
Est. TCV/Total Floor Area = 124.02, Most recent sale 02/03/2012 for 75,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,600	52,600	52,600	44,368	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	1,064	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,000	58,000	58,000	45,432	45,432	0

009-290-053-00 2019 Est. T.C.V. JOHNSON JEFFREY S & SALLY JO
 Property Class: 401 7691 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 49'X106' IRR
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value E> GROUP E 10K 10000 100 10,000
 49 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	262	0	0
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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 879 SF Floor Area = 1318 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	879		
			Total:	129,564	84,216

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262		
Plumbing					
Average Fixture(s)	1	1,120	728		
2 Fixture Bath	1	2,359	1,533		
Porches					
WPP	575	7,297	4,743		
Water/Sewer					
Public Sewer	1	1,134	737		
Water Well, 50 Feet	1	2,038	1,325		
Built-Ins					
Appliance Allow.	1	2,099	1,364		
Fireplaces					
Prefab 1 Story	1	1,967	1,279		
Local Cost Items					
SANITARY SEWER	1	0	0	*88% Good	
Recreation Room	879	12,895	3,224		
Totals:				162,415	100,411

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 105,432

2019 Est. T.C.V. 009-290-053-00				=	116,372
Est. TCV/Total Floor Area = 88.29, Most recent sale 12/01/1996 for 78,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,400	52,400	52,400	41,947	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,800	0	0	1,006	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
58,200	58,200	58,200	42,953	42,953	0

009-290-054-00	2019 Est. T.C.V.	SCOTT JEFFREY & JOHNSON SALLY JO
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 70'X95' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
70 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-290-054-00 = 10,000

Est. TCV/Total Floor Area = 7.59, Most recent sale 08/31/2012 for 7,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	3,730	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	89	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	3,819	3,819	0	

009-290-055-00 2019 Est. T.C.V. SCHLIEGER DENNIS J & LINDA L
 Property Class: 401 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 70X90 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
70 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								10,000

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	415	386
Base Cost	1224	22,411	20,842
Totals:		22,826	21,228

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 22,289

2019 Est. T.C.V. 009-290-055-00 = 32,289

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,700	14,700	14,700	9,980	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	239	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,100	16,100	16,100	10,219	10,219	0	

009-290-056-00 2019 Est. T.C.V. DOLL LARRY A & BETTY L
 Property Class: 401 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 70*86 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
70 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2005

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Plumbing

3 Fixture Bath			1	-3,525	-3,172
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			360	13,784	12,406

Totals: 10,259 9,234

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 9,696

2019 Est. T.C.V. 009-290-056-00				=	19,696
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/12/2001 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,500	9,500	9,500	2,033	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	300	0	0	48	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,800	9,800	9,800	2,081	2,081	0

009-290-057-00	2019 Est. T.C.V.	BOONSTRA GERALD D & JOYCE B
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 60X85IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-290-057-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	2,033	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	48	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,081	2,081	0	

009-290-058-00 2019 Est. T.C.V. YOUNG DAVID R & MARIAN (LE)
 Property Class: 401 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * TRIANGLE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
85 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	60	71	200
Total Estimated Land Improvements True Cash Value =				200

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Wall/Floor Furnace
 Ground Area = 816 SF Floor Area = 816 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	816		
Total:				73,395	44,038

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 560

Porches
 WGEF (1 Story) 288 13,346 8,008

Deck
 Treated Wood 304 4,040 3,555 *88% Good

Garages
 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 484 13,305 7,983

Water/Sewer
 Public Sewer 1 1,006 604
 Water Well, 50 Feet 1 1,962 1,177

Built-Ins
 Appliance Allow. 1 1,467 880

Local Cost Items
 SANITARY SEWER 1 0 0 *92% Good

Totals: 109,454 66,805

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv: 70,145

2019 Est. T.C.V.	009-290-058-00	=	80,345
Est. TCv/Total Floor Area = 98.46, Most recent sale 03/01/1999 for 42,500			
2018 Assessed	MBOR	S.E.V.	Base for Cap
36,700	36,700	36,700	31,143
			C.P.I.
			2.40
2019 New Eq.	Adjustment	Loss	Additions
0	3,500	0	0
			Tax Adjustment
			747
			Losses
			0
2019 Assessed	MBOR	S.E.V.	Capped
40,200	40,200	40,200	31,890
			->Taxable<-
			31,890
			PRE/MBT
			0

009-290-059-00	2019 Est. T.C.V.	YOUNG DAVID R & MARIAN T
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 60X140 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-290-059-00 = 10,000

Est. TCV/Total Floor Area = 12.25, Most recent sale 03/26/2010 for 7,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,000	5,000	5,000	3,730	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	89	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	3,819	3,819	0			

009-290-060-00	2019 Est. T.C.V.	DOLL RONALD D & DEANNA M
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 60X140 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-290-060-00 = 10,000

Est. TCV/Total Floor Area = 12.25, Most recent sale 03/26/2010 for 8,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,000	5,000	5,000	3,730	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	89	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	3,819	3,819	0			

009-290-061-00 2019 Est. T.C.V. DOLL RONALD D & DEANNA
 Property Class: 401 7770 W DEER TRL
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 60X138
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value E> GROUP E 10K 10000 100 10,000
 60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 10,000

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	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2010

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 799 SF Floor Area = 799 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	799		
			Total:	100,129	95,124

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,845
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Plumbing

Average Fixture(s)	1	1,120	1,064
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Porches

WCP (1 Story)	265	7,110	6,754
WPP	63	1,813	1,722

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Basement Garage: 1 Car 1 1,972 1,873

Water/Sewer

Public Sewer	1	1,134	1,077
Water Well, 100 Feet	1	4,407	4,187

Built-Ins

Appliance Allow.	1	2,099	1,994
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Totals: 121,726 115,640

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV: 121,422

2019 Est. T.C.V. 009-290-061-00 = 133,322

Est. TCV/Total Floor Area = 166.86, Most recent sale 10/30/2004 for 9,200

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,500	59,500	59,500	48,955	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	1,174	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,700	66,700	66,700	50,129	50,129	0	

009-290-062-00 2019 Est. T.C.V. EISING DALE J & KELLY SUE
 Property Class: 401 7760 W DEER TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 60X134
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value J> GROUP J SITE 8K 8000 100 8,000
 <Site Value J> GROUP J SITE 8K 8000 100 8,000
 120 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 16,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	16	50	42
D/W/P: 4in Ren. Conc.	6.21	212	50	658
Wood Frame	17.64	336	94	5,571
Total Estimated Land Improvements True Cash Value =				6,271

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 2018

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 780 SF Floor Area = 1806 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	600		
1.5 Story	Siding	Basement	180		
1 Story	Siding	Overhang	336		
			Total:	162,247	160,625

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,109
3 Fixture Bath	1	3,525	3,490

Porches

CCP (1 Story)	60	1,348	1,335
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Deck

Treated Wood	128	2,344	2,321
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Garages

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

Base Cost	672	20,993	20,783
Common Wall: 1 Wall	1	-2,038	-2,018
Door Opener	2	830	822

Water/Sewer

Public Sewer	1	1,134	1,123
Water Well, 100 Feet	1	4,407	4,363

Built-Ins

Appliance Allow.	1	2,099	2,078
Recreation Room	780	11,443	5,721

Totals: 209,452 201,752

Notes:

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv: 211,840

2019 Est. T.C.V. 009-290-062-00 = 234,111

Est. TCv/Total Floor Area = 129.63, Most recent sale 12/16/2016 for 47,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,000	28,000	28,000	27,669	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
109,100	1,800	21,800	109,100	147	21,542	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,100	117,100	117,100	115,374	115,374	115,374	

009-290-064-00	2019 Est. T.C.V.	ROGERS CORY & RACHEL
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 60X126 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-290-064-00 = 8,000

Est. TCV/Total Floor Area = 4.43, Most recent sale 06/19/2015 for 12,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,000	4,000	4,000	3,605	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	86	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,000	4,000	4,000	3,691	3,691	0		

009-290-065-00	2019 Est. T.C.V.	ROGERS CORY & RACHEL
Property Class: 402		W DEER TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

* Factors * 60X122 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-290-065-00 = 10,000

Est. TCV/Total Floor Area = 5.54

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	5,000	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	
5,000	5,000	5,000	5,120	5,000	0	