

009-300-001-00 2019 Est. T.C.V. SIETSEMA MARK E & DEBRA L
 Property Class: 401 W OAK LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
* Factors *				LAKE SAPPPIRE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	174.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.20 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 5000	5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =			4,750

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1992

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 1170 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
			Total:	135,608	108,496

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,554	
Plumbing				
Average Fixture(s)	1	1,120	896	
3 Fixture Bath	1	3,525	2,820	
Deck				
Treated Wood		292	4,027	3,222
Treated Wood		160	2,714	2,171
Treated Wood		32	1,066	853
Water/Sewer				
Public Sewer	1	1,134	907	
Water Well, 100 Feet	1	4,407	3,526	
Built-Ins				
Appliance Allow.	1	2,099	1,679	
Fireplaces				
Interior 2 Story	1	5,044	4,035	
Local Cost Items				
SANITARY SEWER	1	0	0	*95% Good
Recreation Room		936	13,731	6,865
		Totals:	176,417	137,024

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 171,280

2019 Est. T.C.V. 009-300-001-00			=	201,030		
Est. TCV/Total Floor Area = 171.82						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,300	93,300	93,300	72,527	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	1,740	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,500	100,500	100,500	74,267	74,267	0	

009-300-002-00	2019 Est. T.C.V.	SIETSEMA MARK E & DEBRA L
Property Class: 402		9142 W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * LAKE SAPPPIRE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	167.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								25,000

2019 Est. T.C.V. 009-300-002-00 = 25,000
 Est. TCV/Total Floor Area = 21.37, Most recent sale 06/29/2010 for 196,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	12,500	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	
12,500	12,500	12,500	12,800	12,500	0	

009-300-003-00 2019 Est. T.C.V. CLOUSTON WILLIAM A & ELENA
 Property Class: 401 9122 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	110.00	151.00	0.6051	1.0000	500	100		33,283
<Site Value F> GROUP F15K/SITE					15000	100		15,000
210 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								48,283

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	420	0	0
D/W/P: 4in Concrete	5.29	650	0	0
D/W/P: 4in Concrete	5.29	800	0	0
D/W/P: 4in Concrete	5.29	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1584 SF Floor Area = 1584 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	1,008		
1 Story	Siding	Crawl Space	288		
1 Story	Siding	Crawl Space	288		
			Total:	160,548	104,357

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291
2 Fixture Bath	1	2,359	1,533

Porches

WCP (1 Story)	40	2,064	1,342
CPP	250	3,215	2,090

Garages

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

Base Cost	896	25,778	16,756
Common Wall: 1 Wall	1	-2,038	-1,325
Door Opener	2	830	539

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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Deck

w/Roof (Roof portion)	156	2,072	1,347
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 207,113 134,624

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 175,011

2019 Est. T.C.V. 009-300-003-00 = 228,044

Est. TCV/Total Floor Area = 143.97, Most recent sale 11/30/2010 for 14,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,800	102,800	102,800	94,765	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,200	0	0	2,274	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,000	114,000	114,000	97,039	97,039	0	

009-300-005-00 2019 Est. T.C.V. HICE DAVID
 Property Class: 401 9102 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP I \$500	124.00	144.93	0.7277	1.0000	500	100		45,116
124 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								45,116

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.06	114	75	1,630
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 =				2,600

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

(11) Heating System: Forced Heat & Cool
 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	1,056		
Total:				96,093	62,459

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	933	606

Garages

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

Base Cost	360	12,366	8,038
Common Wall: 1 Wall	1	-1,906	-1,239
Door Opener	1	368	239

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	*90% Good
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Totals: 116,620 75,801

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 98,541

2019 Est. T.C.V. 009-300-005-00 = 146,257

Est. TCV/Total Floor Area = 138.50

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
65,300	65,300	65,300	55,480	2.40	0	7,800	0	1,331	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
73,100	73,100	73,100	56,811	56,811	56,811				

009-300-007-00 2019 Est. T.C.V. TOASO RIK & DONNA
 Property Class: 401 9082 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	66.00	193.00	0.9074	1.0000	500	100		29,944
66 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								29,944

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	183	71	608
Total Estimated Land Improvements True Cash Value =				608

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1228 SF Floor Area = 1228 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,228		
			Total:	103,485	66,231

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	597
2 Fixture Bath	1	1,970	1,261

Porches

CGEP (1 Story)	220	8,972	5,742
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Deck

Treated Wood	264	3,688	2,360
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 768 18,486 15,159 *82% Good

Water/Sewer

Public Sewer	1	1,006	644
Water Well, 50 Feet	1	1,962	1,256

Built-Ins

Appliance Allow.	1	1,467	939
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Fireplaces

Interior 1 Story	1	3,567	2,283
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Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	396	1,588	1,127	*71% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 147,124 97,599

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 126,879

2019 Est. T.C.V. 009-300-007-00 = 157,431

Est. TCV/Total Floor Area = 128.20, Most recent sale 01/17/2013 for 131,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,100	70,100	70,100	62,987	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,600	0	0	1,511	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,700	78,700	78,700	64,498	64,498	0	

009-300-008-00 2019 Est. T.C.V. THOMPSON DARRELL & THERESA
 Property Class: 401 9062 W OAK LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	183.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	1000	0	0
Wood Frame	24.51	80	50	980
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,980

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2006

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1144 SF Floor Area = 2004 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	1,144		
1 Story	Siding	Overhang	288		
			Total:	196,990	177,273

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	2	3,885	3,496	
Plumbing				
Average Fixture(s)	1	1,120	1,008	
3 Fixture Bath	1	3,525	3,172	
Porches				
CCP (1 Story)	48	1,104	994	
Deck				
Treated Wood	96	1,901	1,711	
Treated Wood	140	2,488	2,239	
Treated Wood	275	3,875	3,487	
Treated Wood	80	1,718	1,546	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	576	22,654	20,389	
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				
Prefab 1 Story	1	1,967	1,770	
Local Cost Items				
GENERATOR	1	1,500	1,425	*95% Good
Recreation Room	500	7,335	6,601	
		Totals:	256,079	230,526

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 288,158

2019 Est. T.C.V. 009-300-008-00	=	319,138
Est. TCV/Total Floor Area = 159.25		
2018 Assessed	MBOR	S.E.V.
144,000	144,000	144,000
2019 New Eq. Additions	Base for Cap	C.P.I.
Parcel Number: 009-300-008-00	94,179	2.40
	Tax Adjustment	Losses

	0	15,600	0	0	2,260	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	159,600	159,600	159,600	96,439	96,439	96,439

009-300-009-00	2019 Est. T.C.V.	THOMPSON DARRELL & THERESA
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	169.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	25,000

2019 Est. T.C.V. 009-300-009-00 = 25,000

Est. TCV/Total Floor Area = 12.48, Most recent sale 11/04/2004 for 125,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,500	12,500	12,500	12,500	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			
12,500	12,500	12,500	12,800	12,500	12,500			

009-300-010-00	2019 Est. T.C.V.	THOMPSON DARREL
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	157.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 25,000

 2019 Est. T.C.V. 009-300-010-00 = 25,000

Est. TCV/Total Floor Area = 12.48, Most recent sale 08/01/2014 for 19,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,500	12,500	12,500	12,500	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		
12,500	12,500	12,500	12,800	12,500	12,500		

009-300-011-00 2019 Est. T.C.V. SCHWAGER MATTHEW A
 Property Class: 401 9042 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	149.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								39,229

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	400	71	1,420
Wood Frame	21.25	120	45	1,147
Total Estimated Land Improvements True Cash Value =				2,567

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	768		
Total:				122,800	85,965

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,359	
Plumbing				
Average Fixture(s)	1	1,120	784	
Deck				
Treated Wood		192	3,057	2,140
Treated Wood		228	3,429	2,400
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	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		139,988	97,996	

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 127,395

2019 Est. T.C.V. 009-300-011-00				=	169,191
Est. TCV/Total Floor Area = 125.89, Most recent sale 08/01/2000 for 145,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,600	76,600	76,600	70,500	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	1,692	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,600	84,600	84,600	72,192	72,192	0

009-300-013-00 2019 Est. T.C.V. LEITER KENDRICK P & CARMELA
 Property Class: 401 9020 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	143.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	493	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 1969

(11) Heating System: Wall/Floor Furnace
 Ground Area = 672 SF Floor Area = 672 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	672		
			Total:	60,062	33,035

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		933	513

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost		288		10,172	5,595

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
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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	*94% Good
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Totals: 79,933 43,964

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 57,153

2019 Est. T.C.V. 009-300-013-00 = 84,528

Est. TCV/Total Floor Area = 125.79, Most recent sale 06/06/2018 for 85,450

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,200	40,200	40,200	33,584	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	8,716	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,300	42,300	42,300	34,390	42,300	0	

009-300-014-00 2019 Est. T.C.V. JOHNSON REUBEN R
 Property Class: 401 9010 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	160.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								39,229

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 1946

(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	Slab	1,008		
Total:				87,319	52,392

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 952 21,867 13,120

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: 114,554 68,733

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 89,353

2019 Est. T.C.V. 009-300-014-00 = 129,522

Est. TCV/Total Floor Area = 128.49

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,300	56,300	56,300	53,446	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	1,282	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,800	64,800	64,800	54,728	54,728	54,728	

009-300-016-00 2019 Est. T.C.V. GRUMM JOEL & NANCY
 Property Class: 401 8980 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	147.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								39,229

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.01	377	0	0
D/W/P: Asphalt Paving	2.23	995	0	0
D/W/P: Patio Blocks	11.03	88	0	0
Wood Frame	22.44	78	50	875
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 =				3,375

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1063 SF Floor Area = 1063 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	1,063		
Total:				99,042	59,424

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	923		554	

Porches					
CGEP (1 Story)	160	7,072		4,243	

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	952	24,095		14,457	
Storage Over Garage	762	6,995		4,197	

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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Local Cost Items

SANITARY SEWER	1	0		0	*84% Good
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Totals: 147,057 88,233

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 114,703

2019 Est. T.C.V. 009-300-016-00 = 157,307

Est. TCV/Total Floor Area = 147.98, Most recent sale 04/03/2013 for 130,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,400	68,400	68,400	63,506	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,300	0	0	1,524	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,700	78,700	78,700	65,030	65,030	65,030	

009-300-018-00 2019 Est. T.C.V. MEYER LARRY L & GAIL R
 Property Class: 401 8968 W OAK LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	121.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								39,229

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 2S Cls C Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 1920 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	960		
			Total:	175,525	159,728

Other Additions/Adjustments

Exterior					
Stone Veneer		64	1,844	1,678	
Basement, Outside Entrance, Below Grade		1	1,942	1,767	
Plumbing					
Average Fixture(s)		1	1,120	1,019	
3 Fixture Bath		1	3,525	3,208	
Porches					
WGEP (1 Story)		144	9,265	8,431	
Deck					
Treated Wood		432	5,206	4,737	
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		480	14,899	13,558	
Common Wall: 1 Wall		1	-1,684	-1,532	
Door Opener		1	415	378	
Water/Sewer					
Public Sewer		1	1,134	1,032	
Water Well, 100 Feet		1	4,407	4,010	
Built-Ins					
Appliance Allow.		1	2,099	1,910	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
Totals:			219,697	199,924	

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 249,905

2019 Est. T.C.V. 009-300-018-00				=	290,074
Est. TCV/Total Floor Area = 151.08					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
130,800	130,800	130,800	93,539	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,200	0	2,244	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,000	145,000	145,000	95,783	95,783	0

009-300-020-00 2019 Est. T.C.V. BROWN EARLY & BROWN BONNIE
 Property Class: 401 8944 W OAK LN
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	123.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.78	28	71	592
Total Estimated Land Improvements True Cash Value =				592

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 620 SF Floor Area = 620 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	620		
Total:				63,755	41,440

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	728		
Porches					
CGEP (1 Story)	240	10,766	6,998		
Deck					
Treated Wood	300	4,095	2,662		
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					
Exterior 1 Story	1	4,942	3,212		
Local Cost Items					
SANITARY SEWER	1	0	0	*86% Good	
Totals:				89,949	58,466

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 76,006

2019 Est. T.C.V. 009-300-020-00					=	101,598
Est. TCV/Total Floor Area = 163.87, Most recent sale 06/15/2018 for 126,255						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,400	47,400	47,400	37,151	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	13,649	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,800	50,800	50,800	38,042	50,800	0	

009-300-021-00 2019 Est. T.C.V. BROWN EARL M TRUST &
 Property Class: 401 8928 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	100.00	133.00	0.7846	1.0000	500	100		39,229
100 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								39,229

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	640	71	2,272
Total Estimated Land Improvements True Cash Value =				2,272

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

(11) Heating System: Forced Hot Water
 Ground Area = 1440 SF Floor Area = 1440 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,440		
			Total:	162,264	105,471

Other Additions/Adjustments

Exterior					
Brick Veneer			736	9,597	6,238

Plumbing					
Average Fixture(s)			1	1,120	728
3 Fixture Bath			1	3,525	2,291
2 Fixture Bath			1	2,359	1,533

Porches					
CCP (1 Story)			208	4,131	2,685

Deck					
Treated Wood			320	4,278	2,781
Treated Wood w/Roof (Deck Portion)			85	1,781	1,158
Treated Wood w/Roof (Roof portion)			85	1,207	785

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	16,646	10,820
Common Wall: 1 Wall			1	-2,038	-1,325

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 *94% Good

Recreation Room			600	8,802	5,721
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Totals: 226,254 147,064

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 191,183

2019 Est. T.C.V. 009-300-021-00 = 232,684

Est. TCV/Total Floor Area = 161.59

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,700	104,700	104,700	84,501	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	0	2,028	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,300	116,300	116,300	86,529	86,529	86,529	

009-300-023-00 2019 Est. T.C.V. MILLER SHANNON & TERESA D
 Property Class: 401 8918 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	134.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.15 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 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 896 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	896		
			Total:	124,731	112,264

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748	
Plumbing				
Average Fixture(s)	1	1,120	1,008	
Deck				
Treated Wood	484	5,610	5,049	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		672	20,993	18,894
Storage Over Garage		322	3,358	3,022
Door Opener		2	830	747
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				
Prefab 2 Story	1	2,405	2,164	
Local Cost Items				
SANITARY SEWER	1	0	0	*88% Good
Totals:		168,629	151,772	

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 189,715

2019 Est. T.C.V. 009-300-023-00	=	217,215			
Est. TCV/Total Floor Area = 193.94, Most recent sale 06/04/2013 for 157,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,200	99,200	99,200	82,513	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	1,980	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,600	108,600	108,600	84,493	84,493	0

009-300-024-00 2019 Est. T.C.V. WYATT DAVID L JR & LINDA R
 Property Class: 401 8906 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY , MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	135.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazebo(s): Standard	4,868.43	1	94	4,576
D/W/P: 3.5 Concrete	4.68	540	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 =				6,951

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 408 SF Floor Area = 408 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	408			*51% Good
			Total:	38,547	19,658	

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	476		

Porches					
CCP (1 Story)	119	2,291	1,168		

Deck					
Treated Wood	417	4,971	2,535		

Garages

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

Base Cost	632	20,085	10,243
Storage Over Garage	316	3,296	1,681

Water/Sewer

Public Sewer	1	1,006	513
Water Well, 50 Feet	1	1,962	1,001

Built-Ins

Appliance Allow.	1	1,467	748
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 74,558 38,023

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 49,430

2019 Est. T.C.V. 009-300-024-00 = 81,381

Est. TCV/Total Floor Area = 199.46, Most recent sale 10/11/2006 for 99,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,600	38,600	38,600	35,943	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	862	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,700	40,700	40,700	36,805	36,805	0

009-300-025-00 2019 Est. T.C.V. ALLADAFFER SCOTT
 Property Class: 401 8896 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	80.62	120.00	0.8460	1.0000	500	100		34,103
61 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								34,103

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	792	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 1S Cls C Blt 1948

(11) Heating System: Forced Hot Water
 Ground Area = 1112 SF Floor Area = 1112 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	1,112		
			Total:	111,185	72,270

Other Additions/Adjustments

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	280	11,830	7,689
Common Wall: 1 Wall	1	-2,038	-1,325
Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	960	30,480	19,812

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 1 Story	1	4,942	3,212
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 166,315 108,103

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 140,534

2019 Est. T.C.V. 009-300-025-00 = 175,607

Est. TCV/Total Floor Area = 157.92, Most recent sale 12/22/2009 for 148,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,400	76,400	76,400	67,301	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	0	1,615	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,800	87,800	87,800	68,916	68,916	68,916	

009-300-027-00 2019 Est. T.C.V. COOLEY DAVID & KATHLEEN
 Property Class: 401 1646 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	80.00	124.00	0.8483	1.0000	500	100		33,933
80 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								33,933

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.76	160	71	2,018
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 =				2,988

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1246 SF Floor Area = 1246 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	1,246		
			Total:	104,778	62,867

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1		933		560

Porches					
WGEP (1 Story)		126	7,826		4,696

Garages

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

Base Cost	528	15,914	9,548
Common Wall: 1/2 Wall	1	-950	-570

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	*94% Good
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Totals: 136,503 81,902

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 106,473

2019 Est. T.C.V. 009-300-027-00 = 143,394

Est. TCV/Total Floor Area = 115.08, Most recent sale 10/12/2009 for 99,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,600	61,600	61,600	52,859	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,100	0	0	1,268	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,700	71,700	71,700	54,127	54,127	0	

009-300-029-00 2019 Est. T.C.V. THOMPSON JAMES R & VICKI L
 Property Class: 401 1636 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	101.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.12 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	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1946

(11) Heating System: Space Heater
 Ground Area = 852 SF Floor Area = 852 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	852			*66% Good
Total:				73,650	48,608	

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	933	616

Porches			
CGEP (1 Story)	108	5,444	3,593

Deck			
Treated Wood	144	2,478	1,635
w/Roof (Roof portion)	192	2,246	1,482

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	396	13,100	8,646
Common Wall: 1 Wall	1	-1,906	-1,144

Water/Sewer			
Public Sewer	1	1,006	664
Water Well, 50 Feet	1	1,962	1,295

Built-Ins			
Appliance Allow.	1	1,467	968

Fireplaces			
Wood Stove	1	1,630	1,076

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

Totals: 102,010 67,439

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 87,670

2019 Est. T.C.V. 009-300-029-00 = 113,640
 Est. TCV/Total Floor Area = 133.38, Most recent sale 10/27/2017 for 133,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,400	48,400	48,400	48,400	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	1,161	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,800	56,800	56,800	49,561	49,561	0	

009-300-030-70	2019 Est. T.C.V.	THOMPSON JAMES R & VICKI L
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	15.00	87.00	1.5241	1.0000	500	100		11,431
15 Actual Front Feet, 0.03 Total Acres Total Est. Land Value =								11,431

 2019 Est. T.C.V. 009-300-030-70 = 11,431

Est. TCV/Total Floor Area = 13.42, Most recent sale 10/27/2017 for 1

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,700	5,700	5,700	5,700	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		
5,700	5,700	5,700	5,836	5,700	0		

009-300-031-00 2019 Est. T.C.V. ZEIEN GERALD & CHRISTINE TRUST
 Property Class: 401 1616 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	136.00	85.50	0.7045	1.0000	500	100		47,908
136 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								47,908

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.84	160	71	1,799
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 =				2,749

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

(11) Heating System: Forced Hot Water
 Ground Area = 840 SF Floor Area = 840 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	840		
Total:				71,572	39,365

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	728	17,567	9,662		

Water/Sewer

Public Sewer	1	892	491		
Water Well, 100 Feet	1	4,178	2,298		

Built-Ins

Appliance Allow.	1	1,243	684		
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Fireplaces

Interior 1 Story	1	3,134	1,724		
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Porches

CPP	24	455	250		
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good	
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Totals: 99,819 54,902

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 71,373

2019 Est. T.C.V. 009-300-031-00 = 122,030

Est. TCV/Total Floor Area = 145.27, Most recent sale 09/25/2006 for 150,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,000	52,000	52,000	50,947	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,000	0	0	1,222	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,000	61,000	61,000	52,169	52,169	0	

009-300-033-00 2019 Est. T.C.V. BERG PAUL D & KATRINA L
Property Class: 401 1625 S DUCK POINT RD
Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
* Factors * 100'X165'X192'' TRIANGLE
Description Frontage Depth Front Depth Rate %Adj. Reason Value
GROUP I \$500 70.00 42.97 0.6244 1.0000 500 100 21,855
<Site Value F> GROUP F15K/SITE 15000 100 15,000
192 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 36,855

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	182	0	0
Wood Frame	17.76	96	71	1,211

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 =				2,161

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

(11) Heating System: Space Heater
Ground Area = 624 SF Floor Area = 624 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	624		
Total:				53,200	31,921

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
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		1	1,350	810	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
Totals:				59,358	35,616

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 46,300

2019 Est. T.C.V. 009-300-033-00				=	85,316
Est. TCV/Total Floor Area = 136.72, Most recent sale 06/02/2010 for 104,900					
2018 Assessed		MBOR	S.E.V.	Base for Cap	C.P.I.
35,900	35,900	35,900	35,326	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,800	0	0	847	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
42,700	42,700	42,700	36,173	36,173	0

009-300-033-50	2019 Est. T.C.V.	BERG LAWRENCE D
Property Class: 401		1635 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	70.00	98.00	0.8889	1.0000	500	100		31,112
70 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 31,112

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	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 1344 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	896		
			Total:	131,704	118,534

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748	
Plumbing				
Average Fixture(s)	1	1,120	1,008	
Porches				
WPP	224	3,629	3,266	
Balcony				
Wood Balcony	32	989	890	
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	*94% Good
Totals:		149,317	134,386	

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 167,983

2019 Est. T.C.V. 009-300-033-50	=	201,595			
Est. TCV/Total Floor Area = 150.00					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
92,600	92,600	92,600	73,066	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,200	0	0	1,753	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,800	100,800	100,800	74,819	74,819	0

009-300-034-00 2019 Est. T.C.V. HUFFER DANIEL & ALYSSA
 Property Class: 401 1645 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	56.00	114.00	0.9611	1.0000	500	100		26,911
56 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								26,911

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	10.20	96	50	489
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 =				1,439

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

(11) Heating System: Forced Hot Water
 Ground Area = 1054 SF Floor Area = 1054 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	1,054		
			Total:	86,239	51,744

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 778 467

Porches
 CGEP (1 Story) 160 6,371 3,823

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 345 10,498 6,299
 Common Wall: 1 Wall 1 -1,753 -1,052

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

Prefab 1 Story 1 1,396 838
 Wood Stove 1 1,350 810

Local Cost Items

SANITARY SEWER 1 0 0 *94% Good

Totals: 108,909 65,347

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 84,951

2019 Est. T.C.V. 009-300-034-00 = 113,301

Est. TCV/Total Floor Area = 107.50, Most recent sale 03/26/2018 for 129,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,000	45,000	45,000	41,595	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
2,000	9,700	0	2,000	13,105	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,700	56,700	56,700	44,593	56,700	0	

009-300-035-00 2019 Est. T.C.V. METCALF DOUGLAS & DEBORAH
 Property Class: 401 1655 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	67.00	133.00	0.9026	1.0000	500	100		30,238
67 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								30,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	350	61	938
Wood Frame	17.34	100	75	1,300
Total Estimated Land Improvements True Cash Value =				2,238

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1949

(11) Heating System: Space Heater
 Ground Area = 1092 SF Floor Area = 1092 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,092		
Total:				83,879	46,134

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		
Water/Sewer					
Public Sewer	1	892	491		
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:				90,037	49,521

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 64,377

2019 Est. T.C.V. 009-300-035-00				=	96,853
Est. TCV/Total Floor Area = 88.69					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,000	38,000	38,000	30,360	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,400	0	0	728	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,400	48,400	48,400	31,088	31,088	0

009-300-036-00 2019 Est. T.C.V. POLTORAK ERIN J & BRANDON
 Property Class: 401 1665 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	50.00	148.00	0.8018	1.0000	500	100		20,046
GROUP I \$500	43.98	148.00	0.8018	1.0000	500	100		17,632
94 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								37,678

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	724	0	0
D/W/P: 3.5 Concrete	4.68	416	0	0
Wood Frame	18.16	146	50	1,325
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 =				2,295

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

(11) Heating System: Forced Hot Water
 Ground Area = 1432 SF Floor Area = 1432 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,432		
			Total:	121,890	67,040
Other Additions/Adjustments					
Plumbing					
	Average Fixture(s)		1	933	513
Porches					
	WPP		483	5,424	2,983
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Finished)					
	Base Cost		1020	25,633	14,098
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:				162,646	89,455

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 116,292

2019 Est. T.C.V. 009-300-036-00						=	156,265
Est. TCv/Total Floor Area = 109.12, Most recent sale 07/08/2016 for 121,500							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
66,600	66,600	66,600	64,220	2.40			
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	11,500	0	1,541	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
78,100	78,100	78,100	65,761	65,761	0		

009-300-038-00 2019 Est. T.C.V. LEHMAN JAMES E & DIANE K
 Property Class: 401 1685 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I \$500	47.26	173.28	1.0199	1.0000	500	100		24,101
47 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								24,101

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	336	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 1.5S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1512 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	Crawl Space	816		
1 Story	Siding	Crawl Space	288		
			Total:	135,624	94,937

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	35	2,970	2,079
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Deck

Treated Wood	180	2,930	2,051
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Garages

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

Base Cost	480	19,944	13,961
Common Wall: 1/2 Wall	1	-1,019	-713
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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Fireplaces

Wood Stove	1	1,936	1,355
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 171,550 120,085

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 156,111

2019 Est. T.C.V. 009-300-038-00 = 182,112
 Est. TCV/Total Floor Area = 120.44, Most recent sale 04/01/1999 for 132,500
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 79,000 79,000 79,000 58,874 2.40
 2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 12,100 0 0 1,412 0
 2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 91,100 91,100 91,100 60,286 60,286 60,286

009-300-039-00 2019 Est. T.C.V. CATALFIO VITO III
 Property Class: 401 1725 S DUCK POINT RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	207.00	159.00	0.6667	1.0000	250	100		34,502
207 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								34,502

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1877	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 1.75S Cls C Blt 1985

(11) Heating System: Forced Hot Water
 Ground Area = 1917 SF Floor Area = 2828 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,215		
1 Story	Siding	Basement	702		
Total:				262,886	186,648

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,942 1,379

Plumbing

Average Fixture(s)	1	1,120	795
3 Fixture Bath	3	10,576	7,509

Porches

CGEP (1 Story)	315	13,079	9,286
WSEP (1 Story)	120	5,250	3,727
WPP	700	8,855	6,287

Deck

Treated Wood	47	1,303	925
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Balcony

Wood Balcony	32	989	702
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Garages

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

Base Cost	868	25,137	17,847
Common Wall: 2 Wall	1	-4,076	-2,894
Door Opener	2	830	589

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

Base Cost	384	12,791	9,082
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Water/Sewer

Public Sewer	1	1,134	805
Water Well, 50 Feet	1	2,038	1,447

Built-Ins

Appliance Allow.	1	2,099	1,490
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Fireplaces

Prefab 1 Story	1	1,967	1,397
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Recreation Room	1500	22,005	15,624
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Totals: 369,925 262,645

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 328,306

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
166,100	166,100	166,100	166,100	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	0	3,986	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,600	182,600	182,600	170,086	170,086	0	

009-300-039-95	2019 Est. T.C.V.	LEHMAN JAMES E & DIANE K
Property Class: 402		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP J 250	23.33	150.92	1.0000	1.0000	250	100		5,833
23 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =								5,833

2019 Est. T.C.V. 009-300-039-95 = 5,833

Est. TCV/Total Floor Area = 2.06, Most recent sale 08/01/2008 for 8,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,900	2,900	2,900	2,900	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,900	2,900	2,900	2,969	2,900	2,900	

009-300-045-00 2019 Est. T.C.V. LOCKWOOD JOEL M
Property Class: 401 8907 W OAK LN
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
* Factors * LOT 45 & 46

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	DuckPt	Bk	Lots		5000	100		5,000
<Site Value D>	DuckPt	Bk	Lots		5000	100		5,000
100 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	23.44	194	50	2,273
D/W/P: 4in Concrete	5.29	760	50	2,010
D/W/P: Brick on Sand	13.67	501	50	3,424
D/W/P: 3.5 Concrete	5.00	472	50	1,180
Wood Frame	24.51	80	50	980
Wood Frame	28.73	48	50	689
Total Estimated Land Improvements True Cash Value =				10,556

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

(11) Heating System: Forced Hot Water
Ground Area = 1586 SF Floor Area = 1586 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	1,586		
			Total:	151,927	91,156

Other Additions/Adjustments

Exterior
Brick Veneer 200 2,608 1,565

Plumbing
Average Fixture(s) 1 1,120 672

Porches
CCP (1 Story) 240 4,663 2,798

Garages
Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	768	27,855	16,713
Storage Over Garage	180	1,877	1,126
Common Wall: 1/2 Wall	1	-1,019	-611
Door Opener	2	830	498

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

Carpports
Comp.Shingle 240 2,983 1,790

Local Cost Items
SANITARY SEWER 1 0 0 *90% Good

Totals: 202,166 121,300

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 106,744

2019 Est. T.C.V. 009-300-045-00 = 127,300

Est. TCV/Total Floor Area = 80.26

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,800	50,800	50,800	43,029	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,900	0	0	1,032	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,700	63,700	63,700	44,061	44,061	44,061	

Parcel Number: 009-300-045-00

Page: 2

009-300-047-00 2019 Est. T.C.V. HUTCHINSON EDWARD C
 Property Class: 401 8939 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value D> DuckPt Bk Lots 5000 100 2 Lots 5,000
 <Site Value D> DuckPt Bk Lots 5000 100 5,000
 0.00 Total Acres Total Est. Land Value = 10,000

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Fencing: Wd, Solid, 6 ft. 23.87 294 50 3,509
 D/W/P: 4in Concrete 5.38 1121 50 3,015
 Wood Frame 24.97 80 50 999
 Total Estimated Land Improvements True Cash Value = 7,523

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2318 SF Floor Area = 2318 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,344		
1 Story	Siding	Crawl Space	974		
			Total:	200,239	124,156

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,122 696

Porches
 CCP (1 Story) 480 8,928 5,535
 CCP (1 Story) 160 3,285 2,037

Garages

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)
 Base Cost 576 19,791 12,270
 Common Wall: 1 Wall 1 -2,647 -1,641
 Door Opener 2 831 515

Water/Sewer

Public Sewer 1 1,155 716
 Water Well, 100 Feet 1 4,490 2,784

Built-Ins

Appliance Allow. 1 2,138 1,326

Local Cost Items

SANITARY SEWER 1 0 0 *86% Good

Totals: 239,332 148,394

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 130,587

2019 Est. T.C.V. 009-300-047-00 = 148,110

Est. TCV/Total Floor Area = 63.90

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,900	77,900	77,900	63,268	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,800	0	0	1,518	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,100	74,100	74,100	64,786	64,786	64,786	

009-300-049-00	2019 Est. T.C.V.	RANSOM DYLAN K
Property Class: 401		8969 S OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * Shared Lake Access

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	DuckPt	Bk	Lots		5000	100		5,000
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.77	48	46	503
Total Estimated Land Improvements True Cash Value =				503

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Wall/Floor Furnace
 Ground Area = 356 SF Floor Area = 356 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	356		
			Total:	33,477	18,411

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	428	
Porches					
CSEP (1 Story)		160	4,317	2,374	
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:				42,602	23,430

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCv: 20,619

2019 Est. T.C.V. 009-300-049-00		=		26,122	
Est. TCv/Total Floor Area = 73.38, Most recent sale 01/16/2018 for 46,154					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,700	12,700	12,700	11,684	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	1,416	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,100	13,100	13,100	11,964	13,100	13,100

009-300-050-00 2019 Est. T.C.V. LOVELAND ERIC & TRACY
 Property Class: 401 311 S OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> DuckPt Bk Lots					5000	100		5,000
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	15	71	47
Metal Prefab	11.17	80	45	402
Total Estimated Land Improvements True Cash Value =				449

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Space Heater
 Ground Area = 792 SF Floor Area = 792 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	792		
Total:				64,628	35,546

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778		428	
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:				69,436	38,191

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCv: 33,608

2019 Est. T.C.V. 009-300-050-00		=		39,057	
Est. TCv/Total Floor Area = 49.31, Most recent sale 04/30/2013 for 29,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,100	16,100	16,100	15,010	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	360	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,500	19,500	19,500	15,370	15,370	0

009-300-051-00 2019 Est. T.C.V. GARARD JERRY
 Property Class: 401 8991 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> DuckPt Bk Lots					5000	100	3 Lots	5,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
<Site Value D> DuckPt Bk Lots					5000	100		5,000
0.00 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	48	50	118
Wood Frame	25.55	48	50	613
Wood Frame	16.57	210	50	1,740
Total Estimated Land Improvements True Cash Value =				2,471

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 528 SF Floor Area = 528 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	528		
			Total:	54,667	35,534

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 606

Porches
 CCP (1 Story) 132 2,519 1,637

Garages
 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 576 16,877 10,970
 Class: CD Exterior: Siding Foundation: 18 Inch (Finished)
 Base Cost 315 12,187 7,922

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

Deck
 w/Roof (Roof portion) 560 5,846 3,800
 w/Roof (Roof portion) 256 2,816 1,830

Breezeways
 Frame Wall 264 9,512 6,183

Carpports
 Aluminum 704 7,174 4,663

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

Totals: 116,966 76,028

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 66,905

2019 Est. T.C.V. 009-300-051-00 = 84,376

Est. TCV/Total Floor Area = 159.80

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,400	0	0	0	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
42,200	0	35,853	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,200	42,200	42,200	35,853	35,853	35,853	

009-300-055-00	2019 Est. T.C.V.	DUCK POINT PLAT LOT OWNERS
Property Class: 705		S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$650	110.00	219.14	0.8088	1.0000	650	100		57,832
110 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								57,832

2019 Est. T.C.V. 009-300-055-00 = 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

009-330-001-00 2019 Est. T.C.V. RAYMOND GREGORY P
 Property Class: 401 8479 W WORKMAN RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> CLAM RIVER 30K					30000	100		30,000
445 Actual Front Feet, 1.02 Total Acres Total Est. Land Value =								30,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1000 SF Floor Area = 1000 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,000		
Total:				82,640	45,451

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	428
3 Fixture Bath	1	2,463	1,355

Water/Sewer

1000 Gal Septic	1	3,235	1,779
Water Well, 100 Feet	1	4,178	2,298

Porches

CGEP (1 Story)	350	11,456	6,301
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Deck

Treated Wood	276	3,712	2,042
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Garages

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

Base Cost	576	12,954	7,125
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Built-Ins

Appliance Allow.	1	1,243	684
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Unit-in-Place Cost Items

CABIN	2000	2,140	1,070	*50% Good
MISC	4000	4,280	2,140	*50% Good

Totals: 129,079 70,673

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 62,192

2019 Est. T.C.V. 009-330-001-00 = 92,192

Est. TCV/Total Floor Area = 92.19, Most recent sale 07/02/2003 for 109,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,900	42,900	42,900	24,900	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	597	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,100	46,100	46,100	25,497	25,497	0	

009-330-009-00	2019 Est. T.C.V.	JENSEN DAVID E
Property Class: 402		W X WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors * LOTS 9 & 10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-330-009-00 = 15,000

Est. TCV/Total Floor Area = 15.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	6,497	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	155	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	6,652	6,652	0	

009-330-011-00	2019 Est. T.C.V.	LANGMESSER JEAN M
Property Class: 402		W X WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-330-011-00 = 15,000

Est. TCV/Total Floor Area = 15.00, Most recent sale 12/01/1999 for 76,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	4,702	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	112	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	4,814	4,814	4,814			

009-330-013-00 2019 Est. T.C.V. LANGMESSER JEAN M
 Property Class: 401 8415 W WORKMAN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,000

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 2008

(11) Heating System: Forced Heat & Cool
 Ground Area = 1252 SF Floor Area = 1878 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	Basement	1,252		
			Total:	195,206	185,442

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
2 Fixture Bath	1	2,359	2,241
Water/Sewer			
1000 Gal Septic	1	3,691	3,506
Water Well, 100 Feet	1	4,407	4,187
Porches			
WCP (1 Story)	442	10,957	10,409
Garages			
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	12,954	12,306
Built-Ins			
Appliance Allow.	1	2,099	1,994
Fireplaces			
Interior 1 Story	1	4,051	3,848
Deck			
Treated Wood	1106	10,894	10,349
Totals:			253,205 240,540

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 211,675

2019 Est. T.C.V. 009-330-013-00 = 227,625

Est. TCV/Total Floor Area = 121.21

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,800	105,800	105,800	80,206	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,000	0	1,924	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,800	113,800	113,800	82,130	82,130	82,130	

009-340-001-00 2019 Est. T.C.V. WRIGHT MICHAEL D & KATHLEEN A
 Property Class: 401 10262 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres Total Est. Land Value =								5,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2317 SF Floor Area = 2317 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,766		
1 Story	Siding	Slab	551		
			Total:	182,554	131,438

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	672
3 Fixture Bath	1	2,929	2,109

Water/Sewer

1000 Gal Septic	1	3,453	2,486
Water Well, 100 Feet	1	4,280	3,082

Porches

CCP (1 Story)	32	733	528
WCP (1 Story)	380	8,421	6,063

Built-Ins

Appliance Allow.	1	1,467	1,056
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Totals: 204,770 147,434

Notes: RELOCATION

ECF (409 - RURAL SUBS) 0.880 => TCV: 129,742

2019 Est. T.C.V. 009-340-001-00 = 134,742

Est. TCV/Total Floor Area = 58.15, Most recent sale 08/21/2006 for 135,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,100	63,100	63,100	50,494	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,300	0	1,211	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,400	67,400	67,400	51,705	51,705	51,705	

009-340-002-00 2019 Est. T.C.V. CLARK TAMMY
 Property Class: 401 10284 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.49	144	94	2,774
Total Estimated Land Improvements True Cash Value =				2,774

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1248 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	1,248		
			Total:	117,158	105,435

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	1,008		
Water/Sewer					
1000 Gal Septic	1	3,691	3,322		
Water Well, 100 Feet	1	4,407	3,966		
Porches					
WCP (1 Story)	36	1,929	1,736		
Built-Ins					
Appliance Allow.	1	2,099	1,889		
Totals:				130,404	117,356

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 103,273

2019 Est. T.C.V. 009-340-002-00	=	111,047			
Est. TCV/Total Floor Area = 88.98, Most recent sale 03/01/2002 for 8,250					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,800	50,800	50,800	41,151	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	987	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,500	55,500	55,500	42,138	42,138	42,138

009-340-003-00	2019 Est. T.C.V.	HOFFMAN AMY
Property Class: 401		10306 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.49	144	94	2,774
Total Estimated Land Improvements True Cash Value =				2,774

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1248 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	1,248		
			Total:	117,158	105,435

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	1,008	
Water/Sewer					
1000 Gal Septic		1	3,691	3,322	
Water Well, 100 Feet		1	4,407	3,966	
Porches					
WCP (1 Story)		36	1,929	1,736	
Built-Ins					
Appliance Allow.		1	2,099	1,889	
			Totals:	130,404	117,356

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 103,273

2019 Est. T.C.V. 009-340-003-00	=	111,047			
Est. TCV/Total Floor Area = 88.98, Most recent sale 02/06/2007 for 78,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,800	50,800	50,800	41,151	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	987	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,500	55,500	55,500	42,138	42,138	42,138

009-340-004-00 2019 Est. T.C.V. CROSBY DOUG A & PAULA
 Property Class: 401 10328 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
240 Actual Front Feet, 3.46 Total Acres Total Est. Land Value =								16,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	288	0	0
Wood Frame	21.25	120	50	1,275
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 =				2,245

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1400 SF Floor Area = 1400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
			Total:	136,460	115,990

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

CPP	36	730	620
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Deck

Treated Wood	120	2,236	1,901
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Garages

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

Base Cost	480	16,646	14,149
Common Wall: 1 Wall	1	-2,038	-1,732
Door Opener	1	415	353

Built-Ins

Appliance Allow.	1	2,099	1,784
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Totals: 169,291 143,896

Notes: MODULAR

ECF (409 - RURAL SUBS) 0.600 => TCV: 86,338

2019 Est. T.C.V. 009-340-004-00 = 105,383

Est. TCV/Total Floor Area = 75.27, Most recent sale 08/01/1998 for 88,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,500	49,500	49,500	42,620	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	1,022	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,700	52,700	52,700	43,642	43,642	43,642	

009-340-006-00 2019 Est. T.C.V. NAVAKOVICH CATHERINE
 Property Class: 401 10372 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.79	50	0	0
D/W/P: 4in Ren. Conc.	5.57	192	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 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1568 SF Floor Area = 1568 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,568		
Total:				157,034	141,330

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Deck

Treated Wood	80	1,679	1,511
Treated Wood	192	2,986	2,687

Garages

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

Base Cost	672	18,823	16,941
Common Wall: 1 Wall	1	-1,906	-1,715
Door Opener	1	368	331

Built-Ins

Appliance Allow.	1	1,467	1,320
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Fireplaces

Prefab 1 Story	1	1,661	1,495
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Totals: 193,707 174,336

Notes:

ECF (409 - RURAL SUBS) 0.600 => TCV: 104,602

2019 Est. T.C.V. 009-340-006-00 = 110,572

Est. TCV/Total Floor Area = 70.52, Most recent sale 06/23/2006 for 126,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,000	52,000	52,000	43,670	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	0	1,048	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,300	55,300	55,300	44,718	44,718	44,718	

009-340-008-00 2019 Est. T.C.V. ACEVEDO DAVID J & GERTRUDE L
 Property Class: 401 10416 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * LOT 7 & 8

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I	\$5000				5000	100		5,000
<Site Value I> GROUP I	\$5000				5000	100		5,000
240 Actual Front Feet, 3.46 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	672	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 2014

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1452 SF Floor Area = 1452 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,452		
			Total:	151,174	146,664

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	1,086	

Water/Sewer					
1000 Gal Septic		1	3,691	3,580	
Water Well, 50 Feet		1	2,038	1,977	

Porches					
WCP (1 Story)		160	5,230	5,073	

Deck					
Treated Wood		193	3,067	2,975	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		674	21,036	20,405	
Common Wall: 1 Wall		1	-2,038	-1,977	
Door Opener		1	415	403	

Totals: 185,733 180,186

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 158,564

2019 Est. T.C.V. 009-340-008-00 = 170,464

Est. TCv/Total Floor Area = 117.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,200	79,200	79,200	63,649	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	1,527	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,200	85,200	85,200	65,176	65,176	65,176	

009-340-009-00	2019 Est. T.C.V.	NIELSEN DAVID & CAROL TRUST
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres					Total Est. Land Value =			5,000

2019 Est. T.C.V. 009-340-009-00 = 5,000

Est. TCV/Total Floor Area = 3.44, Most recent sale 04/01/2002 for 11,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,560	2,500	2,500	

009-340-010-00 2019 Est. T.C.V. NIELSEN DAVID & CAROL TRUST
 Property Class: 401 10482 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
240 Actual Front Feet, 3.46 Total Acres Total Est. Land Value =								16,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	288	0	0
Wood Frame	21.88	100	50	1,094
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				2,064

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1404 SF Floor Area = 1404 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	1,404		
			Total:	177,192	150,594

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,942 1,651

Plumbing

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

Water/Sewer

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

Porches

WPP	440	5,606	4,765
WCP (1 Story)	102	3,664	3,114

Garages

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

Base Cost	624	23,980	20,383
Storage Over Garage	468	4,881	4,149
Door Opener	2	830	705

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

Door Opener	3	1,104	938
Base Cost	1600	38,880	33,048

Built-Ins

Appliance Allow.	1	2,099	1,784
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Breezeways

Frame Wall	240	12,535	10,655
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Recreation Room	1052	15,433	7,716
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Totals:		304,415	253,330
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Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 222,930

2019 Est. T.C.V. 009-340-010-00 = 241,794

Est. TCV/Total Floor Area = 172.22, Most recent sale 10/01/1998 for 16,100

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,900	113,900	113,900	92,472	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	2,219	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,900	120,900	120,900	94,691	94,691	94,691	

009-340-012-00 2019 Est. T.C.V. SPRAGG JAMES A & PATRICIA A
 Property Class: 401 10504 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP F	120.00	627.00	1.0000	1.0000	70	100		8,400
GROUP A 30/FF	60.00	624.00	1.0000	1.0000	30	100	1/2 LOT 14	1,800
300 Actual Front Feet, 4.31 Total Acres Total Est. Land Value =								18,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1400	94	8,172
D/W/P: 4in Ren. Conc.	6.21	250	94	1,460
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 =				12,132

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1997

(11) Heating System: Radiant (in-floor)
 Ground Area = 1736 SF Floor Area = 1736 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	1,736		
			Total:	190,998	162,348

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996
2 Fixture Bath	1	2,359	2,005

Water/Sewer

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

Porches

CCP (1 Story)	100	2,129	1,810
WGEP (1 Story)	240	13,054	11,096

Deck

Treated Wood	168	2,802	2,382
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Garages

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

Base Cost	728	22,189	18,861
Common Wall: 1 Wall	1	-2,038	-1,732
Door Opener	1	415	353

Class: C Exterior: Pole (Unfinished)

Door Opener	1	415	353
Base Cost	1200	21,972	18,676

Class: CD Exterior: Pole (Unfinished)

Base Cost	728	13,352	11,349
No Concrete Floor	728	-3,371	-2,865

Built-Ins

Appliance Allow.	1	2,099	1,784
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Recreation Room	850	12,470	6,235
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Totals:		291,588	243,486
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Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 214,267

2019 Est. T.C.V. 009-340-012-00 = 244,999

Est. TCv/Total Floor Area = 141.13, Most recent sale 10/01/1997 for 12,100

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,000	114,000	114,000	86,926	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,500	0	0	2,086	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
Parcel Number: 009-340-012-00						Page: 2

122,500

122,500

122,500

89,012

89,012

89,012

009-340-015-00 2019 Est. T.C.V. KRUEGER LYNN W & BEVERLY J
 Property Class: 401 10570 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
GROUP A 30/FF	60.00	627.00	1.0000	1.0000	30	100	W1/2 OF LOT 14	1,800
180 Actual Front Feet, 2.59 Total Acres Total Est. Land Value =								6,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1200	0	0
D/W/P: 4in Ren. Conc.	6.21	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2001

(11) Heating System: Forced Heat & Cool
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,680		
			Total:	198,744	164,966

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	930
3 Fixture Bath	1	3,525	2,926

Water/Sewer

1000 Gal Septic	1	3,691	3,064
Water Well, 100 Feet	1	4,407	3,658

Porches

WCP (1 Story)	180	5,683	4,717
WCP (1 Story)	240	6,773	5,622

Deck

Treated Wood	260	3,734	3,099
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Garages

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

Base Cost	672	25,341	21,033
Common Wall: 1 Wall	1	-2,038	-1,692
Door Opener	1	415	344

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

Base Cost	864	25,047	20,789
Door Opener	2	830	689

Built-Ins

Appliance Allow.	1	2,099	1,742
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Totals: 279,371 231,887

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 204,061

2019 Est. T.C.V. 009-340-015-00 = 213,286

Est. TCv/Total Floor Area = 126.96

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,100	98,100	98,100	81,568	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,500	0	0	1,957	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,600	106,600	106,600	83,525	83,525	83,525	

009-340-016-00	2019 Est. T.C.V.	KRUEGER LYNN W & BEVERLY J
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres					Total Est. Land Value =			5,000

2019 Est. T.C.V. 009-340-016-00 = 5,000

Est. TCV/Total Floor Area = 2.98

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,560	2,500	2,500	

009-340-017-00 2019 Est. T.C.V. EISENGA DAVID J & CONNIE S
 Property Class: 401 10614 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.73 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	12.51	60	0	0
D/W/P: 4in Ren. Conc.	6.21	240	0	0
D/W/P: 3.5 Concrete	5.00	384	0	0
Wood Frame	17.26	384	94	6,230
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 =				7,200

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1512 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
Total:				138,664	113,709

Other Additions/Adjustments

Plumbing					
2 Fixture Bath		1	2,359		1,934

Water/Sewer					
1000 Gal Septic		1	3,691		3,027
Water Well, 100 Feet		1	4,407		3,614

Deck					
Treated Wood		288	3,992		3,273
Treated Wood		96	1,901		1,559

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		624	23,980		19,664
Common Wall: 1 Wall		1	-2,038		-1,671
Totals:				176,956	145,109

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 127,696

2019 Est. T.C.V. 009-340-017-00 = 139,896

Est. TCV/Total Floor Area = 92.52, Most recent sale 10/30/2015 for 115,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,700	61,700	61,700	57,792	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	0	1,387	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,900	69,900	69,900	59,179	59,179	59,179	

009-340-018-00	2019 Est. T.C.V.	EISENGA DAVID J & CONNIE S
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	60.00	400.00	1.0000	1.0000	75	100	1/2 LOT 18	4,500
60 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	4,500

 2019 Est. T.C.V. 009-340-018-00 = 4,500

Est. TCV/Total Floor Area = 2.98, Most recent sale 07/01/2000 for 12,575

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	2,300	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	
2,300	2,300	2,300	2,355	2,300	2,300	

009-340-019-00 2019 Est. T.C.V. SANDELIUS DAN & KELLY J
 Property Class: 401 10658 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
<Site Value A> RURAL LOTS					5000	100		5,000
GROUP A 30/FF	60.00	400.00	1.0000	1.0000	30	100	1/2 LOT 18	1,800
300 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								11,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1050	0	0
D/W/P: 4in Ren. Conc.	6.21	480	0	0
Wood Frame	18.97	192	50	1,821
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	97	4,850
Total Estimated Land Improvements True Cash Value =				6,671

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 2000 SF Floor Area = 2000 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,000		
			Total:	231,279	208,161

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	1	3,525	3,172
2 Fixture Bath	1	2,359	2,123

Water/Sewer

1000 Gal Septic	1	3,691	3,322
Water Well, 100 Feet	1	4,407	3,966

Porches

WCP (1 Story)	120	4,190	3,771
WPP	276	3,828	3,445

Deck

Treated Wood	480	5,582	5,024
w/Roof (Roof portion)	480	5,578	5,020

Garages

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

Base Cost	672	25,341	22,807
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	2	830	747

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	21,972	19,775
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Built-Ins

Appliance Allow.	1	2,099	1,889
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Fireplaces

Prefab 1 Story	1	1,967	1,770
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Recreation Room	979	14,362	12,926
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Totals:		330,092	297,092
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Notes:

EKF (409 - RURAL SUBS) 0.880 => TCV: 261,441

2019 Est. T.C.V. 009-340-019-00 = 279,912

Est. TCV/Total Floor Area = 139.96, Most recent sale 04/20/2015 for 240,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,700	131,700	131,700	123,313	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,300	0	0	2,959	0

Parcel Number: 009-340-019-00

Page: 2

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
140,000	140,000	140,000	126,272	126,272	126,272

009-340-021-00 2019 Est. T.C.V. COCKERAM TERRILL L II
 Property Class: 401 10702 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.43	80	94	1,461
Total Estimated Land Improvements True Cash Value =				1,461

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1400 SF Floor Area = 1400 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	1,400		
			Total:	119,755	107,776

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	700	
Water/Sewer					
1000 Gal Septic		1	3,235	2,911	
Water Well, 100 Feet		1	4,178	3,760	
Built-Ins					
Appliance Allow.		1	1,243	1,119	
Deck					
Treated Wood		9	300	270	
Treated Wood		9	300	270	
Carports					
Aluminum		378	3,565	3,208	
Totals:				133,354	120,014

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 105,612

2019 Est. T.C.V. 009-340-021-00				=	112,073
Est. TCV/Total Floor Area = 80.05, Most recent sale 08/13/2010 for 79,900					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
46,100	46,100	46,100	37,476	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,900	0	0	899	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,000	56,000	56,000	38,375	38,375	38,375

009-340-022-00 2019 Est. T.C.V. RUDE WILLIAM & LINDSAY
 Property Class: 401 10724 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * LOT 22 & 1/2 23

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 60/FF	120.00	400.00	1.0000	1.0000	60	100		7,200
GROUP A 30/FF	60.00	400.00	1.0000	1.0000	30	100	SURPLUS	1,800
180 Actual Front Feet, 1.65 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	23.44	180	0	0
D/W/P: 4in Ren. Conc.	6.21	288	0	0
D/W/P: Asphalt Paving	2.35	960	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
Total:				131,649	98,737

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	840
3 Fixture Bath	1	3,525	2,644

Water/Sewer

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

Porches

WGEP (1 Story)	120	8,315	6,236
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Garages

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

Base Cost	576	22,654	16,990
Common Wall: 1 Wall	1	-2,038	-1,528
Door Opener	1	415	311

Built-Ins

Appliance Allow.	1	2,099	1,574
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Totals: 175,837 131,877

Notes: BOCA MODULAR

ECF (409 - RURAL SUBS) 0.880 => TCV: 116,052

2019 Est. T.C.V. 009-340-022-00			=	127,477	
Est. TCV/Total Floor Area = 94.85, Most recent sale 06/29/2018 for 135,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,600	59,600	59,600	47,975	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	15,725	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,700	63,700	63,700	49,126	63,700	63,700

009-340-023-50	2019 Est. T.C.V.	HOEKWATER GERALD L & MARCIA K
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	60.00	400.00	1.0000	1.0000	75	100	1/2 LOT 23	4,500
60 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	4,500

2019 Est. T.C.V. 009-340-023-50 = 4,500

Est. TCV/Total Floor Area = 3.35

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	1,791	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	42	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	1,833	1,833	1,833	

009-340-024-00 2019 Est. T.C.V. HOEKWATER GERALD L & MARCIA K
 Property Class: 401 10768 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2000

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,456		
			Total:	233,247	198,270

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996
2 Fixture Bath	1	2,359	2,005

Water/Sewer

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

Porches

WCP (1 Story)	256	6,996	5,947
WPP	200	3,454	2,936

Garages

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

Door Opener	1	415	353
Base Cost	1344	44,110	37,493

Built-Ins

Appliance Allow.	1	2,099	1,784
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Breezeways

Frame Wall	168	8,775	7,459
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Totals: 314,198 267,078

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 235,029

2019 Est. T.C.V. 009-340-024-00 = 242,454

Est. TCV/Total Floor Area = 111.01, Most recent sale 10/01/1998 for 11,625

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
116,100	116,100	116,100	91,752	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	0	2,202	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,200	121,200	121,200	93,954	93,954	93,954	

009-340-025-00 2019 Est. T.C.V. GILSON CINDY
 Property Class: 401 10790 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								5,000

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	97	970
Total Estimated Land Improvements True Cash Value =				970

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

(11) Heating System: Forced Heat & Cool
 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:	125,804	113,223

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	1	3,525	3,172

Water/Sewer

1000 Gal Septic	1	3,691	3,322
Water Well, 100 Feet	1	4,407	3,966

Porches

WCP (1 Story)	132	4,521	4,069
WCP (1 Story)	132	4,521	4,069

Garages

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

Base Cost	484	20,062	18,056
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	1	415	373

Built-Ins

Appliance Allow.	1	2,099	1,889
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Totals: 168,127 151,313

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 133,155

2019 Est. T.C.V. 009-340-025-00 = 139,125

Est. TCV/Total Floor Area = 121.61, Most recent sale 05/01/2001 for 8,750

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
64,900	64,900	64,900	52,068	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	1,249	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,600	69,600	69,600	53,317	53,317	53,317

009-340-026-00 2019 Est. T.C.V. SWANSON DAVID L & LISA A
 Property Class: 401 10812 W KELLY RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	288	0	0
D/W/P: Asphalt Paving	2.35	720	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 2006

(11) Heating System: Forced Heat & Cool
 Ground Area = 2152 SF Floor Area = 2152 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	Basement	2,152		
			Total:	234,593	215,825

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,030
3 Fixture Bath	1	3,525	3,243

Water/Sewer

1000 Gal Septic	1	3,691	3,396
Water Well, 100 Feet	1	4,407	4,054

Porches

CCP (1 Story)	40	957	880
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Deck

Treated Wood	392	4,884	4,493
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Garages

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

Base Cost	840	29,736	27,357
Storage Over Garage	560	5,841	5,374
Common Wall: 1.5 Wall	1	-3,057	-2,812
Door Opener	2	830	764

Built-Ins

Appliance Allow.	1	2,099	1,931
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Totals: 288,626 265,535

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 233,671

2019 Est. T.C.V. 009-340-026-00 = 241,046

Est. TCV/Total Floor Area = 112.01, Most recent sale 07/29/2005 for 14,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,400	109,400	109,400	89,758	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,100	0	0	2,154	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,500	120,500	120,500	91,912	91,912	91,912	

009-340-027-00 2019 Est. T.C.V. BELANGER CAMEON P
Property Class: 401 10824 W KELLY RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =			5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	2604	0	0
D/W/P: 4in Concrete	5.29	112	0	0
D/W/P: 4in Concrete	5.29	392	0	0
Wood Frame	21.25	120	50	1,275
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,025

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2015

(11) Heating System: Forced Heat & Cool
Ground Area = 1118 SF Floor Area = 2138 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,118		
0.5 Story	Siding	Overhang	364		
			Total:	210,175	203,864

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,086
3 Fixture Bath	2	7,051	6,839
2 Fixture Bath	1	2,359	2,288

Water/Sewer

2000 Gal Septic	1	7,336	7,116
Water Well, 100 Feet	1	4,407	4,275

Porches

CCP (1 Story)	139	2,886	2,799
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Garages

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

Base Cost	831	29,492	28,607
Common Wall: 1 Wall	1	-2,038	-1,977
Door Opener	2	830	805

Built-Ins

Appliance Allow.	1	2,099	2,036
Recreation Room	952	13,966	13,547

Totals: 279,683 271,285

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 238,731

2019 Est. T.C.V. 009-340-027-00 = 249,756

Est. TCV/Total Floor Area = 116.82, Most recent sale 12/18/2017 for 234,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,800	112,800	112,800	112,800	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,100	0	0	2,707	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,900	124,900	124,900	115,507	115,507	115,507	

009-340-028-00 2019 Est. T.C.V. GREEN MICHAEL E & MICHAEL K
 Property Class: 401 10856 W KELLY RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	288	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 1S Cls C Blt 2005

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1456 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	159,506	143,556

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	1	3,525	3,172

Water/Sewer

1000 Gal Septic	1	3,691	3,322
Water Well, 100 Feet	1	4,407	3,966

Porches

CCP (1 Story)	54	1,223	1,101
WCP (1 Story)	72	3,022	2,720

Garages

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

Base Cost	576	22,654	20,389
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	1	415	373

Built-Ins

Appliance Allow.	1	2,099	1,889
Recreation Room	500	7,335	6,601

Totals: 206,959 186,263

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 163,911

2019 Est. T.C.V. 009-340-028-00 = 169,881

Est. TCV/Total Floor Area = 116.68, Most recent sale 10/12/2017 for 172,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,300	81,300	81,300	81,300	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	1,951	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,900	84,900	84,900	83,251	83,251	83,251	

009-340-029-00 2019 Est. T.C.V. DOOLITTLE MATTHEW & JENNIFER
 Property Class: 401 10878 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	288	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 1.25S Cls CD Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1820 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,456		
			Total:	157,588	138,678

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	821
3 Fixture Bath	2	5,858	5,155
2 Fixture Bath	1	1,970	1,734

Water/Sewer

1000 Gal Septic	1	3,453	3,039
Water Well, 100 Feet	1	4,280	3,766

Deck

Treated Wood	384	4,712	4,147
Treated Wood	120	2,185	1,923

Garages

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

Base Cost	528	15,914	14,004
Common Wall: 1 Wall	1	-1,906	-1,677
Door Opener	1	368	324

Built-Ins

Appliance Allow.	1	1,467	1,291
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Totals: 196,822 173,205

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 152,420

2019 Est. T.C.V. 009-340-029-00 = 158,390

Est. TCV/Total Floor Area = 87.03, Most recent sale 05/24/2005 for 151,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
76,000	76,000	76,000	60,572	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	0	1,453	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
79,200	79,200	79,200	62,025	62,025	62,025		

009-340-030-00	2019 Est. T.C.V.	MARES RICHARD & MARCELLA
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-340-030-00 = 5,000

Est. TCV/Total Floor Area = 2.75, Most recent sale 04/01/2002 for 9,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	2,500	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,560	2,500	0			

009-340-031-00	2019 Est. T.C.V.	SILER BRADLEY S
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.76	160	50	1,421
Total Estimated Land Improvements True Cash Value =				1,421

2019 Est. T.C.V. 009-340-031-00 = 6,421

Est. TCV/Total Floor Area = 3.53, Most recent sale 09/06/2016 for 161,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,500	2,500	2,500	2,500	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	60	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,200	3,200	3,200	2,560	2,560	2,560

009-340-032-00 2019 Est. T.C.V. SILER BRADLEY S
 Property Class: 401 10944 W KELLY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * LOT 32

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.72	400	0	0
D/W/P: 4in Ren. Conc.	6.21	288	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 1S Cls C 5 Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1512 SF Floor Area = 1512 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	1,512		
			Total:	172,937	146,992

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	952
3 Fixture Bath	1	3,525	2,996
2 Fixture Bath	1	2,359	2,005

Water/Sewer

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

Porches

WCP (1 Story)	192	5,933	5,043
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Deck

Treated Wood	160	2,714	2,307
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Garages

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

Base Cost	672	20,993	17,844
Common Wall: 1 Wall	1	-2,038	-1,732
Door Opener	1	415	353

Built-Ins

Appliance Allow.	1	2,099	1,784
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Fireplaces

Wood Stove	1	1,936	1,646
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Totals: 220,091 187,073

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 164,624

2019 Est. T.C.V. 009-340-032-00 = 170,594

Est. TCV/Total Floor Area = 112.83, Most recent sale 09/06/2016 for 161,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,900	79,900	79,900	76,881	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	0	1,845	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,300	85,300	85,300	78,726	78,726	78,726	

009-340-033-00	2019 Est. T.C.V.	SMITH MARK B & SUZANNE M
Property Class: 402		10944 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-340-033-00 = 5,000

Est. TCV/Total Floor Area = 3.31

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,560	2,500	0	

009-340-034-00 2019 Est. T.C.V. BARRON LARRY C & MARTHA J
 Property Class: 401 10281 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	240.00	540.00	1.0000	1.0000	40	100		9,600
240 Actual Front Feet, 2.98 Total Acres Total Est. Land Value =								9,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.64	200	50	1,664
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 =				4,014

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1998

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1736 SF Floor Area = 1736 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	Crawl Space	1,736		
Total:				143,907	115,126

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,453	2,762
Water Well, 100 Feet	1	4,280	3,424

Deck

Treated Wood	200	3,062	2,450
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Built-Ins

Appliance Allow.	1	1,467	1,174
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Totals: 160,031 128,025

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 76,815

2019 Est. T.C.V. 009-340-034-00 = 90,429

Est. TCV/Total Floor Area = 52.09, Most recent sale 12/30/2005 for 114,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,300	44,300	44,300	34,768	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	834	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,200	45,200	45,200	35,602	35,602	35,602	

009-340-035-00 2019 Est. T.C.V. JONES KIMBERLEE
 Property Class: 401 10311 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	85,354	72,549

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	661
3 Fixture Bath	1	2,463	2,094

Water/Sewer

1000 Gal Septic	1	3,235	2,750
Water Well, 100 Feet	1	4,178	3,551

Built-Ins

Appliance Allow.	1	1,243	1,057
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Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	1200	17,388	14,780
		Totals:	114,639 97,442

Notes: PATROIT LPP13002ABIN

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 58,465

2019 Est. T.C.V. 009-340-035-00 = 63,265

Est. TCV/Total Floor Area = 60.83, Most recent sale 03/19/2012 for 35,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,600	29,600	29,600	22,716	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	545	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,600	31,600	31,600	23,261	23,261	0	

009-340-036-00 2019 Est. T.C.V. SHIVLIE JAMES R
 Property Class: 401 10335 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	576	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 HUD Cls C -5 Blt 2000

(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	Piers	960		
Total:				85,662	84,841

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	896
3 Fixture Bath	1	3,525	2,820

Water/Sewer

1000 Gal Septic	1	3,691	2,953
Water Well, 100 Feet	1	4,407	3,526

Garages

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

Base Cost	864	25,047	20,038
Door Opener	1	415	332

Built-Ins

Appliance Allow.	1	2,099	1,679
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Deck

Treated Wood	20	693	554
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Totals: 126,659 101,329

Notes: REDMAN MHD

ECF (4091 SEELEY & ROSTED RD AREA) 0.400 => TCV: 40,532

2019 Est. T.C.V. 009-340-036-00 = 46,272

Est. TCV/Total Floor Area = 48.20, Most recent sale 10/03/2005 for 57,150

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,500	32,500	32,500	30,288	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,400	0	0	-7,188	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,100	23,100	23,100	31,014	23,100	23,100	

009-340-037-00 2019 Est. T.C.V. NOWICKI GARY L & DESIREE
 Property Class: 401 10361 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

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 BOCA/STATE Cls CD Blt 1998

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 1615 SF Floor Area = 1615 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	Crawl Space	1,086		
1 Story	Siding	Crawl Space	529		
			Total:	134,059	107,247

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,453	2,762
Water Well, 100 Feet	1	4,280	3,424

Porches

WCP (1 Story)	139	4,237	3,390
WPP	60	1,576	1,261

Garages

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

Base Cost	913	23,555	18,844
Storage Over Garage	457	4,241	3,393
Door Opener	1	368	294

Built-Ins

Appliance Allow.	1	1,467	1,174
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Totals: 181,098 144,878

Notes: 1998 SCHULT

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 86,927

2019 Est. T.C.V. 009-340-037-00 = 94,077

Est. TCV/Total Floor Area = 58.25, Most recent sale 03/01/1999 for 7,950

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
46,600	46,600	46,600	38,501	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	924	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,000	47,000	47,000	39,425	39,425	39,425

009-340-038-00	2019 Est. T.C.V.	SILVERBURG ROBERT A
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

2019 Est. T.C.V. 009-340-038-00 = 4,800

Est. TCV/Total Floor Area = 2.97, Most recent sale 06/01/1999 for 16,400

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,400	2,400	2,400	2,400	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,400	2,400	2,400	2,457	2,400	0		

009-340-039-00 2019 Est. T.C.V. SILVERBURG ROBERT A
 Property Class: 401 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1991

(11) Heating System: Forced Warm Air
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
			Total:	46,087	20,277

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical			168	1,448	637
Plumbing					
Average Fixture(s)			1	731	322
3 Fixture Bath			1	2,317	1,019
Water/Sewer					
1000 Gal Septic			1	3,691	1,624
Water Well, 100 Feet			1	4,407	1,939
Deck					
Treated Wood			80	1,718	756
Built-Ins					
Appliance Allow.			1	2,099	924
			Totals:	62,498	27,498

Notes: 1991 SKYLINE MH

ECF (4091 SEELEY & ROOSTED RD AREA) 0.500 => TCV: 13,749

2019 Est. T.C.V. 009-340-039-00 = 18,549

Est. TCV/Total Floor Area = 18.93

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	9,900	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	-600	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,300	9,300	9,300	10,137	9,300	0	

009-340-040-00 2019 Est. T.C.V. LALONE FRANKLIN D & BEVERLY A TRUST
 Property Class: 401 10423 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.83	200	50	1,483
Wood Frame	14.28	288	50	2,056
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 =				4,479

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	138,958	118,114

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	661
3 Fixture Bath	1	2,463	2,094

Water/Sewer

1000 Gal Septic	1	3,235	2,750
Water Well, 100 Feet	1	4,178	3,551

Porches

WCP (1 Story)	120	3,404	2,893
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Garages

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

Base Cost	936	21,378	18,171
Door Opener	3	980	833

Built-Ins

Appliance Allow.	1	1,243	1,057
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Totals: 176,617 150,124

Notes:

ECF (4091 SEELEY & ROSTED RD AREA) 0.600 => TCV: 90,074

2019 Est. T.C.V. 009-340-040-00 = 99,353

Est. TCV/Total Floor Area = 59.14, Most recent sale 05/01/1999 for 8,250

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,500	45,500	45,500	36,582	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	877	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,700	49,700	49,700	37,459	37,459	37,459	

009-340-041-00 2019 Est. T.C.V. LEWIS MARGO
 Property Class: 401 10449 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.34	140	95	2,174
Total Estimated Land Improvements True Cash Value =				2,174

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1990

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1064 SF Floor Area = 1064 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,064		
			Total:	80,971	78,432

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	622
3 Fixture Bath	1	2,463	1,970

Water/Sewer

1000 Gal Septic	1	3,235	2,588
Water Well, 100 Feet	1	4,178	3,342

Deck

Treated Wood w/Roof (Deck Portion)	96	1,810	1,448
Treated Wood w/Roof (Roof portion)	96	1,114	891

Built-Ins

Appliance Allow.	1	1,243	994
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Totals: 95,792 76,633

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 45,980

2019 Est. T.C.V. 009-340-041-00 = 52,954

Est. TCV/Total Floor Area = 49.77, Most recent sale 08/16/2013 for 38,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,400	23,400	23,400	18,337	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	440	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,500	26,500	26,500	18,777	18,777	18,777	

009-340-042-00 2019 Est. T.C.V. SIMPSON TODD & SHILTON KITTY
 Property Class: 401 10467 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	120.00	540.00	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								4,800

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2000

(11) Heating System: Forced Heat & Cool
 Ground Area = 1188 SF Floor Area = 1188 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,188		
			Total:	109,726	91,072

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	774
3 Fixture Bath	1	2,929	2,431

Water/Sewer

1000 Gal Septic	1	3,453	2,866
Water Well, 100 Feet	1	4,280	3,552

Porches

CCP (1 Story)	48	1,014	842
CCP (1 Story)	72	1,460	1,212

Built-Ins

Appliance Allow.	1	1,467	1,218
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Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	21,972	18,237

Totals: 147,234 122,204

Notes: 2000 BARRING MHD

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCv: 73,322

2019 Est. T.C.V. 009-340-042-00 = 78,122

Est. TCv/Total Floor Area = 65.76, Most recent sale 02/14/2017 for 1

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,600	39,600	39,600	31,957	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	766	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,100	39,100	39,100	32,723	32,723	32,723	

009-340-044-00	2019 Est. T.C.V.	LAPRAD KENNETH J & KATHRYN A
Property Class: 401		10515 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
40/FF	240.00	575.00	1.0000	1.0000	40	100		9,600
240 Actual Front Feet, 3.17 Total Acres								Total Est. Land Value = 9,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.83	200	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 BOCA/STATE Cls D Blt 1997

(11) Heating System: Forced Heat & Cool
 Ground Area = 1794 SF Floor Area = 1794 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,794		
			Total:	141,543	120,310

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	661
3 Fixture Bath	1	2,463	2,094

Water/Sewer

1000 Gal Septic	1	3,235	2,750
Water Well, 100 Feet	1	4,178	3,551

Deck

Treated Wood	240	3,386	2,878
Treated Wood	834	7,823	6,650

Garages

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

Base Cost	624	17,821	15,148
Door Opener	1	368	313

Built-Ins

Appliance Allow.	1	1,243	1,057
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Fireplaces

Direct-Vented Gas	1	1,585	1,347
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Porches

WGEP (1 Story)	768	21,012	17,860
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Totals: 205,435 174,619

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCv: 104,771

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2000

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 140
 Overall Building Height: 12

Base Rate for Upper Floors = 13.26

Adjusted Square Foot Cost for Upper Floors = 13.26

Total Floor Area: 1,200 Base Cost New of Upper Floors = 15,912

Reproduction/Replacement Cost = 15,912

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 8,592

Parcel Number: 009-340-044-00

Page: 2

ECF (4091 SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 1 = 7,733
 Replacement Cost/Floor Area= 13.26 Est. TCV/Floor Area= 6.44

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2000

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 124
 Overall Building Height: 12

Base Rate for Upper Floors = 13.67

Adjusted Square Foot Cost for Upper Floors = 13.67

Total Floor Area: 960 Base Cost New of Upper Floors = 13,123

Reproduction/Replacement Cost = 13,123
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 7,086

ECF (4091 SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 2 = 6,378
 Replacement Cost/Floor Area= 13.67 Est. TCV/Floor Area= 6.64

Total Estimated True Cash Value of Commercial/Industrial Buildings = 14,111

2019 Est. T.C.V. 009-340-044-00 = 129,422

Est. TCV/Total Floor Area = 32.73, Most recent sale 09/23/2010 for 85,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,100	61,100	61,100	47,180	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	1,132	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,700	64,700	64,700	48,312	48,312	48,312	

009-340-045-00 2019 Est. T.C.V. KURZATKOWSKI KATHLEEN
 Property Class: 401 10537 ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								5,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 1991

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 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	Crawl Space	1,680		
			Total:	138,958	111,160

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	622
3 Fixture Bath	1	2,463	1,970

Water/Sewer

1000 Gal Septic	1	3,235	2,588
Water Well, 100 Feet	1	4,178	3,342

Deck

Treated Wood	48	1,256	1,005
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Built-Ins

Appliance Allow.	1	1,243	994
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Totals: 152,111 121,681

Notes: 1991 FRIENDSHIP MHD

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 73,009

2019 Est. T.C.V. 009-340-045-00 = 78,009

Est. TCV/Total Floor Area = 46.43, Most recent sale 10/01/1999 for 14,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,800	34,800	34,800	26,023	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	624	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,000	39,000	39,000	26,647	26,647	26,647	

009-340-046-00 2019 Est. T.C.V. BOLSER MARVIN & VIRGINIA
 Property Class: 401 10559 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	288	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 BOCA/STATE Cls CD Blt 1999

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	122,684	104,283

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	793
3 Fixture Bath	1	2,929	2,490

Water/Sewer

1000 Gal Septic	1	3,453	2,935
Water Well, 100 Feet	1	4,280	3,638

Deck

Treated Wood	40	1,186	1,008
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Garages

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

Base Cost	624	17,821	15,148
Common Wall: 1 Wall	1	-1,906	-1,620
Door Opener	1	368	313

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

Base Cost	240	9,643	8,197
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Built-Ins

Appliance Allow.	1	1,467	1,247
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Totals: 162,858 138,432

Notes:

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 83,059

2019 Est. T.C.V. 009-340-046-00 = 88,999

Est. TCV/Total Floor Area = 61.13, Most recent sale 05/14/2007 for 68,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,900	44,900	44,900	35,729	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	857	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,500	44,500	44,500	36,586	36,586	36,586	

009-340-047-00	2019 Est. T.C.V.	HUGHES THOMAS JR & JANICE L
Property Class: 402		W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres							Total Est. Land Value =	5,000

2019 Est. T.C.V. 009-340-047-00 = 5,000

Est. TCV/Total Floor Area = 3.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,560	2,500	0	

009-340-048-00	2019 Est. T.C.V.	PAULEY CLIFFORD A & IRMGARD
Property Class: 401		10603 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.79	30	89	315
Total Estimated Land Improvements True Cash Value =				315

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1997

(11) Heating System: Forced Air w/o Ducts
Ground Area = 1456 SF Floor Area = 1456 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	Crawl Space	1,456		
			Total:	122,684	98,146

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,453	2,762
Water Well, 100 Feet	1	4,280	3,424

Deck

Treated Wood	35	1,102	882
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Built-Ins

Appliance Allow.	1	1,467	1,174
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Totals: 136,848 109,477

Notes: CENTURY AFFMAN 2012

ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCv: 65,686

2019 Est. T.C.V. 009-340-048-00 = 71,001

Est. TCv/Total Floor Area = 48.76, Most recent sale 08/13/2012 for 24,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,900	34,900	34,900	28,263	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	678	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,500	35,500	35,500	28,941	28,941	0	

009-340-049-00 2019 Est. T.C.V. MCGEE CHRISTIAN B
 Property Class: 401 10625 W ROSTED RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
120 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	240	0	0
D/W/P: 3.5 Concrete	4.68	240	0	0
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 HUD Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
Total:				115,544	98,213

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	793
3 Fixture Bath	1	2,929	2,490
Separate Shower	1	902	767

Water/Sewer

1000 Gal Septic	1	3,453	2,935
Water Well, 100 Feet	1	4,280	3,638

Garages

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

Base Cost	720	22,025	18,721
Door Opener	1	415	353

Built-Ins

Appliance Allow.	1	1,467	1,247
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Deck

Treated Wood	16	543	462
Treated Wood	16	543	462

Totals: 153,034 130,081

Notes: HUD

ECF (4091 SEELEY & ROOSTED RD AREA) 0.400 => TCV: 52,032

2019 Est. T.C.V. 009-340-049-00				=	58,854
Est. TCV/Total Floor Area = 43.79, Most recent sale 05/24/2018 for 94,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,800	36,800	36,800	36,800	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,400	0	0	-7,400	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,400	29,400	29,400	37,683	29,400	29,400

009-350-001-00	2019 Est. T.C.V.	EDOF GURI L ETAL
Property Class: 401		9449 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	90.00	164.00	0.7905	1.0000	900	100		64,029
90 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 64,029

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	769	50	1,922
D/W/P: 4in Concrete	5.29	96	50	254
D/W/P: Brick on Sand	13.67	465	25	1,589

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 =				4,715

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1637 SF Floor Area = 1637 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	1,637		
			Total:	160,190	96,114

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
3 Fixture Bath	1	3,525	2,115

Porches

CGEP (1 Story)	440	18,172	10,903
CGEP (1 Story)	119	6,600	3,960
CGEP (1 Story)	210	9,767	5,860

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 576 18,824 11,294

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	*94% Good
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Totals: 228,411 137,045

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 178,159

2019 Est. T.C.V. 009-350-001-00 = 246,903

Est. TCV/Total Floor Area = 150.83

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,900	102,900	102,900	78,367	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,600	0	0	1,880	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,500	123,500	123,500	80,247	80,247	0	

009-350-002-00 2019 Est. T.C.V. TAYLOR BARBARA JO
 Property Class: 401 9461 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	90.00	215.00	0.7905	1.0000	900	100		64,029
90 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								64,029

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1200	0	0
Wood Frame	20.49	144	50	1,475
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 =				3,850

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1536 SF Floor Area = 1536 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	864		
1 Story	Siding	Slab	672		
			Total:	154,163	100,206

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	216	3,309	2,151
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Garages

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

Base Cost	720	22,025	14,316
Door Opener	2	830	539

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 1 Story	1	4,942	3,212
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 195,185 126,869

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 164,930

2019 Est. T.C.V. 009-350-002-00 = 232,809

Est. TCV/Total Floor Area = 151.57

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,500	103,500	103,500	87,200	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,900	0	2,092	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,400	116,400	116,400	89,292	89,292	89,292	

009-350-003-00 2019 Est. T.C.V. NEMECEK JOHN D
 Property Class: 401 9471 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	237.00	0.7548	1.0000	900	100		68,616
101 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								68,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1200	0	0
D/W/P: 4in Ren. Conc.	6.21	300	0	0
Wood Frame	20.49	144	50	1,475

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 =				3,850

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2002

(11) Heating System: Forced Heat & Cool
 Ground Area = 1816 SF Floor Area = 1816 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,816		
			Total:	222,844	191,615

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,942 1,670

Plumbing

Average Fixture(s)	1	1,120	963
3 Fixture Bath	2	7,051	6,064

Porches

CCP (1 Story)	36	878	755
WPP	267	3,810	3,277

Garages

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

Base Cost	750	27,405	23,568
Common Wall: 1 Wall	1	-2,038	-1,753
Door Opener	2	830	714

Water/Sewer

Public Sewer	1	1,134	975
Water Well, 100 Feet	1	4,407	3,790

Built-Ins

Appliance Allow.	1	2,099	1,805
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Fireplaces

Exterior 2 Story	1	6,089	5,237
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Recreation Room	1200	17,604	15,139
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Totals: 295,175 253,819

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 329,965

2019 Est. T.C.V. 009-350-003-00 = 402,431

Est. TCV/Total Floor Area = 221.60

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
181,200	181,200	181,200	171,828	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,000	0	0	4,123	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
201,200	201,200	201,200	175,951	175,951	175,951

009-350-004-00	2019 Est. T.C.V.	SZUBA CLARA
Property Class: 401		9483 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * LAKE ADJACENT 150X254

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> BACK LOT					25000	100		25,000
150 Actual Front Feet, 0.88 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	176	0	0
D/W/P: Asphalt Paving	2.19	500	0	0
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: Forced Hot Water
 Ground Area = 1394 SF Floor Area = 1394 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	1,394		
			Total:	122,981	73,789

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	112	5,592	3,355
CGEP (1 Story)	80	4,401	2,641

Garages

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

Base Cost	652	16,417	9,850
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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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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
		Totals:	156,729	94,038

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 122,249

2019 Est. T.C.V. 009-350-004-00			=	149,071	
Est. TCV/Total Floor Area = 106.94, Most recent sale 03/26/1979 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,400	67,400	67,400	50,768	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,100	0	0	1,218	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,500	74,500	74,500	51,986	51,986	51,986

009-350-004-30	2019 Est. T.C.V.	MICHIGAN REEF DEVELOPMENT CORPORATI
Property Class: 401		9493 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA
 * Factors * 150X288: BACK LOT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> BACK LOT					25000	100		25,000
150 Actual Front Feet, 0.99 Total Acres					Total Est. Land Value =			25,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1040 SF Floor Area = 1040 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	92,595	50,928

Other Additions/Adjustments

Porches					
WPP			80	1,830	1,006

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Door Opener			1	368	202
Base Cost			1200	29,160	16,038

Water/Sewer

Public Sewer	1	1,006	553
Water Well, 50 Feet	1	1,962	1,079

Fireplaces

Wood Stove	1	1,630	896
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 128,551 70,702

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 62,218

2019 Est. T.C.V. 009-350-004-30 = 87,218

Est. TCV/Total Floor Area = 83.86, Most recent sale 07/21/2015 for 70,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,500	36,500	36,500	36,500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	876	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,600	43,600	43,600	37,376	37,376	0	

009-350-004-60	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
78 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	35,000

2019 Est. T.C.V. 009-350-004-60 = 35,000

Est. TCV/Total Floor Area = 33.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,500	17,500	17,500	14,628	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	351	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,500	17,500	17,500	14,979	14,979	0	

009-354-001-00 2019 Est. T.C.V. BAILS FAMILY TRUST
 Property Class: 401 1175 S ARROWHEAD TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	125.00	476.00	0.8326	1.0000	1200	100		124,883
125 Actual Front Feet, 1.37 Total Acres Total Est. Land Value =								124,883

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	360	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2002

(11) Heating System: Forced Heat & Cool
 Ground Area = 2040 SF Floor Area = 2328 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,040		
1 Story	Siding	Overhang	288		
Total:				264,559	238,089

Other Additions/Adjustments

Exterior					
Stone Veneer		464		13,368	12,031
Basement, Outside Entrance, Below Grade		1		1,942	1,748

Plumbing

Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	2	7,051	6,346

Porches

WSEP (1 Story)	132	5,647	5,082
WCP (1 Story)	165	5,348	4,813

Deck

Treated Wood	380	4,788	4,309
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Garages

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

Base Cost	912	31,747	28,572
Common Wall: 1.5 Wall	1	-3,057	-2,751
Door Opener	3	1,244	1,120

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
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Fireplaces

Prefab 2 Story	1	2,405	2,164
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Local Cost Items

SANITARY SEWER	1	0	0	*92% Good
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Recreation Room	1500	22,005	11,002
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Totals:		365,807	320,409
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Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 416,532

2019 Est. T.C.V. 009-354-001-00 = 546,165

Est. TCV/Total Floor Area = 234.61, Most recent sale 05/01/2000 for 150,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
240,100	240,100	240,100	201,160	2.40

2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-354-001-00

Page: 2

	0	33,000	0	0	4,827	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	273,100	273,100	273,100	205,987	205,987	205,987

009-354-002-00	2019 Est. T.C.V.	MIC LTD
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	127.00	377.00	0.8299	1.0000	1200	100		126,479
127 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	126,479

2019 Est. T.C.V. 009-354-002-00 = 126,479

Est. TCV/Total Floor Area = 54.33

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
47,900	47,900	47,900	13,612	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,300	0	0	326	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
63,200	63,200	63,200	13,938	13,938	0		

009-354-003-00	2019 Est. T.C.V.	BAIRD BONNIE & ROMIG GERALD III
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	101.00	286.00	0.8688	1.0000	1200	100		105,301
101 Actual Front Feet, 0.66 Total Acres							Total Est. Land Value =	105,301

2019 Est. T.C.V. 009-354-003-00 = 105,301

Est. TCV/Total Floor Area = 45.23, Most recent sale 03/30/2018 for 250,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
40,300	40,300	40,300	11,143	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	12,400	0	0	41,557	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
52,700	52,700	52,700	11,410	52,700	0			

009-354-004-00	2019 Est. T.C.V.	BAIRD BONNIE & ROMIG GERALD III
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	102.00	230.00	0.8671	1.0000	1200	100		106,134
102 Actual Front Feet, 0.54 Total Acres							Total Est. Land Value =	106,134

2019 Est. T.C.V. 009-354-004-00 = 106,134

Est. TCV/Total Floor Area = 45.59, Most recent sale 03/30/2018 for 250,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
40,600	40,600	40,600	40,600	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	12,500	0	0	12,500	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
53,100	53,100	53,100	41,574	53,100	0			

009-354-005-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	102.00	208.00	0.8671	1.0000	1200	100		106,134
102 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	106,134

2019 Est. T.C.V. 009-354-005-00 = 106,134

Est. TCV/Total Floor Area = 45.59

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,600	40,600	40,600	11,266	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,500	0	0	270	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
53,100	53,100	53,100	11,536	11,536	0		

009-354-006-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	100.00	208.00	0.8706	1.0000	1200	100		104,466
100 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	104,466

2019 Est. T.C.V. 009-354-006-00 = 104,466

Est. TCV/Total Floor Area = 44.87

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,000	40,000	40,000	11,077	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,200	0	0	265	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
52,200	52,200	52,200	11,342	11,342	0		

009-354-007-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	100.00	206.00	0.8706	1.0000	1200	100		104,466
100 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	104,466

2019 Est. T.C.V. 009-354-007-00 = 104,466

Est. TCV/Total Floor Area = 44.87

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,000	40,000	40,000	11,077	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,200	0	0	265	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
52,200	52,200	52,200	11,342	11,342	0		

009-354-008-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 401		1067 S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	103.00	193.00	0.8654	1.0000	1200	100		106,966
103 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value = 106,966

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 BC	Blt 2001
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(11) Heating System: Forced Heat & Cool
 Ground Area = 1953 SF Floor Area = 2930 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	1,953		
			Total:	341,904	273,523

Other Additions/Adjustments

Exterior					
Stone Veneer		1152	40,769	32,615	
Basement, Outside Entrance, Below Grade		2	5,454	4,363	
Plumbing					
Average Fixture(s)		1	1,649	1,319	
3 Fixture Bath		1	5,184	4,147	
2 Fixture Bath		1	3,473	2,778	
Porches					
CCP (2 Story)		48	1,707	1,366	
Deck					
Treated Wood		504	6,103	4,882	
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		864	38,517	30,814	
Door Opener		3	1,555	1,244	
Water/Sewer					
Public Sewer		1	1,452	1,162	
Water Well, 100 Feet		1	4,739	3,791	
Built-Ins					
Appliance Allow.		1	3,016	2,413	
Fireplaces					
Interior 2 Story		1	6,445	5,156	
Breezeways					
Frame Wall		73	5,141	4,113	
Local Cost Items					
SANITARY SEWER		1	0	0	*91% Good
Recreation Room		1953	40,505	20,252	
Solar Room		72	14,140	11,312	
			Totals:	521,753	405,250

Notes:

ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:	526,825
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2019 Est. T.C.V. 009-354-008-00	=	634,741
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Est. TCV/Total Floor Area = 216.64

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
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Parcel Number: 009-354-008-00

Page: 2

281,400	281,400	281,400	234,971	2.40		
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	36,000	0	0	5,639	0
2019	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	317,400	317,400	317,400	240,610	240,610	0

009-354-009-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	101.00	189.00	0.8688	1.0000	1200	100		105,301
101 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	105,301

2019 Est. T.C.V. 009-354-009-00 = 105,301

Est. TCV/Total Floor Area = 35.94

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,300	40,300	40,300	11,143	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,400	0	0	267	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
52,700	52,700	52,700	11,410	11,410	0		

009-354-010-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	102.00	186.00	0.8671	1.0000	1200	100		106,134
102 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	106,134

2019 Est. T.C.V. 009-354-010-00 = 106,134

Est. TCV/Total Floor Area = 36.22

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,600	40,600	40,600	11,265	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,500	0	0	270	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
53,100	53,100	53,100	11,535	11,535	0		

009-354-011-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	104.00	166.00	0.8637	1.0000	1200	100		107,796
104 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	107,796

2019 Est. T.C.V. 009-354-011-00 = 107,796

Est. TCV/Total Floor Area = 36.79

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
41,200	41,200	41,200	10,143	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,700	0	0	243	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
53,900	53,900	53,900	10,386	10,386	0		

009-354-012-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	102.00	149.00	0.8671	1.0000	1200	100		106,134
102 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	106,134

2019 Est. T.C.V. 009-354-012-00 = 106,134

Est. TCV/Total Floor Area = 36.22

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,600	40,600	40,600	9,953	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,500	0	0	238	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
53,100	53,100	53,100	10,191	10,191	0		

009-354-013-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	103.00	136.00	0.8654	1.0000	1200	100		106,966
103 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	106,966

2019 Est. T.C.V. 009-354-013-00 = 106,966

Est. TCV/Total Floor Area = 36.51

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
40,900	40,900	40,900	10,079	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,600	0	0	241	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
53,500	53,500	53,500	10,320	10,320	0		

009-354-014-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1200/FF	104.00	172.00	0.8637	1.0000	1200	100		107,796
104 Actual Front Feet,	0.41	Total Acres			Total Est.		Land Value =	107,796

2019 Est. T.C.V. 009-354-014-00 = 107,796

Est. TCV/Total Floor Area = 36.79

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
41,200	41,200	41,200	10,143	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,700	0	0	243	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
53,900	53,900	53,900	10,386	10,386	0		

009-354-015-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
135 Actual Front Feet, 0.65 Total Acres								Total Est. Land Value = 40,000

2019 Est. T.C.V. 009-354-015-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	179	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	4	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	183	183	0		

009-354-016-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
118 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value = 40,000

2019 Est. T.C.V. 009-354-016-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	179	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	4	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	183	183	0		

009-354-017-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
100 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value = 40,000

2019 Est. T.C.V. 009-354-017-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	179	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	4	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	183	183	0		

009-354-018-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 40,000

2019 Est. T.C.V. 009-354-018-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	179	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	4	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	183	183	0		

009-354-019-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 40,000

2019 Est. T.C.V. 009-354-019-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	179	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	4	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	183	183	0		

009-354-020-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 40,000

2019 Est. T.C.V. 009-354-020-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	154	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	3	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	157	157	0		

009-354-021-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet,	0.51	Total Acres					Total Est. Land Value =	40,000

2019 Est. T.C.V. 009-354-021-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	154	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	3	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	157	157	0	

009-354-022-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet,	0.51	Total Acres					Total Est. Land Value =	40,000

2019 Est. T.C.V. 009-354-022-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	154	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	3	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	157	157	0	

009-354-023-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 40,000

2019 Est. T.C.V. 009-354-023-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	154	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	3	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	157	157	0		

009-354-024-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 40,000

2019 Est. T.C.V. 009-354-024-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	1,762	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	42	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	1,804	1,804	0		

009-354-025-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 40,000

2019 Est. T.C.V. 009-354-025-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	1,762	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	42	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	1,804	1,804	0		

009-354-026-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back Lots			40000	100		40,000
109 Actual Front Feet,	0.69	Total Acres					Total Est. Land Value =	40,000

2019 Est. T.C.V. 009-354-026-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,762	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	42	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,804	1,804	0	

009-354-027-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
111 Actual Front Feet,	0.46	Total Acres					Total Est. Land Value =	40,000

2019 Est. T.C.V. 009-354-027-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,762	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	42	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,804	1,804	0	

009-354-028-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
90 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 40,000

2019 Est. T.C.V. 009-354-028-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	1,762	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	42	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	1,804	1,804	0		

009-354-029-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
101 Actual Front Feet,	0.48	Total Acres			Total Est.		Land Value =	40,000

2019 Est. T.C.V. 009-354-029-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,762	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	42	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,804	1,804	0	

009-354-030-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back	Lots		40000	100		40,000
130 Actual Front Feet, 0.61 Total Acres								Total Est. Land Value = 40,000

2019 Est. T.C.V. 009-354-030-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,000	20,000	20,000	1,762	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	42	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
20,000	20,000	20,000	1,804	1,804	0		

009-354-031-00	2019 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back Lots			40000	100		40,000
130 Actual Front Feet,	0.60	Total Acres					Total Est. Land Value =	40,000

2019 Est. T.C.V. 009-354-031-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	1,762	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	42	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	1,804	1,804	0	

009-361-001-00	2019 Est. T.C.V.	JAMES IRMA J
Property Class: 402		W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-361-001-00 = 1,000

Est. TCV/Total Floor Area = 0.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	0	

009-361-002-00	2019 Est. T.C.V.	JAMES IRMA J
Property Class: 401		512 BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * 4 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
JENNINGS B TYPE	132.00	158.00	1.0000	1.0000	20	100		2,640
264 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								4,640

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
	1000 Gal Septic		1	3,453	2,452
	Water Well, 50 Feet		1	1,962	1,393
Totals:				5,415	3,845

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 1,923

2019 Est. T.C.V. 009-361-002-00						=	6,563
Est. TCV/Total Floor Area =	0.00						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,500	3,500	3,500	3,500	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	0	-200	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,300	3,300	3,300	3,584	3,300	0		

009-361-006-00	2019 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2019 Est. T.C.V. 009-361-006-00 = 1,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/26/2016 for 1

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	500	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		
500	500	500	512	500	0		

009-361-007-00	2019 Est. T.C.V.	VALENTE JOHN
Property Class: 401		512 S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
<Site Value A>	Base	Lot	Rate		1000	100		1,000
<Site Value A>	Base	Lot	Rate		1000	100		1,000
264 Actual Front Feet, 0.71 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	64	0	0
D/W/P: 4in Concrete	4.60	63	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 1954

(11) Heating System: Forced Air w/o Ducts
Ground Area = 692 SF Floor Area = 692 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	572		
1 Story	Siding	Piers	120		
			Total:	61,810	49,510

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778		506
Water/Sewer					
1000 Gal Septic		1	3,235		2,103
Water Well, 100 Feet		1	4,178		2,716

Garages

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

Base Cost	624	19,893	12,930
Door Opener	1	415	270

Built-Ins

Appliance Allow.	1	1,243	808
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Fireplaces

Exterior 1 Story	1	3,770	2,450
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Totals:		95,322	61,958
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Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 30,979

2019 Est. T.C.V. 009-361-007-00 = 34,929

Est. TCv/Total Floor Area = 50.48, Most recent sale 06/26/2015 for 28,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,400	13,400	13,400	13,400	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	321	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,500	17,500	17,500	13,721	13,721	0

009-361-008-00 2019 Est. T.C.V. NOREN DAVIDLEE A & ANGELA M
 Property Class: 401 9938 WALNUT ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
79 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	52	61	139
Wood Frame	19.43	80	50	777
Total Estimated Land Improvements True Cash Value =				916

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1928

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1050 SF Floor Area = 1282 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	930		
1 Story	Siding	Crawl Space	120		
			Total:	97,145	58,286

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	467
Water/Sewer					
1000 Gal Septic		1		3,235	1,941
Water Well, 100 Feet		1		4,178	2,507
Porches					
WGEP (1 Story)			56	4,207	2,524
CCP (1 Story)			78	1,440	864
Garages					
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			384	10,863	6,518
Built-Ins					
Appliance Allow.		1		1,243	746
Fireplaces					
Exterior 1 Story		1		3,770	2,262
			Totals:	126,859	76,115

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 38,058

2019 Est. T.C.V. 009-361-008-00				=	39,974
Est. TCv/Total Floor Area = 31.18, Most recent sale 12/28/2006 for 63,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,700	12,700	12,700	11,435	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,300	0	0	274	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	11,709	11,709	11,709

009-362-001-00 2019 Est. T.C.V. ESSINGTON POLLY A
 Property Class: 401 9970 W ELM ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
GROUP G	66.00	158.00	1.0000	1.0000	100	100	6,600
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =							6,600

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 D Blt 1930

(11) Heating System: Space Heater
 Ground Area = 983 SF Floor Area = 1229 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	Crawl Space	983		
			Total:	90,866	49,977

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	428
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Water/Sewer

1000 Gal Septic	1	3,235	1,779
Water Well, 100 Feet	1	4,178	2,298

Porches

WGEP (1 Story)	190	9,266	5,096
WCP (1 Story)	85	2,712	1,492
CPP	40	690	379

Built-Ins

Appliance Allow.	1	1,243	684
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Breezeways

Frame Wall	204	8,201	4,511
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost	1120	27,216	12,247	*45% Good		
Totals:			148,385	78,891		

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 39,445

2019 Est. T.C.V. 009-362-001-00 = 46,995

Est. TCV/Total Floor Area = 38.24

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,700	15,700	15,700	14,498	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,800	0	347	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,500	23,500	23,500	14,845	14,845	0	

009-362-002-00	2019 Est. T.C.V.	ESSINGTON POLLY A
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	158.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 6,600

 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab/Conc.	16.48	100	50	824
Total Estimated Land Improvements True Cash Value =				824

 2019 Est. T.C.V. 009-362-002-00 = 7,424

Est. TCV/Total Floor Area = 6.04

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	1,098	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	26	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,700	3,700	3,700	1,124	1,124	0	

009-362-003-00	2019 Est. T.C.V.	PARKER PATRICK D & CAROL
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	158.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								6,600

2019 Est. T.C.V. 009-362-003-00 = 6,600

Est. TCV/Total Floor Area = 5.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,300	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,379	3,300	0	

009-362-004-00	2019 Est. T.C.V.	PEASLEY LEO M
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * N PRT LOT 4

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100	EXC SOUTH	1,000
66 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 1,000

2019 Est. T.C.V.	009-362-004-00	=	1,000			
Est. TCV/Total Floor Area = 0.81						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	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	
500	500	500	512	500	0	

009-362-004-50 2019 Est. T.C.V. LETTS RICKY J
 Property Class: 401 423 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
65 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	369	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 Blt 1944

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 777 SF Floor Area = 777 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	777		
			Total:	65,197	39,119

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Water/Sewer					
1000 Gal Septic		1	3,235	1,941	
Water Well, 50 Feet		1	1,895	1,137	
Porches					
CGEP (1 Story)		35	2,365	1,419	
Deck					
Treated Wood		144	2,424	2,109	*87% Good
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		480	11,381	6,829	
Built-Ins					
Appliance Allow.		1	1,243	746	
			Totals:	88,518	53,767

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 26,884

2019 Est. T.C.V. 009-362-004-50				=	28,834
Est. TCv/Total Floor Area = 37.11					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,300	9,300	9,300	8,372	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,100	0	0	200	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,400	14,400	14,400	8,572	8,572	8,572

009-362-005-00	2019 Est. T.C.V.	CHAPKO THOMAS & NANCY J
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * NORTH PRT LOT 5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100	EXC SOUTH	1,000
66 Actual Front Feet,	0.17	Total Acres			Total Est.		Land Value =	1,000

2019 Est. T.C.V. 009-362-005-00	=	1,000			
Est. TCV/Total Floor Area =	1.29				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
500	500	500	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
500	500	500	512	500	0

009-362-006-00 2019 Est. T.C.V. CHAPKO THOMAS & NANCY J
 Property Class: 401 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.37	60	50	371
Wood Frame	15.84	160	50	1,267
Total Estimated Land Improvements True Cash Value =				1,638

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
	1000 Gal Septic		1	3,453	1,899
	Water Well, 50 Feet		1	1,962	1,079
Totals:				5,415	2,978

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 1,489

2019 Est. T.C.V. 009-362-006-00						=	4,127
Est. TCV/Total Floor Area = 0.00							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,300	1,300	1,300	1,225	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	800	0	29	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,100	2,100	2,100	1,254	1,254	0		

009-362-007-00 2019 Est. T.C.V. STEENWYK RONALD D & MARSHA K
 Property Class: 401 9937 W POPLAR ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	180.00	1.0000	1.0000	250	100		16,500
66 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								16,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.41	96	94	2,022
Wood Frame	29.78	25	94	700

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,672

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 864 SF Floor Area = 864 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
Total:				96,913	87,217

Other Additions/Adjustments

Plumbing	Average Fixture(s)		Cost New	Depr. Cost
	1		1,120	1,008

Water/Sewer			Cost New	Depr. Cost
1000 Gal Septic	1		3,691	3,322
Water Well, 100 Feet	1		4,407	3,966

Porches

WCP (1 Story)	32	1,778	1,600
WCP (1 Story)	32	1,778	1,600
WPP	71	1,935	1,741
WPP	64	1,830	1,647

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Basement Garage: 1 Car	1	1,972	1,775	

Built-Ins

Appliance Allow.	1	2,099	1,889	
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Totals: 117,523 105,765

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 52,883

2019 Est. T.C.V. 009-362-007-00 = 73,055

Est. TCV/Total Floor Area = 84.55

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,100	36,100	36,100	28,059	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	673	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,500	36,500	36,500	28,732	28,732	0	

009-362-008-00 2019 Est. T.C.V. RUOFF MARTIN J & REBECCA K
 Property Class: 401 412 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	180.00	1.0000	1.0000	250	100		16,500
66 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								16,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	256	61	731
Wood Frame	21.80	80	50	872
Total Estimated Land Improvements True Cash Value =				1,603

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

(11) Heating System: Space Heater
 Ground Area = 576 SF Floor Area = 576 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	576		
Total:				52,327	31,396

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Water/Sewer					
1000 Gal Septic	1	3,453	2,072		
Water Well, 50 Feet	1	1,962	1,177		
Deck					
Treated Wood	192	2,986	1,792		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Wood Stove	1	1,630	978		
Totals:				64,758	38,855

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 19,428

2019 Est. T.C.V. 009-362-008-00				=	37,531	
Est. TCV/Total Floor Area = 65.16, Most recent sale 11/11/2011 for 47,500						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,600	14,600	14,600	14,191	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
1,200	3,000	0	1,200	340	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,800	18,800	18,800	15,731	15,731	15,731	

009-362-009-00 2019 Est. T.C.V. THOMAS JAMES G ETAL
 Property Class: 401 436 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	150.00	1.0000	1.0000	250	100		16,500
<Site Value A>	Base Lot Rate				1000	100	SURPLUS	1,000
118 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								17,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	62	71	206
Total Estimated Land Improvements True Cash Value =				206

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

(11) Heating System: Electric Baseboard
 Ground Area = 1008 SF Floor Area = 1008 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	Mich Bsmnt.	720		
1 Story	Siding	Crawl Space	288		
			Total:	95,437	65,254

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	606	
Water/Sewer					
1000 Gal Septic		1	3,453	2,244	
Water Well, 50 Feet		1	1,962	1,275	
Porches					
WPP		192	3,016	1,960	
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost		480	9,922	6,449	
Built-Ins					
Appliance Allow.		1	1,467	954	
Fireplaces					
Exterior 1 Story		1	4,331	2,815	
			Totals:	120,521	78,337

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 39,168

2019 Est. T.C.V. 009-362-009-00						=	56,874
Est. TCV/Total Floor Area = 56.42							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
25,100	25,100	25,100	24,000	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	0	576	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
28,400	28,400	28,400	24,576	24,576	24,576		

009-362-011-00 2019 Est. T.C.V. THOMAS JANET A ETAL
 Property Class: 401 9946 W ELM ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
VANTAGE	66.00	158.00	1.0000	1.0000	250	100		16,500
<Site Value A>	Base Lot Rate				1000	100	SURPLUS	1,000
80 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								17,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 2002

(11) Heating System: Forced Hot Water

Ground Area = 1352 SF Floor Area = 1352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
Total:				109,123	92,754

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	661
2 Fixture Bath	1	1,633	1,388

Water/Sewer

1000 Gal Septic	1	3,235	2,750
Water Well, 100 Feet	1	4,178	3,551

Garages

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

Base Cost	576	15,022	12,769
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Built-Ins

Appliance Allow.	1	1,243	1,057
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Totals:	135,212	114,930
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Notes: 2002 SKYLINE MHD

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 57,465

2019 Est. T.C.V. 009-362-011-00 = 74,965

Est. TCV/Total Floor Area = 55.45

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,900	33,900	33,900	26,348	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	632	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	26,980	26,980	26,980	

009-363-001-00	2019 Est. T.C.V.	MUNSON PAULA J
Property Class: 402		S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G	66.00	165.00	1.0000	1.0000	100	100		6,600
66 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 6,600

2019 Est. T.C.V. 009-363-001-00 = 6,600

Est. TCV/Total Floor Area = 4.88

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,300	3,300	3,300	823	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	19	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,300	3,300	3,300	842	842	0		

009-363-002-00 2019 Est. T.C.V. ROMIG GERALD V III
 Property Class: 401 447 S BLAIR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	132.00	165.00	1.0000	1.0000	400	100		52,800
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								52,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	160	71	568
Total Estimated Land Improvements True Cash Value =				568

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

(11) Heating System: Electric Baseboard
 Ground Area = 992 SF Floor Area = 992 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	992		
Total:				114,295	74,293

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,262
Plumbing			
Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291
Water/Sewer			
1000 Gal Septic	1	3,691	2,399
Water Well, 50 Feet	1	2,038	1,325
Porches			
CGEP (1 Story)		384	15,898
WPP		192	3,385
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost		768	23,002
Common Wall: 1 Wall	1	-2,038	-1,325
Built-Ins			
Appliance Allow.	1	2,099	1,364
Fireplaces			
Exterior 1 Story	1	4,942	3,212
Totals:		173,899	113,034

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 56,517

2019 Est. T.C.V. 009-363-002-00				=	109,885
Est. TCv/Total Floor Area = 110.77, Most recent sale 12/20/2007 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,200	50,200	50,200	37,869	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	908	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,900	54,900	54,900	38,777	38,777	38,777

009-363-004-00 2019 Est. T.C.V. ROMIG GERALD V III
 Property Class: 402 8901 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	66.00	180.00	1.0000	1.0000	40	100		2,640
JENNINGS	66.00	180.00	1.0000	1.0000	40	100		2,640
132 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								5,280

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2014

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

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

Plumbing

3 Fixture Bath	1	-3,525	-3,419
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Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	2400	43,944	42,626

Totals:	40,419	39,207
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Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 19,604

2019 Est. T.C.V. 009-363-004-00	=	24,884			
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/29/2010 for 5,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
11,700	11,700	11,700	11,401	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	273	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,400	12,400	12,400	11,674	11,674	0

009-363-006-00 2019 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 9867 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	180.00	152.00	1.0000	1.0000	400	100		72,000
180 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								72,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2280 SF Floor Area = 2280 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	2,280		
			Total:	198,129	178,312

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	1	3,525	3,172
2 Fixture Bath	1	2,359	2,123

Water/Sewer

1000 Gal Septic	1	3,691	3,322
Water Well, 100 Feet	1	4,407	3,966

Deck

Treated Wood	384	4,823	4,341
Treated Wood	16	554	499

Built-Ins

Appliance Allow.	1	2,099	1,889
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Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	1152	21,093	18,984
		Totals:	241,800 217,616

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 108,808

2019 Est. T.C.V. 009-363-006-00						=	180,808
Est. TCV/Total Floor Area = 79.30, Most recent sale 03/12/2010 for 84,900							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
87,700	87,700	87,700	64,562	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,700	0	1,549	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
90,400	90,400	90,400	66,111	66,111	66,111		

009-363-007-00	2019 Est. T.C.V.	ROMIG GERALD V III
Property Class: 402		447 S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	205.00	220.00	1.0000	1.0000	400	100		82,000
205 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								82,000

2019 Est. T.C.V. 009-363-007-00 = 82,000

Est. TCV/Total Floor Area = 35.96, Most recent sale 12/20/2007 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
41,000	41,000	41,000	24,522	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	588	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
41,000	41,000	41,000	25,110	25,110	25,110		

009-364-001-00	2019 Est. T.C.V.	SUNDELL LEON F
Property Class: 401		9902 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,280		
			Total:	94,439	86,339

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	2,463	1,872
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Water/Sewer

1000 Gal Septic	1	3,235	2,459
Water Well, 50 Feet	1	1,895	1,440

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		768	16,220	12,327	
Class: D Exterior: Pole (Unfinished)					
Base Cost		960	14,573	11,075	
		Totals:	132,825	100,949	

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV: 40,380

2019 Est. T.C.V. 009-364-001-00	=	41,380			
Est. TCV/Total Floor Area = 32.33, Most recent sale 02/19/2016 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,500	15,500	15,500	14,696	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	352	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,700	20,700	20,700	15,048	15,048	15,048

009-364-005-00	2019 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		W BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.25	Total Acres			Total Est.		Land Value =	1,000

2019 Est. T.C.V. 009-364-005-00 = 1,000

Est. TCV/Total Floor Area = 1.89, Most recent sale 01/16/2015 for 1,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
500	500	500	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			
500	500	500	512	500	0			

009-364-006-00 2019 Est. T.C.V. HELMER MAXINE L
 Property Class: 401 9852 W WALNUT ST
 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 E 400/FF	363.00	397.00	1.0000	1.0000	400	100		145,200
363 Actual Front Feet, 3.31 Total Acres Total Est. Land Value =								145,200

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2000 SF Floor Area = 3000 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Basement	1,802		
Tri-Level	Siding	Crawl Space	198		
			Total:	252,301	151,374

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,120	672
3 Fixture Bath			1	3,525	2,115
Water/Sewer					
1000 Gal Septic			1	3,691	2,215
Water Well, 100 Feet			1	4,407	2,644
Deck					
Treated Wood			64	1,537	922
Built-Ins					
Appliance Allow.			1	2,099	1,259
			Totals:	268,680	161,201

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 209,561

2019 Est. T.C.V. 009-364-006-00 = 354,761

Est. TCV/Total Floor Area = 118.25

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,800	157,800	157,800	87,650	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,600	0	0	2,103	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
177,400	177,400	177,400	89,753	89,753	89,753	

009-365-001-00	2019 Est. T.C.V.	MARTIN DARRIN
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 1,000

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

2019 Est. T.C.V. 009-365-001-00 = 1,950

Est. TCV/Total Floor Area = 0.65, Most recent sale 02/01/2003 for 1,850

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
700	700	700	700	2.40		
2019	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	300	0	0	16	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	716	716		0

009-365-002-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	264.00	165.00	1.0000	1.0000	20	100		5,280
264 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								5,280

2019 Est. T.C.V. 009-365-002-00 = 5,280

Est. TCV/Total Floor Area = 1.76

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,600	2,600	2,600	2,582	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	18	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,600	2,600	2,600	2,643	2,600	0		

009-365-006-00	2019 Est. T.C.V.	FROST LEOTA H TRUST
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.25	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-365-006-00 = 1,000

Est. TCV/Total Floor Area = 0.33

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	0	

009-365-007-00 2019 Est. T.C.V. FROST LEOTA H TRUST
 Property Class: 401 9902 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.22	46	45	274
Total Estimated Land Improvements True Cash Value =				274

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

(11) Heating System: Space Heater
 Ground Area = 680 SF Floor Area = 680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	680		
			Total:	58,792	32,924

Other Additions/Adjustments

Water/Sewer				
1000 Gal Septic		1	3,235	1,812
Water Well, 50 Feet		1	1,895	1,061

Porches				
CCP (1 Story)		64	1,205	675
		Totals:	65,127	36,472

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 18,236

2019 Est. T.C.V. 009-365-007-00 = 19,510

Est. TCv/Total Floor Area = 28.69

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	5,411	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	129	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,800	9,800	9,800	5,540	5,540	0	

009-366-001-00 2019 Est. T.C.V. HILL THERESA L & ELLIS SUNSHINE R
 Property Class: 401 10022 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	210	45	415
Total Estimated Land Improvements True Cash Value =				415

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1952

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 1200 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	960		
Total:				89,118	53,470

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	467
Water/Sewer					
1000 Gal Septic		1		3,235	1,941
Water Well, 50 Feet		1		1,895	1,137
Built-Ins					
Appliance Allow.		1		1,243	746
Totals:				96,269	57,761

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 28,881

2019 Est. T.C.V. 009-366-001-00				=	30,296
Est. TCV/Total Floor Area = 25.25					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
9,300	9,300	9,300	8,372	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	200	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,100	15,100	15,100	8,572	8,572	8,572

009-366-002-00 2019 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 524 S LACHANCE RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	30	45	59
Wood Frame	13.59	496	35	2,359
Total Estimated Land Improvements True Cash Value =				2,418

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1910

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1375 SF Floor Area = 1938 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,125		
1 Story	Siding	Crawl Space	250		
			Total:	148,485	81,666

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	428
Water/Sewer					
1000 Gal Septic		1		3,235	1,779
Water Well, 50 Feet		1		1,895	1,042
Porches					
WGEP (1 Story)		48		3,832	2,108
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		616		15,431	8,487
Built-Ins					
Appliance Allow.		1		1,243	684
			Totals:	174,899	96,194

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 48,097

2019 Est. T.C.V. 009-366-002-00 = 51,515

Est. TCV/Total Floor Area = 26.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,500	15,500	15,500	13,987	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,300	0	0	335	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,800	25,800	25,800	14,322	14,322	0	

009-366-003-00 2019 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 512 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1890

(11) Heating System: Space Heater

Ground Area = 1340 SF Floor Area = 1340 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,340		
			Total:	98,971	54,435

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	428
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Water/Sewer

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

Porches

CSEP (1 Story)	90	2,752	1,514
CCP (1 Story)	164	2,799	1,539
CGEP (1 Story)	136	5,705	3,138

Built-Ins

Appliance Allow.	1	1,243	684
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Totals: 117,378 64,559

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 32,279

2019 Est. T.C.V. 009-366-003-00 = 33,279

Est. TCV/Total Floor Area = 24.84, Most recent sale 02/19/2004 for 20,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,300	10,300	10,300	9,291	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,300	0	222	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,600	16,600	16,600	9,513	9,513	0	

009-366-004-00 2019 Est. T.C.V. WALKER BARBARA ANN
 Property Class: 401 500 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOT 4 & 5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1456 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
Total:				112,402	96,665

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	669
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Water/Sewer

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

Porches

WCP (1 Story)	104	3,030	2,606
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Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	384	9,765	8,398	
No Concrete Floor	394	-1,667	-1,434	
Class: D Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	453	13,481	11,594	

Built-Ins

Appliance Allow.	1	1,243	1,069
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Totals: 146,445 125,942

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 62,971

2019 Est. T.C.V. 009-366-004-00 = 64,971

Est. TCv/Total Floor Area = 44.62, Most recent sale 08/12/2013 for 43,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,000	30,000	30,000	21,834	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	524	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,500	32,500	32,500	22,358	22,358	22,358	

009-366-006-00	2019 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	50	1/2 OF LOT	500
66 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	500

2019 Est. T.C.V. 009-366-006-00 = 500

Est. TCV/Total Floor Area = 0.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
300	300	300	300	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	
300	300	300	307	300	300	

009-366-006-50	2019 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	50	1/2 OF LOT 6	500
79 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	500

2019 Est. T.C.V. 009-366-006-50 = 500

Est. TCV/Total Floor Area = 0.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
300	300	300	300	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	
300	300	300	307	300	300	

009-366-007-00 2019 Est. T.C.V. GROESSER GREG L & PATRICIA A
 Property Class: 401 499 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1939

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 656 SF Floor Area = 984 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	Crawl Space	656		
Total:				77,537	46,522

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	467
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Water/Sewer

1000 Gal Septic	1	3,235	1,941
Water Well, 50 Feet	1	1,895	1,137

Garages

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

Base Cost	528	12,186	7,312
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Built-Ins

Appliance Allow.	1	1,243	746
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Breezeways

Frame Wall	84	2,687	1,612
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	240	1,020	724	*71% Good
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Totals: 100,581 60,461

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 30,231

2019 Est. T.C.V. 009-366-007-00 = 31,231

Est. TCV/Total Floor Area = 31.74, Most recent sale 07/01/2001 for 65,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,100	10,100	10,100	9,086	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	218	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,600	15,600	15,600	9,304	9,304	9,304

009-366-008-00	2019 Est. T.C.V.	GROESSER GREG L & PATRICIA A
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.00	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-366-008-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	500	

009-366-009-00 2019 Est. T.C.V. HILL THERESA L & ELLIS SUNSHINE J/T
 Property Class: 401 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.24	144	45	1,053
Total Estimated Land Improvements True Cash Value =				1,053

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

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

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		612	13,568	6,920	*51% Good
Totals:			13,568	6,920	

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 3,460

2019 Est. T.C.V. 009-366-009-00 = 5,513

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	60	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,800	2,800	2,800	2,560	2,560	2,560	

009-366-010-00 2019 Est. T.C.V. HILL THERESA L & ELLIS SUNSHINE J/T
 Property Class: 401 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.46	175	45	1,218
Total Estimated Land Improvements True Cash Value =				1,218

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

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

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 960 19,421 12,624

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT) 232 986 937 *95% Good

Totals: 20,407 13,561

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 6,781

2019 Est. T.C.V. 009-366-010-00 = 8,999

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,900	3,900	3,900	3,777	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	90	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	3,867	3,867	3,867

009-367-001-00 2019 Est. T.C.V. PITT JOSEPH A
 Property Class: 402 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.97	192	50	1,821
Total Estimated Land Improvements True Cash Value =				1,821

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2010

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-3,525	-3,384
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		2588	47,386	45,491
Totals:				43,861	42,107

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 21,054

2019 Est. T.C.V. 009-367-001-00			=	24,875
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2013 for 12,000				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
11,100	11,100	11,100	7,977	2.40
2019	New Eq.	Adjustment	Loss	Additions
0	1,300	0	0	191
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
12,400	12,400	12,400	8,168	8,168
				PRE/MBT
				8,168

009-367-003-00 2019 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	8.64	192	35	581
Metal Prefab	9.67	120	35	406
Total Estimated Land Improvements True Cash Value =				987

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1960

(11) Heating System: Wall Furnace
 Ground Area = 720 SF Floor Area = 720 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Addition	Siding	Crawl	360		
Addition	Siding	Crawl	360		
			Total:	34,416	12,046

Other Additions/Adjustments

Water/Sewer	Size	Cost New	Depr. Cost
1000 Gal Septic	1	3,235	1,132
Water Well, 50 Feet	1	1,895	663
		Totals:	39,546 13,841

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 6,921

2019 Est. T.C.V. 009-367-003-00				=	9,908
Est. TCV/Total Floor Area = 13.76, Most recent sale 09/01/2002 for 5,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,900	3,900	3,900	3,821	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	91	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	3,912	3,912	0

009-367-005-00	2019 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 703		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	2400	94	11,325
Fencing: Wire Mesh, #9	2.78	2640	94	6,899
Wood Frame	15.33	180	94	2,593

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PLAE/BASBWA	6,100.00	2	100	12,200
Total Estimated Land Improvements True Cash Value =				33,017

2019 Est. T.C.V. 009-367-005-00 = 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

009-367-006-00	2019 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	50	WEST 1/2 OF LOT	500
66 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	500

2019 Est. T.C.V. 009-367-006-00 = 500

Est. TCV/Total Floor Area = 0.69

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
300	300	300	300	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	
300	300	300	307	300	0	

009-367-006-50 2019 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 499 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	17.02	64	45	490
Total Estimated Land Improvements True Cash Value =				490

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1974

(11) Heating System: Forced Warm Air
 Ground Area = 1148 SF Floor Area = 1148 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
Addition	Siding	Crawl	168		
			Total:	54,916	25,811

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical		168	1,448	681	
Plumbing					
Average Fixture(s)		1	731	344	
Water/Sewer					
1000 Gal Septic		1	3,691	1,735	
Water Well, 50 Feet		1	2,038	958	
Deck					
Treated Wood		96	1,901	893	
Built-Ins					
Appliance Allow.		1	2,099	987	
			Totals:	66,824	31,409

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 15,705

2019 Est. T.C.V. 009-367-006-50 = 18,195

Est. TCV/Total Floor Area = 15.85

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,100	7,100	7,100	7,100	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	170	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,100	9,100	9,100	7,270	7,270	0	

009-367-008-00	2019 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 401		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,000

Land Improvement Cost Estimates

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

2019 Est. T.C.V. 009-367-008-00 = 1,950

Est. TCV/Total Floor Area = 1.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
600	600	600	600	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	14	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	614	614	0	

009-367-009-00	2019 Est. T.C.V.	MANNING MICHELE ETAL
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS #9&10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

2019 Est. T.C.V. 009-367-009-00	=	2,000				
Est. TCV/Total Floor Area = 1.74						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	1,000	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	
1,000	1,000	1,000	1,024	1,000	0	

009-368-001-00	2019 Est. T.C.V.	TODD MARY E LE
Property Class: 402		N CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.92	96	50	956
Total Estimated Land Improvements		True	Cash Value =	956

2019 Est. T.C.V. 009-368-001-00 = 1,956

Est. TCV/Total Floor Area = 1.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	12	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	512	512	512	

009-368-002-00	2019 Est. T.C.V.	TODD MARY E LE
Property Class: 401		436 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1900

(11) Heating System: Wall/Floor Furnace
 Ground Area = 1292 SF Floor Area = 1292 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	Piers	1,292		
			Total:	83,638	55,550

Other Additions/Adjustments

Water/Sewer	Size	Cost New	Depr. Cost
1000 Gal Septic	1	3,235	1,779
Water Well, 50 Feet	1	1,895	1,042

Porches	Size	Cost New	Depr. Cost
WSEP (1 Story)	126	4,366	2,401
Foundation: Shallow	126	-774	-426

Totals: 92,360 50,798

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 25,399

2019 Est. T.C.V. 009-368-002-00 = 26,399

Est. TCV/Total Floor Area = 20.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,100	6,100	6,100	2,050	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,100	0	49	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,200	13,200	13,200	2,099	2,099	2,099	

009-368-003-00	2019 Est. T.C.V.	HOOKER RAYMOND D & MARY L
Property Class: 402		N CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-368-003-00 = 1,000

Est. TCV/Total Floor Area = 0.77

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	500	

009-368-004-00 2019 Est. T.C.V. HOOKER RAYMOND D & MARY L
 Property Class: 401 412 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1994

(11) Heating System: Forced Warm Air
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1120		
			Total:	48,987	23,024

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	172	1,483	697
Plumbing			
2 Fixture Bath	1	1,545	726
Water/Sewer			
1000 Gal Septic	1	3,691	1,735
Water Well, 50 Feet	1	2,038	958
Totals:		57,744	27,140

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 13,570

2019 Est. T.C.V. 009-368-004-00 = 14,570

Est. TCV/Total Floor Area = 13.01

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,200	7,200	7,200	7,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	100	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,300	7,300	7,300	7,372	7,300	7,300	

009-368-005-00 2019 Est. T.C.V. KINYON BRANDI
 Property Class: 401 408 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.14	312	94	4,147
Total Estimated Land Improvements True Cash Value =				4,147

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1113 SF Floor Area = 1113 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,113		
Total:				90,235	49,630

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	428		
Water/Sewer					
1000 Gal Septic	1	3,235	1,779		
Water Well, 50 Feet	1	1,895	1,042		
Porches					
WCP (1 Story)	120	3,404	1,872		
Deck					
Treated Wood	128	2,243	1,234		
Built-Ins					
Appliance Allow.	1	1,243	684		
Fireplaces					
Wood Stove	1	1,350	742		

Totals: 104,383 57,411

Notes: 2015: NEW METAL ROOF IN 2014, SEPTIC AND DRAINFIELD NEW IN 2010, NEWER WINDOWS AND FLOORING

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 28,706

2019 Est. T.C.V. 009-368-005-00				=	33,853
Est. TCV/Total Floor Area = 30.42, Most recent sale 09/16/2015 for 30,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,700	10,700	10,700	9,699	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,200	0	0	232	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,900	16,900	16,900	9,931	9,931	9,931

009-368-006-00 2019 Est. T.C.V. THOMAS SCOTT RICHRD & JEAN M ET AL
 Property Class: 401 10101 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1140 SF Floor Area = 1140 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,140		
			Total:	85,756	82,860

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	2,463	1,970

Water/Sewer					
1000 Gal Septic			1	3,235	2,588
Water Well, 100 Feet			1	4,178	3,342

Deck					
Treated Wood			32	1,022	818

Built-Ins					
Appliance Allow.			1	1,243	994

Totals: 97,897 78,318

Notes: 1996 DUTCH

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV: 31,327

2019 Est. T.C.V. 009-368-006-00 = 32,327

Est. TCV/Total Floor Area = 28.36, Most recent sale 02/26/2002 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,300	11,300	11,300	7,977	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	191	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,200	16,200	16,200	8,168	8,168	8,168	

009-368-007-00 2019 Est. T.C.V. MAXINE HELMER TRUST
 Property Class: 401 10111 W POPLAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 7 & 8
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 2,000

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Wood Frame 18.89 120 50 1,133
 Total Estimated Land Improvements True Cash Value = 1,133

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1973

(11) Heating System: Wall Furnace
 Ground Area = 1112 SF Floor Area = 1112 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
Addition	Siding	Crawl	272		
			Total:	49,487	17,320

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	148	1,243	435
Water/Sewer			
1000 Gal Septic	1	3,453	1,209
Water Well, 50 Feet	1	1,962	687

Porches

CCP (1 Story)	48	841	294
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 15,022 5,258

Deck

w/Roof (Roof portion)	1152	11,969	4,189
			Totals:
			83,977
			29,392

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 14,696

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

(11) Heating System: Wall Furnace
 Ground Area = 780 SF Floor Area = 780 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	780		
			Total:	33,138	11,598

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	154	1,294	453
Deck			
w/Roof (Roof portion)	780	8,104	2,836
			Totals:
			42,536
			14,887

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 7,444

2019 Est. T.C.V. 009-368-007-00 = 25,273

Est. TCV/Total Floor Area = 13.36

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
9,300	9,300	9,300	9,300	2.40

2019 New Eq. Additions	Loss	Tax Adjustment	Losses

Parcel Number: 009-368-007-00

Page: 2

	0	3,300	0	0	223	0
2019 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	12,600	12,600	12,600	9,523	9,523	0

009-368-009-00	2019 Est. T.C.V.	SPANGENBERG BRIAN D
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-368-009-00 = 1,000

Est. TCV/Total Floor Area = 0.53

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	0	

009-368-010-00 2019 Est. T.C.V. SPANGENBERG BRIAN D
 Property Class: 401 423 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.84	120	94	1,900
Total Estimated Land Improvements True Cash Value =				1,900

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

(11) Heating System: Electric Baseboard
 Ground Area = 916 SF Floor Area = 916 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	916		
Total:				74,273	48,278

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	506
Water/Sewer					
1000 Gal Septic		1		3,235	2,103
Water Well, 50 Feet		1		1,895	1,232
Porches					
CCP (1 Story)			75	1,391	904
CCP (1 Story)			90	1,632	1,061
Totals:				83,204	54,084

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 27,042

2019 Est. T.C.V. 009-368-010-00 = 29,942

Est. TCV/Total Floor Area = 32.69

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,400	11,400	11,400	10,601	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	254	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	10,855	10,855	0	

009-368-011-00 2019 Est. T.C.V. KANOUSE JACK D
 Property Class: 401 447 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	132	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 Blt 1875

(11) Heating System: Wall/Floor Furnace
 Ground Area = 711 SF Floor Area = 711 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	711		
			Total:	61,188	36,712

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	

Water/Sewer

1000 Gal Septic	1	3,235	1,941
Water Well, 50 Feet	1	1,895	1,137

Porches

CGEP (1 Story)	100	4,575	2,745
CSEP (1 Story)	135	3,791	2,275
WSEP (1 Story)	290	8,088	4,853

Built-Ins

Appliance Allow.	1	1,243	746
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Deck

w/Roof (Roof portion)	100	1,151	691
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Totals: 85,944 51,567

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 25,784

2019 Est. T.C.V. 009-368-011-00 = 27,734

Est. TCV/Total Floor Area = 39.01, Most recent sale 06/30/2014 for 23,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,300	9,300	9,300	8,372	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	200	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,900	13,900	13,900	8,572	8,572	0	

009-368-012-00	2019 Est. T.C.V.	KANOUSE JACK D
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2019 Est. T.C.V. 009-368-012-00 = 1,000

Est. TCV/Total Floor Area = 1.41, Most recent sale 09/05/2007 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	500	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		
500	500	500	512	500	0		

009-369-001-00	2019 Est. T.C.V.	VANNORTRICK JASON
Property Class: 401		10022 W ELM ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 1, 2 & 3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	13.59	540	45	3,303
Total Estimated Land Improvements True Cash Value =				3,303

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1893

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1912 SF Floor Area = 2868 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	1,912		
			Total:	197,887	111,878

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	428
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Water/Sewer

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

Porches

WGEP (1 Story)	144	7,752	4,264
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Built-Ins

Appliance Allow.	1	1,243	684
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Garages

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

Base Cost	1224	26,132	14,373
		Totals:	238,922
			131,409

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 65,704

2019 Est. T.C.V. 009-369-001-00	=	72,007			
Est. TCV/Total Floor Area = 25.11, Most recent sale 09/01/2017 for 60,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
21,600	21,600	21,600	19,603	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,400	0	0	470	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,000	36,000	36,000	20,073	20,073	20,073

009-369-004-00 2019 Est. T.C.V. COLECCHIO BRETT
 Property Class: 401 424 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 624 SF Floor Area = 624 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	624			*71% Good
			Total:	54,454	38,661	

Other Additions/Adjustments

Plumbing						
Average Fixture(s)			1	778	552	

Water/Sewer						
1000 Gal Septic			1	3,235	2,297	
Water Well, 50 Feet			1	1,895	1,345	

Built-Ins						
Appliance Allow.			1	1,243	883	

Totals: 61,605 43,738

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 21,869

2019 Est. T.C.V. 009-369-004-00 = 22,869

Est. TCV/Total Floor Area = 36.65, Most recent sale 11/30/2016 for 21,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,700	8,700	8,700	8,700	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	0	208	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,400	11,400	11,400	8,908	8,908	0	

009-369-005-00 2019 Est. T.C.V. NELSON RAYMOND
 Property Class: 401 412 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1016 SF Floor Area = 1016 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,016		
			Total:	83,732	55,264

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	513
Water/Sewer					
1000 Gal Septic		1		3,235	2,135
Water Well, 50 Feet		1		1,895	1,251
Built-Ins					
Appliance Allow.		1		1,243	820
Fireplaces					
Wood Stove		1		1,350	891
			Totals:	92,233	60,874

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 30,437

2019 Est. T.C.V. 009-369-005-00 = 33,812

Est. TCV/Total Floor Area = 33.28

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,700	12,700	12,700	11,860	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,200	0	284	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	12,144	12,144	12,144	

009-369-006-00	2019 Est. T.C.V.	LEE JAMES DAVID & DAWN MARIE
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	11.17	80	45	402
Total Estimated Land Improvements True Cash Value =				402

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	104,431	57,437

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	428
Water/Sewer					
1000 Gal Septic		1		3,235	1,779
Water Well, 50 Feet		1		1,895	1,042
Porches					
WCP (1 Story)			120	3,404	1,872
WGEP (1 Story)			224	10,369	5,703
Built-Ins					
Appliance Allow.		1		1,243	684
			Totals:	125,355	68,945

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 34,473

2019 Est. T.C.V. 009-369-006-00		=	35,875
Est. TCv/Total Floor Area = 31.14, Most recent sale 09/04/2008 for 4,900			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
11,300	11,300	11,300	10,210 2.40
2019 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	6,600	0	0 245 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
17,900	17,900	17,900	10,455 10,455 0

009-369-007-00 2019 Est. T.C.V. MINSHALL TERRI L
Property Class: 401 W POPLAR ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1910

(11) Heating System: Space Heater
Ground Area = 498 SF Floor Area = 498 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	498		
Total:				40,875	20,441

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	778	389
Water/Sewer				
1000 Gal Septic		1	3,235	1,617
Water Well, 50 Feet		1	1,895	947
Built-Ins				
Appliance Allow.		1	1,243	621
Totals:			48,026	24,015

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 12,008

2019 Est. T.C.V. 009-369-007-00 = 13,008
Est. TCV/Total Floor Area = 26.12, Most recent sale 03/08/2007 for 3,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,700	3,700	3,700	3,054	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	73	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,500	6,500	6,500	3,127	3,127	0

009-369-008-00 2019 Est. T.C.V. SPRAGUE PAUL ETAL
 Property Class: 401 411 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	48	56	126
Wood Frame	16.05	285	56	2,561
Total Estimated Land Improvements True Cash Value =				2,687

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1975

(11) Heating System: Forced Warm Air
 Ground Area = 840 SF Floor Area = 840 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	840		
			Total:	34,855	12,199

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	148	1,243	435
Water/Sewer			
1000 Gal Septic	1	3,453	1,209
Water Well, 50 Feet	1	1,962	687
Porches			
WCP (1 Story)	48	1,906	667

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	384	11,374	6,369	*56% Good	
Totals:		54,793	21,566		

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 10,783

2019 Est. T.C.V. 009-369-008-00 = 15,470

Est. TCV/Total Floor Area = 18.42

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,100	6,100	6,100	6,100	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	146	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,700	7,700	7,700	6,246	6,246	6,246	

009-369-010-00	2019 Est. T.C.V.	SPRAGUE GEORGE D & MARY E
Property Class: 401		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.73	216	20	636
Total Estimated Land Improvements True Cash Value =				636

2019 Est. T.C.V. 009-369-010-00 = 1,636

Est. TCV/Total Floor Area = 1.95, Most recent sale 12/01/1996 for 1,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
700	700	700	700	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	16	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	716	716	716	

009-369-011-00 2019 Est. T.C.V. HILL PAMELA J TRUST
 Property Class: 401 10056 W ELM ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 11 & 12
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 2,000

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value
 Wood Frame 20.61 140 61 1,760
 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 = 2,710

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1902

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost
 1 Story Siding Crawl Space 1,120
 Total: 112,076 67,246

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,120 672

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

Porches
 CCP (1 Story) 70 1,552 931

Deck
 Treated Wood 264 3,773 2,264
 Treated Wood 16 554 332

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 960 24,614 14,768
 Storage Over Garage 480 5,006 3,004

Built-Ins

Appliance Allow. 1 2,099 1,259

Fireplaces

Exterior 1 Story 1 4,942 2,965

Totals: 161,465 96,879

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 48,440

2019 Est. T.C.V. 009-369-011-00 = 53,150

Est. TCv/Total Floor Area = 47.46, Most recent sale 07/27/2016 for 30,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,400	17,400	17,400	15,723	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,200	0	377	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,600	26,600	26,600	16,100	16,100	0	

009-374-001-00 2019 Est. T.C.V. HILL RICKIE JR
Property Class: 401 448 S BAGLEY ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.21	300	94	4,007
Wood Frame	14.58	240	94	3,289
Total Estimated Land Improvements True Cash Value =				7,296

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1368 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,008		
1 Story	Siding	Slab	360		
			Total:	101,891	75,795

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778		506
3 Fixture Bath		1	2,463		1,601
Water/Sewer					
1000 Gal Septic		1	3,235		2,103
Water Well, 50 Feet		1	1,895		1,232
Deck					
Treated Wood		64	1,471		956
Treated Wood w/Roof (Deck Portion)		128	2,243		1,458
Treated Wood w/Roof (Roof portion)		128	1,437		934
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost		960	14,573		9,472
Storage Over Garage		960	7,709		5,011
Built-Ins					
Appliance Allow.		1	1,243		808
Totals:				138,938	90,310

Notes: 1972 WESTBROOK MAUFACTURED HOME S/N 0012

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV: 36,124

2019 Est. T.C.V. 009-374-001-00 = 45,420						
Est. TCV/Total Floor Area = 33.20, Most recent sale 12/07/2015 for 65,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,900	15,900	15,900	15,900	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,800	0	381	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,700	22,700	22,700	16,281	16,281	16,281	

009-374-003-00 2019 Est. T.C.V. HILL RICKIE JR
 Property Class: 401 436 S BAGLEY ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1963

(11) Heating System: Wall Furnace
 Ground Area = 500 SF Floor Area = 500 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	500		
			Total:	25,873	9,055
Other Additions/Adjustments					
	Skirting, Metal or Vinyl, Vertical		170	1,392	487
Water/Sewer					
	1000 Gal Septic		1	3,235	1,132
	Water Well, 50 Feet		1	1,895	663
			Totals:	32,395	11,337

Notes: 1963 GREAT LAKE TRAILER S/N 1236

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 5,669

2019 Est. T.C.V. 009-374-003-00 = 6,669

Est. TCV/Total Floor Area = 13.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,900	2,900	2,900	2,900	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	69	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	2,969	2,969	0	

009-374-004-00 2019 Est. T.C.V. HISCOCK ELDON D JR & KERRI
 Property Class: 401 426 S BAGLEY ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * LOTS 4, 5 & 6								
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
297 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.30	150	50	1,522
Total Estimated Land Improvements True Cash Value =				1,522

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1987

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	42,735	14,958
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,448	507
Plumbing					
3 Fixture Bath			1	2,317	811
Water/Sewer					
1000 Gal Septic			1	3,691	1,292
Water Well, 50 Feet			1	2,038	713
Deck					
Treated Wood w/Roof (Deck Portion)			80	1,718	601
Treated Wood w/Roof (Roof portion)			80	1,145	401
Totals:				55,092	19,283

Notes: REDMAN SN 7500

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 9,642

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1983

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	42,735	14,958
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,448	507
Plumbing					
3 Fixture Bath			1	2,317	811
Totals:				46,500	16,276

Notes: MONARCH 0445A

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 8,138

2019 Est. T.C.V. 009-374-004-00 = 22,302

Est. TCv/Total Floor Area = 11.38, Most recent sale 04/23/2012 for 25,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,600	7,600	7,600	7,600	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	182	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,200	11,200	11,200	7,782	7,782	0

Parcel Number: 009-374-004-00

Page: 2

009-375-001-00 2019 Est. T.C.V. PERKINS BONNIE & CRACKEL KEITH B
 Property Class: 401 460 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	280	94	1,155
Wood Frame	16.24	144	50	1,169
Wood Frame	14.33	280	50	2,006
Total Estimated Land Improvements True Cash Value =				4,330

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1975

(11) Heating System: Wall Furnace
 Ground Area = 505 SF Floor Area = 505 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	385		
Addition	Siding	Slab	120		
			Total:	23,589	8,255

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	568	199	
Water/Sewer					
1000 Gal Septic		1	3,235	1,132	
Water Well, 50 Feet		1	1,895	663	
Built-Ins					
Appliance Allow.		1	1,243	435	
Deck					
w/Roof (Roof portion)		400	3,792	1,327	
			Totals:	34,322	12,011

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 6,006

2019 Est. T.C.V. 009-375-001-00					=	11,336
Est. TCv/Total Floor Area = 22.45, Most recent sale 03/01/2017 for 0						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,100	4,100	4,100	4,100	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	98	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,700	5,700	5,700	4,198	4,198	0	

009-375-002-00	2019 Est. T.C.V.	DITECH FINANCIAL LLC
Property Class: 401		436 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.77	48	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	25	250
Total Estimated Land Improvements True Cash Value =				250

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1968

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
			Total:	31,261	10,941

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	568	199

Water/Sewer					
1000 Gal Septic			1	3,235	1,132
Water Well, 50 Feet			1	1,895	663

Deck

Treated Wood w/Roof (Deck Portion)			64	1,471	515
Treated Wood w/Roof (Roof portion)			64	784	274
Treated Wood			96	1,810	633

Built-Ins

Appliance Allow.			1	1,243	435
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Totals: 42,267 14,792

Notes: 1968 LIBERTY: 436

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 7,396

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Wall Furnace
Ground Area = 600 SF Floor Area = 600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	600		
			Total:	24,391	8,537

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	568	199

Water/Sewer					
1000 Gal Septic			1	3,235	1,132
Water Well, 50 Feet			1	1,895	663

Deck

Treated Wood			30	980	343
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Built-Ins

Appliance Allow.			1	1,243	435
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Totals: 32,312 11,309

Notes: 448

Parcel Number: 009-375-002-00

Page: 2

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 5,655

2019 Est. T.C.V. 009-375-002-00 = 14,301
 Est. TCV/Total Floor Area = 10.83, Most recent sale 01/29/2016 for 10,200

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,100	6,100	6,100	6,100	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	146	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	6,246	6,246	0	

009-375-003-00 2019 Est. T.C.V. DITECH FINANCIAL LLC
 Property Class: 401 412 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	988	0	0
Wood Frame	19.43	80	50	777
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 =				1,727

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 988 SF Floor Area = 988 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	988		
			Total:	76,125	75,784

Other Additions/Adjustments

Plumbing					
3 Fixture Bath		1	-2,463		-2,020
			Totals:	73,662	60,405

Notes: 2000 CENTURY MHD

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV: 24,162
 40% Completed => Est. True Cash Value 2019 = 9,665

Cost Est. for Res. Bldg: 2 Single Family GRG Cls D Blt 1999

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

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

Plumbing					
3 Fixture Bath		1	-2,463		-2,020

Garages

Class: D Exterior: Pole (Unfinished)					
Base Cost		1200	17,388		14,258
			Totals:	14,925	12,238

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 6,119

2019 Est. T.C.V. 009-375-003-00				=	19,511
Est. TCV/Total Floor Area = 19.75, Most recent sale 01/29/2016 for 10,200					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,900	14,900	14,900	14,900	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	6,100	0	211	6,100
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,800	9,800	9,800	9,011	9,011	0

009-375-007-00	2019 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-375-007-00 = 1,000

Est. TCV/Total Floor Area = 0.89

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	0	

009-375-008-00	2019 Est. T.C.V.	ATWOOD JAMES E & DAWN M
Property Class: 401		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.52	60	50	645
Total Estimated Land Improvements True Cash Value =				645

2019 Est. T.C.V. 009-375-008-00 = 1,645

Est. TCV/Total Floor Area = 1.47

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
500	500	500	500	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	12	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	512	512	0

009-375-009-00 2019 Est. T.C.V. ATWOOD JAMES E & DAWN M
 Property Class: 401 423 S BAGLEY ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1970

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1104 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	864		
1 Story	Siding	Slab	240		
			Total:	86,852	52,111

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	778	467
Water/Sewer					
1000 Gal Septic			1	3,235	1,941
Water Well, 50 Feet			1	1,895	1,137
Built-Ins					
Appliance Allow.			1	1,243	746
			Totals:	94,003	56,402

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 28,201

2019 Est. T.C.V. 009-375-009-00				=	29,201
Est. TCV/Total Floor Area = 26.45					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,600	8,600	8,600	7,759	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	186	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,600	14,600	14,600	7,945	7,945	0

009-375-010-00	2019 Est. T.C.V.	DEHAAN GORDON J & VIRGINIA A L/E
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 10,11 & 12

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-375-010-00 = 3,000

Est. TCV/Total Floor Area = 2.72

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

009-376-001-00 2019 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 520 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1978

(11) Heating System: Forced Warm Air
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
Total:				39,327	13,764

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,411	494
Plumbing			
Average Fixture(s)	1	652	228
3 Fixture Bath	1	2,069	724
Water/Sewer			
1000 Gal Septic	1	3,453	1,209
Water Well, 50 Feet	1	1,962	687

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 280 9,352 3,273

Built-Ins

Appliance Allow.	1	1,467	513
Totals:			
		59,693	20,892

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 10,446

2019 Est. T.C.V. 009-376-001-00 = 12,446

Est. TCV/Total Floor Area = 12.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,200	5,200	5,200	5,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	124	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,200	6,200	6,200	5,324	5,324	0	

009-376-003-00	2019 Est. T.C.V.	SKIDMORE EINO
Property Class: 401		512 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	50	S1/2 OF LOT	500
99 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								1,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	56	56	138
Total Estimated Land Improvements True Cash Value =				138

Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D	Blt 1903
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 821 SF Floor Area = 821 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	821		
Total:				68,208	38,198

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	436
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Water/Sewer

1000 Gal Septic	1	3,235	1,812
Water Well, 50 Feet	1	1,895	1,061

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	625	13,788	7,721	

Built-Ins

Appliance Allow.	1	1,243	696	
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	135	574	258	*45% Good
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Totals:	89,721	50,182
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Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV:	25,091
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2019 Est. T.C.V. 009-376-003-00	=	26,729
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Est. TCV/Total Floor Area = 32.56

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,600	8,600	8,600	7,759	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	186	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,400	13,400	13,400	7,945	7,945	7,945	

009-376-004-00 2019 Est. T.C.V. SKIDMORE EINO
 Property Class: 401 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOT 5 & 1/2 OF LOT 4
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 JENNINGS B TYPE 33.00 158.00 1.0000 1.0000 20 100 660
 99 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 1,660

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

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

Building Areas

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

Water/Sewer

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

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			768	20,675	13,439

Totals: 26,090 16,958

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 8,479

2019 Est. T.C.V. 009-376-004-00 = 10,139

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,700	4,700	4,700	2,733	2.40		
2019 New Eq. Adjustment Loss	Adjustments		Additions	Tax Adjustment	Losses	
0	400	0	0	65	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,100	5,100	5,100	2,798	2,798	2,798	

009-376-006-00 2019 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 10207 W ELM ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.84	120	71	1,435
Total Estimated Land Improvements True Cash Value =				1,435

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 480 SF Floor Area = 480 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
Total:				43,808	29,350

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	521	
Water/Sewer					
1000 Gal Septic		1	3,235	2,167	
Water Well, 50 Feet		1	1,895	1,270	
Built-Ins					
Appliance Allow.		1	1,243	833	
Porches					
CCP (1 Story)		20	670	449	
Totals:				51,629	34,590

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 17,295

2019 Est. T.C.V. 009-376-006-00 = 20,730

Est. TCv/Total Floor Area = 43.19

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,400	8,400	8,400	8,400	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	201	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,400	10,400	10,400	8,601	8,601	0	

009-376-008-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 8, 9, & 10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-376-008-00 = 3,000

Est. TCV/Total Floor Area = 6.25

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

009-377-001-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 1, 2, &3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-377-001-00 = 3,000

Est. TCv/Total Floor Area = 6.25

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

009-377-004-00 2019 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 10241 S ELM ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.78	5	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 GRG Cls C Blt 2000

(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
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		3328	60,936	54,842
Totals:				57,411	51,670

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 25,835

2019 Est. T.C.V. 009-377-004-00				=	30,185
Est. TCV/Total Floor Area =	0.00				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,100	14,100	14,100	11,022	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	1,000		0	0	264
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,100	15,100	15,100	11,286	11,286	0

009-378-001-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres								Total Est. Land Value = 6,600

2019 Est. T.C.V. 009-378-001-00 = 6,600

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,300	3,300	3,300	3,099	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	74	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,300	3,300	3,300	3,173	3,173	0		

009-379-001-00 2019 Est. T.C.V. FOWLER ERIC A
 Property Class: 401 606 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	11.46	120	35	481
Total Estimated Land Improvements True Cash Value =				481

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

(11) Heating System: Forced Warm Air
 Ground Area = 720 SF Floor Area = 720 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	720		
			Total:	33,586	11,756

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,210	423
Water/Sewer			
1000 Gal Septic	1	3,453	1,209
Water Well, 50 Feet	1	1,962	687

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	576	11,267	3,943
No Concrete Floor	576	-2,667	-933
Class: D Exterior: Pole (Unfinished)			
Base Cost	1200	17,388	6,086
No Concrete Floor	1200	-5,076	-1,777
Totals:			61,123 21,394

Notes: 1964 Palace Ser # 22161

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 10,697

2019 Est. T.C.V. 009-379-001-00	=	13,178			
Est. TCV/Total Floor Area = 18.30, Most recent sale 01/19/2007 for 14,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,400	5,400	5,400	5,400	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	129	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,600	6,600	6,600	5,529	5,529	0

009-379-003-00 2019 Est. T.C.V. SMITH RICHARD H ETAL
 Property Class: 401 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			1,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1962

(11) Heating System: Wall Furnace
 Ground Area = 530 SF Floor Area = 530 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	530		
			Total:	23,917	8,371

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	126	1,032	361
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Water/Sewer

1000 Gal Septic	1	3,235	1,132
Water Well, 50 Feet	1	1,895	663

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)
 Base Cost 720 16,956 5,935

Totals: 47,035 16,462

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 8,231

2019 Est. T.C.V. 009-379-003-00 = 9,231

Est. TCV/Total Floor Area = 17.42, Most recent sale 02/14/2017 for 1

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,800	3,800	3,800	3,800	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	91	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,600	4,600	4,600	3,891	3,891	0

009-379-004-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

	* Factors *			LOTS 4 - 10			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000 100	LOT 4	1,000
<Site Value A> Base Lot Rate					1000 100	LOT 5	1,000
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20 100	LOTS 6-10BASLEY	6,600
462 Actual Front Feet, 1.68 Total Acres					Total Est.	Land Value =	8,600

2019 Est. T.C.V. 009-379-004-00 = 8,600

Est. TCV/Total Floor Area = 16.23

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	4,300	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	
4,300	4,300	4,300	4,403	4,300	0	

009-380-001-00 2019 Est. T.C.V. PAULEY WILLIAM & COREEN
 Property Class: 401 606 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	720	71	2,393
Total Estimated Land Improvements True Cash Value =				2,393

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1232 SF Floor Area = 1232 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	832			
1 Story	Siding	Crawl Space	400			*92% Good
			Total:	116,772	89,554	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	662
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Water/Sewer

1000 Gal Septic	1	3,453	2,452
Water Well, 50 Feet	1	1,962	1,393

Porches

CCP (1 Story)	200	3,642	2,622	*72% Good
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Deck

Treated Wood	200	3,062	2,817	*92% Good
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Garages

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

Base Cost	440	12,452	8,841
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Built-Ins

Appliance Allow.	1	1,467	1,042
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Totals: 143,743 109,383

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 54,692

2019 Est. T.C.V. 009-380-001-00 = 59,085

Est. TCV/Total Floor Area = 47.96

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,200	27,200	27,200	22,883	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	549	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,500	29,500	29,500	23,432	23,432	23,432	

009-380-003-00 2019 Est. T.C.V. PITT JOSEPH & WILTFANG BETSY
 Property Class: 401 576 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 3, 4, &5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base Lot Rate				1000	100		1,000
<Site Value A>	Base Lot Rate				1000	100		1,000
<Site Value A>	Base Lot Rate				1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =			3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	14.58	240	35	1,225
Total Estimated Land Improvements True Cash Value =				1,225

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 922 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	754		
1 Story	Siding	Slab	168		
			Total:	84,230	46,327

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 778 428

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

Porches
 CSEP (1 Story) 160 4,317 2,374
 CPP 42 712 392

Garages
 Class: CD Exterior: Pole (Unfinished)
 Base Cost 924 16,013 15,052 *94% Good
 No Concrete Floor 924 -4,278 -4,021

Built-Ins
 Appliance Allow. 1 1,243 684

Totals: 108,145 64,057

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 32,028

2019 Est. T.C.V. 009-380-003-00 = 36,253

Est. TCV/Total Floor Area = 32.66, Most recent sale 04/01/2000 for 35,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,800	11,800	11,800	10,720	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	257	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,100	18,100	18,100	10,977	10,977	10,977	

009-380-006-00 2019 Est. T.C.V. EMORY BRIAN
 Property Class: 401 10131 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.03	192	50	1,443
Wood Frame	21.10	64	50	675
Total Estimated Land Improvements True Cash Value =				2,118

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

(11) Heating System: Wall Furnace

Ground Area = 695 SF Floor Area = 695 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	380		
Addition	Siding	Slab	315		
			Total:	32,873	11,504

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	3,235	1,132
Water Well, 50 Feet	1	1,895	663

Deck

w/Roof (Roof portion)	735	6,931	2,426
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Totals:	44,934	15,725
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Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 7,863

2019 Est. T.C.V. 009-380-006-00 = 10,981

Est. TCV/Total Floor Area = 15.80

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,300	4,300	4,300	4,300	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	0	103	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,500	5,500	5,500	4,403	4,403	4,403	

009-380-007-00 2019 Est. T.C.V. FOWLER ERIC A
 Property Class: 401 593 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
JENNINGS B TYPE	132.00	158.00	1.0000	1.0000	20	100	2 LOTS	2,640
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	4,640

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.53	216	94	3,356
Total Estimated Land Improvements True Cash Value =				3,356

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1248 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	864		
1 Story	Siding	Slab	384		
			Total:	119,252	83,475

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 653

Water/Sewer
 1000 Gal Septic 1 3,453 2,417
 Water Well, 50 Feet 1 1,962 1,373

Deck
 Treated Wood 192 2,986 2,090
 Treated Wood 240 3,463 2,424

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 768 18,486 12,940

Built-Ins

Appliance Allow. 1 1,467 1,027

Totals: 152,002 106,399

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 53,200

2019 Est. T.C.V. 009-380-007-00 = 61,196

Est. TCv/Total Floor Area = 49.04, Most recent sale 05/01/1996 for 27,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,500	24,500	24,500	24,144	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	579	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,600	30,600	30,600	24,723	24,723	24,723	

009-381-001-00	2019 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-381-001-00 = 1,000

Est. TCV/Total Floor Area = 0.80

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	500	

009-381-002-00 2019 Est. T.C.V. HILL THERESA L & ELLIS SUNSHINE J/T
 Property Class: 401 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	11.17	80	45	402
Total Estimated Land Improvements True Cash Value =				402

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace
 Ground Area = 672 SF Floor Area = 672 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
			Total:	26,674	9,336

Other Additions/Adjustments

Water/Sewer	Size	Cost New	Depr. Cost
1000 Gal Septic	1	3,235	1,132
Water Well, 50 Feet	1	1,895	663

Porches	Size	Cost New	Depr. Cost
WGEP (1 Story)	192	7,350	2,572
Foundation: Shallow	192	-972	-340
WGEP (1 Story)	48	3,096	1,084
Foundation: Shallow	48	-459	-161

Deck	Size	Cost New	Depr. Cost
Treated Wood	160	2,597	909
		Totals:	43,416
			15,195

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 7,598

2019 Est. T.C.V. 009-381-002-00 = 9,000

Est. TCV/Total Floor Area = 13.39

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	3,700	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	88	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	3,788	3,788	0	

009-381-003-00	2019 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-381-003-00 = 1,000

Est. TCV/Total Floor Area = 1.49

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	500	

009-381-004-00	2019 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-381-004-00 = 1,000

Est. TCV/Total Floor Area = 1.49

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	500	

009-381-005-00	2019 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-381-005-00 = 1,000

Est. TCV/Total Floor Area = 1.49

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	500	

009-381-006-00	2019 Est. T.C.V.	HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-381-006-00 = 1,000

Est. TCV/Total Floor Area = 1.49

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	500	

009-381-007-00 2019 Est. T.C.V. FELDE KAY LYNN
Property Class: 401 581 S CRAPO ST
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
* Factors * LOTS 7 & 8
Description Frontage Depth Front Depth Rate %Adj. Reason Value
<Site Value A> Base Lot Rate 1000 100 1,000
<Site Value A> Base Lot Rate 1000 100 1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 2,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1984

(11) Heating System: Wall Furnace
Ground Area = 1092 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1092		
			Total:	46,325	16,214

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 184 1,586 555

Water/Sewer

1000 Gal Septic	1	3,691	1,292
Water Well, 50 Feet	1	2,038	713

Porches

WGEP (1 Story) 210 8,696 3,044

Garages

Class: C Exterior: Pole (Unfinished)
Base Cost 768 15,567 5,448

Totals: 77,903 27,266

Notes: 1984 VENTURE MH

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 13,633

2019 Est. T.C.V. 009-381-007-00 = 15,633

Est. TCV/Total Floor Area = 14.32, Most recent sale 02/19/2016 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,400	6,400	6,400	6,400	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	0	153	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,800	7,800	7,800	6,553	6,553	6,553	

009-381-009-00 2019 Est. T.C.V. KELLY ROBIN MARIE
 Property Class: 401 10056 W CEDAR ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 9 & 10
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> Base Lot Rate 1000 100 1,000
 <Site Value A> Base Lot Rate 1000 100 1,000
 132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 2,000

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Fencing: Wd, Solid, 6 ft. 21.86 190 0 0
 D/W/P: 3.5 Concrete 4.68 612 0 0
 Wood Frame 16.86 192 50 1,618
 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 = 2,568

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1966

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1103 SF Floor Area = 1103 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost
 1 Story Siding Slab 815
 1 Story Siding Slab 288
 Total: 94,367 70,775

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 700

Water/Sewer
 1000 Gal Septic 1 3,453 2,590
 Water Well, 50 Feet 1 1,962 1,471

Porches
 CGEP (1 Story) 90 4,787 3,590

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 375 11,209 8,407
 Common Wall: 1 Wall 1 -1,552 -1,164

Built-Ins

Appliance Allow. 1 1,467 1,100
 Totals: 116,626 87,469

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 43,735

2019 Est. T.C.V. 009-381-009-00 = 48,303
 Est. TCv/Total Floor Area = 43.79, Most recent sale 09/25/2015 for 61,500
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 20,600 20,600 20,600 20,600 2.40
 2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 3,600 0 0 494 0
 2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 24,200 24,200 24,200 21,094 21,094 21,094

009-382-001-00 2019 Est. T.C.V. EMENHISER CASEY RENEE
 Property Class: 401 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

 Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
TRAVEL TRAILER	1.00	500	85	425
Total Estimated Land Improvements True Cash Value =				425

 2019 Est. T.C.V. 009-382-001-00 = 1,425

Est. TCV/Total Floor Area = 1.29, Most recent sale 08/01/2002 for 1,400

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
700	700	700	700	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	
700	700	700	716	700	0	0

009-382-002-00 2019 Est. T.C.V. GREGORY MICHAEL R SR
 Property Class: 401 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1978

(11) Heating System: Wall Furnace

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
Total:				37,465	13,112

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	3,453	1,209
Water Well, 50 Feet	1	1,962	687

Totals: 42,880 15,008

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 7,504

2019 Est. T.C.V. 009-382-002-00 = 9,504

Est. TCV/Total Floor Area = 9.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	4,000	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	96	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,800	4,800	4,800	4,096	4,096	4,096	

009-382-004-00	2019 Est. T.C.V.	STOUT & COMPANY LLC
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 4 & 5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

2019 Est. T.C.V. 009-382-004-00	=	2,000			
Est. TCV/Total Floor Area = 2.04, Most recent sale 04/06/2018 for 8,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,000	1,000	1,000	1,000	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
1,000	1,000	1,000	1,024	1,000	0

009-382-006-00	2019 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2019 Est. T.C.V. 009-382-006-00 = 1,000

Est. TCV/Total Floor Area = 1.02, Most recent sale 03/03/2005 for 1,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
500	500	500	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			
500	500	500	512	500	0			

009-382-007-00	2019 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-382-007-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	0	

009-382-008-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOT #8&10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

2019 Est. T.C.V. 009-382-008-00	=	2,000				
Est. TCV/Total Floor Area = 2.04						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	1,000	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	
1,000	1,000	1,000	1,024	1,000	0	

009-382-009-00 2019 Est. T.C.V. BALDWIN TIMOTHY EARL
 Property Class: 401 649 S CRAPO ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1981

(11) Heating System: Wall Furnace

Ground Area = 952 SF Floor Area = 952 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	952		
			Total:	36,627	12,819

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical			164	1,378	482
Plumbing					
Average Fixture(s)			1	652	228
Water/Sewer					
1000 Gal Septic			1	3,453	1,209
Water Well, 50 Feet			1	1,962	687
Deck					
Treated Wood			160	2,654	929
Built-Ins					
Appliance Allow.			1	1,467	513
			Totals:	48,193	16,867

Notes: 1981 MARLETE MH

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 8,434

2019 Est. T.C.V. 009-382-009-00 = 9,434

Est. TCV/Total Floor Area = 9.91, Most recent sale 09/27/2007 for 18,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	3,800	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	91	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,700	4,700	4,700	3,891	3,891	0	

009-383-001-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 1, 2, &3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-383-001-00 = 3,000

Est. TCV/Total Floor Area = 3.15

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

009-383-005-00 2019 Est. T.C.V. JENNINGS COMMUNITY CHURCH
 Property Class: 708 638 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	108	71	359
Total Estimated Land Improvements True Cash Value =				359

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1568 SF Floor Area = 2144 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,152		
1 Story	Siding	Crawl Space	416		
Total:				174,926	113,701

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,065
Plumbing			
Average Fixture(s)	1	933	606
Water/Sewer			
1000 Gal Septic	1	3,453	2,244
Water Well, 50 Feet	1	1,962	1,275
Porches			
CGEP (1 Story)	49	3,122	2,029
CPP	16	320	208
Built-Ins			
Appliance Allow.	1	1,467	954
Deck			
w/Roof (Roof portion)	96	1,221	794
Totals:		189,043	122,876

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 61,438

2019 Est. T.C.V. 009-383-005-00	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/25/2015 for 86,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-383-006-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
JENNINGS	0.00	158.00	1.0000	1.0000	40	100		0
330 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								6,600

 2019 Est. T.C.V. 009-383-006-00 = 6,600

Est. TCV/Total Floor Area = 3.08

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,099	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	74	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,173	3,173	0	

009-384-001-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
660 Actual Front Feet, 2.39 Total Acres								Total Est. Land Value = 13,200

2019 Est. T.C.V. 009-384-001-00 = 13,200

Est. TCV/Total Floor Area = 6.16

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,600	6,600	6,600	5,331	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	127	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,600	6,600	6,600	5,458	5,458	0	

009-385-001-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres								Total Est. Land Value = 6,600

2019 Est. T.C.V. 009-385-001-00 = 6,600

Est. TCV/Total Floor Area = 3.08

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,099	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	74	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,173	3,173	0	

009-386-006-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-386-006-00 = 3,000

Est. TCV/Total Floor Area = 1.40

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

009-391-003-00 2019 Est. T.C.V. TUTTLE ROBERT & TAMMEY
 Property Class: 401 256 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
		0.620 Acres			0	100		0
165 Actual Front Feet, 0.98 Total Acres					Total Est. Land Value =			2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.25	120	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 Mobile Home HUD Cls Average Blt 1981

(11) Heating System: Wall Furnace
 Ground Area = 980 SF Floor Area = 980 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
			Total:	45,020	15,757

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,448	507		
Water/Sewer					
1000 Gal Septic	1	3,691	1,292		
Water Well, 100 Feet	1	4,407	1,542		
Deck					
Treated Wood	72	1,624	568		
			Totals:	56,190	19,666

Notes: FAIRMONT #N033794X

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 9,833

2019 Est. T.C.V. 009-391-003-00 = 12,773

Est. TCV/Total Floor Area = 13.03, Most recent sale 09/04/2013 for 12,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,200	5,200	5,200	5,002	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	120	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,400	6,400	6,400	5,122	5,122	0	

009-391-006-00	2019 Est. T.C.V.	WEAVER JENIFER M & STRETTE K W
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
99 Actual Front Feet,	0.36	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-391-006-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	0	

009-391-007-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.00	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-391-007-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	0	

009-391-008-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.00	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-391-008-00 = 1,000

Est. TCV/Total Floor Area = 1.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	0	

009-391-009-00 2019 Est. T.C.V. HELSEL JAMES
 Property Class: 401 293 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	132.00	158.00	1.0000	1.0000	40	100		5,280
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								5,280

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 2009

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1203 SF Floor Area = 1203 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	1,120		
1 Story	Siding	Slab	83		
			Total:	118,698	112,763

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,557
Plumbing			
Average Fixture(s)	1	933	886
Water/Sewer			
1000 Gal Septic	1	3,453	3,280
Water Well, 100 Feet	1	4,280	4,066
Porches			
WPP	457	5,132	4,875
WPP	21	796	756
Built-Ins			
Appliance Allow.	1	1,467	1,394
		Totals:	136,398 129,577

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 64,789

2019 Est. T.C.V. 009-391-009-00 = 71,009

Est. TCv/Total Floor Area = 59.03, Most recent sale 06/30/2007 for 8,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,700	34,700	34,700	28,237	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	677	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,500	35,500	35,500	28,914	28,914	0

009-391-011-00	2019 Est. T.C.V.	ASBURY ARNOLD
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	66.00	158.00	1.0000	1.0000	40	100		2,640
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 2,640

2019 Est. T.C.V. 009-391-011-00 = 2,640

Est. TCV/Total Floor Area = 2.19

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,300	1,300	1,300	823	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	19	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,300	1,300	1,300	842	842	0	

009-391-012-00 2019 Est. T.C.V. PINTRICK RICHARD W & SHARRON J
 Property Class: 401 310 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.72	1000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1968

(11) Heating System: Forced Warm Air
 Ground Area = 756 SF Floor Area = 756 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	756		
			Total:	38,367	13,429

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,241	434
Water/Sewer			
1000 Gal Septic	1	3,691	1,292
Water Well, 50 Feet	1	2,038	713

Porches

CCP (1 Story)	160	2,709	1,219	*45% Good
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	660	18,652	6,528	
Totals:		66,698	23,615	

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 11,808

2019 Est. T.C.V. 009-391-012-00 = 13,758

Est. TCv/Total Floor Area = 18.20, Most recent sale 11/01/1997 for 15,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,500	5,500	5,500	5,500	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	132	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,900	6,900	6,900	5,632	5,632	0	

009-392-002-00 2019 Est. T.C.V. SPENCER SANDRA S
 Property Class: 401 292 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	352	71	1,169
Total Estimated Land Improvements True Cash Value =				1,169

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1112 SF Floor Area = 1112 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	1,112		
Total:				98,122	58,873

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Water/Sewer

1000 Gal Septic	1	3,453	2,072
Water Well, 50 Feet	1	1,962	1,177

Porches

CCP (1 Story)	120	2,309	1,385
CPP	30	597	358

Garages

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

Built-Ins

Appliance Allow.	1	1,467	880
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Totals: 123,865 74,318

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 37,159

2019 Est. T.C.V. 009-392-002-00 = 40,328

Est. TCV/Total Floor Area = 36.27

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,900	13,900	13,900	12,660	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	303	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,200	20,200	20,200	12,963	12,963	0	

009-392-003-00	2019 Est. T.C.V.	HELSEL JOSHUA D
Property Class: 401		268 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres								Total Est. Land Value = 2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	9.96	100	45	448
Total Estimated Land Improvements True Cash Value =				448

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 504 SF Floor Area = 630 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	Basement	504		
Total:				60,335	33,184

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	428	
Water/Sewer					
1000 Gal Septic		1	3,235	1,779	
Water Well, 50 Feet		1	1,895	1,042	
Built-Ins					
Appliance Allow.		1	1,243	684	
Totals:				67,486	37,117

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 18,559

2019 Est. T.C.V. 009-392-003-00	=	21,007			
Est. TCV/Total Floor Area = 33.34, Most recent sale 03/07/2011 for 14,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,300	7,300	7,300	6,738	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	161	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,500	10,500	10,500	6,899	6,899	0

009-392-005-00 2019 Est. T.C.V. CALE KENNETH P SR & BONNIE
 Property Class: 401 250 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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 1880

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 576 SF Floor Area = 576 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	576		
			Total:	50,968	28,032

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	428
Water/Sewer					
1000 Gal Septic		1		3,235	1,779
Water Well, 50 Feet		1		1,895	1,042
Porches					
WGEP (1 Story)			192	9,325	5,129
Built-Ins					
Appliance Allow.		1		1,243	684
			Totals:	67,444	37,094

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 18,547

2019 Est. T.C.V. 009-392-005-00					=	20,487
Est. TCV/Total Floor Area = 35.57						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,800	6,800	6,800	6,126	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,400	0	147	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,200	10,200	10,200	6,273	6,273	6,273	

009-392-006-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * 6 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	396.00	158.00	1.0000	1.0000	20	100		7,920
396 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =								7,920

2019 Est. T.C.V. 009-392-006-00 = 7,920

Est. TCV/Total Floor Area = 13.75

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,586	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	3,672	3,672	0	

009-392-012-00 2019 Est. T.C.V. ERICKSON ROBERT E
 Property Class: 401 328 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1984

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	14,616	13,885
No Concrete Floor			672	-2,843	-2,701
Totals:				11,773	11,184

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 5,592

2019 Est. T.C.V. 009-392-012-00 = 6,592

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,900	3,900	3,900	2,727	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	65	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	2,792	2,792	2,792	

009-393-001-00	2019 Est. T.C.V.	HICKMAN GAY
Property Class: 401		286 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres								Total Est. Land Value = 2,000

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	25	250
Total Estimated Land Improvements True Cash Value =				250

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Wall Furnace
 Ground Area = 882 SF Floor Area = 882 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	882		
			Total:	43,954	15,384

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	568	199	

Water/Sewer

1000 Gal Septic	1	3,235	1,132
Water Well, 100 Feet	1	4,178	1,462

Built-Ins

Appliance Allow.	1	1,243	435
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Garages

Class: D Exterior: Pole (Unfinished)			
Base Cost	1200	17,388	6,086

Totals: 70,566 24,698

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 12,349

2019 Est. T.C.V. 009-393-001-00 = 14,599

Est. TCV/Total Floor Area = 16.55

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	6,000	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	144	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,300	7,300	7,300	6,144	6,144	6,144	

009-393-003-00	2019 Est. T.C.V.	SCHWARTZ JOHN JR
Property Class: 401		274 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	50	SOUTH 1/2	500
99 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								1,500

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 Mobile Home HUD Cls Low Blt 1975

(11) Heating System: Wall Furnace
 Ground Area = 720 SF Floor Area = 720 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	28,159	9,855

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	568	199		

Water/Sewer

1000 Gal Septic	1	3,235	1,132
Water Well, 50 Feet	1	1,895	663

Built-Ins

Appliance Allow.	1	1,243	435
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Totals: 35,100 12,284

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 6,142

2019 Est. T.C.V. 009-393-003-00 = 8,592

Est. TCV/Total Floor Area = 11.93

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,700	3,700	3,700	3,700	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	88	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,300	4,300	4,300	3,788	3,788	0	

009-394-001-00	2019 Est. T.C.V.	WARREN CATHLEEN
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2019 Est. T.C.V. 009-394-001-00 = 1,000

Est. TCV/Total Floor Area = 1.74, Most recent sale 08/08/2008 for 2,300

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	512	500	0		

009-394-002-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	264.00	158.00	1.0000	1.0000	20	100		5,280
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	5,280

2019 Est. T.C.V. 009-394-002-00 = 5,280

Est. TCV/Total Floor Area = 9.17

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,600	2,600	2,600	2,582	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	18	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,600	2,600	2,600	2,643	2,600	0		

009-395-001-00 2019 Est. T.C.V. CALE KENNETH P & BONNIE L
 Property Class: 401 250 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	240	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 GRG Cls CD Blt 1973

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

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

Water/Sewer

1000 Gal Septic	1	3,453	2,072
Water Well, 50 Feet	1	1,962	1,177

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 672 18,823 11,294

Totals: 24,238 14,543

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 7,272

2019 Est. T.C.V. 009-395-001-00 = 9,222

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 1,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,267	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	78	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,600	4,600	4,600	3,345	3,345	3,345	

009-395-002-00	2019 Est. T.C.V.	BARNES BYRON D & MORE STEPHANIE H
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-395-002-00 = 1,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/14/2017 for 1,200

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	500	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		
500	500	500	512	500	0		

009-395-003-00	2019 Est. T.C.V.	MCMASTER NANCY IRENE & MICHAEL A
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2019 Est. T.C.V. 009-395-003-00 = 1,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/15/2016 for 700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	512	500	0		

009-395-004-00	2019 Est. T.C.V.	NYBERG EMIL A
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-395-004-00 = 1,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	0	

009-395-005-00 2019 Est. T.C.V. MCMASTER MICHAEL & NANCY
 Property Class: 401 174 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.36	240	94	3,690
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 =				4,640

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1986

(11) Heating System: Forced Heat & Cool
 Ground Area = 896 SF Floor Area = 896 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	896		
Total:				97,955	68,567

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,147
Plumbing			
Average Fixture(s)	1	933	653
3 Fixture Bath	1	2,929	2,050
Water/Sewer			
1000 Gal Septic	1	3,453	2,417
Water Well, 50 Feet	1	1,962	1,373
Deck			
Treated Wood	360	4,518	3,163
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 1 Car	1	1,891	1,324
Built-Ins			
Appliance Allow.	1	1,467	1,027
Totals:		116,747	81,721

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 40,861

2019 Est. T.C.V. 009-395-005-00	=	46,501			
Est. TCv/Total Floor Area = 51.90, Most recent sale 05/04/2005 for 40,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
18,400	18,400	18,400	16,900	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,900	0	0	405	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,300	23,300	23,300	17,305	17,305	0

009-395-006-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * 5 LOTS 66' X158' EACH

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								6,600

2019 Est. T.C.V. 009-395-006-00 = 6,600

Est. TCV/Total Floor Area = 7.37

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,099	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	74	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,173	3,173	0	

009-396-004-00 2019 Est. T.C.V. HILL PAMELA J LIVING TRUST
 Property Class: 401 186 S CRAPO ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

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	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1938

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 576 SF Floor Area = 720 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	576		
			Total:	58,622	35,174

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	467
Water/Sewer					
1000 Gal Septic		1		3,235	1,941
Water Well, 50 Feet		1		1,895	1,137
Porches					
CGEP (1 Story)			96	4,457	2,674
Built-Ins					
Appliance Allow.		1		1,243	746
			Totals:	70,230	42,139

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 21,070

2019 Est. T.C.V. 009-396-004-00 = 23,040

Est. TCV/Total Floor Area = 32.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,900	7,900	7,900	7,147	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	171	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,500	11,500	11,500	7,318	7,318	0

009-396-005-00	2019 Est. T.C.V.	SMITH TAMMY JO
Property Class: 401		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.77	48	50	546
Total Estimated Land Improvements True Cash Value =				546

2019 Est. T.C.V. 009-396-005-00 = 1,546

Est. TCV/Total Floor Area = 2.15, Most recent sale 12/18/2015 for 8,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
500	500	500	500	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	12	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	512	512	512

009-396-006-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2019 Est. T.C.V. 009-396-006-00 = 1,000

Est. TCV/Total Floor Area = 1.39

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	0	

009-396-007-00	2019 Est. T.C.V.	HILL PAMELA J LIVING TRUST
Property Class: 402		N BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2019 Est. T.C.V. 009-396-007-00 = 1,000

Est. TCV/Total Floor Area = 1.39

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	512	500	0	

009-396-008-00 2019 Est. T.C.V. JOSE LUCKY & DEBORAH
 Property Class: 401 221 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
JENNINGS	77.00	158.00	1.0000	1.0000	40	100		3,080
JENNINGS	77.00	158.00	1.0000	1.0000	40	100		3,080
JENNINGS	77.00	158.00	1.0000	1.0000	40	100		3,080
231 Actual Front Feet, 0.84 Total Acres Total Est. Land Value =								9,240

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1948

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 846 SF Floor Area = 1058 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	Basement	846		
				Total:	91,043 50,074

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	778	428
Water/Sewer				
1000 Gal Septic		1	3,235	1,779
Water Well, 50 Feet		1	1,895	1,042

Porches	WCP (1 Story)	48	1,873	1,030
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		260	8,973	4,935
Common Wall: 1 Wall		1	-1,753	-964

Built-Ins	Appliance Allow.	1	1,243	684
Deck				
w/Roof (Roof portion)		70	849	467

Totals: 108,136 59,475

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 29,738

2019 Est. T.C.V. 009-396-008-00 = 38,978

Est. TCV/Total Floor Area = 36.84, Most recent sale 11/08/2018 for 39,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,400	14,400	14,400	14,400	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	5,100	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,500	19,500	19,500	14,745	19,500	19,500	

009-397-001-00 2019 Est. T.C.V. SMITH TAMMY JO
 Property Class: 401 150 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1938

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 752 SF Floor Area = 752 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.	752		
			Total:	65,510	38,373

Other Additions/Adjustments

Water/Sewer

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

Porches

CGEP (1 Story)	224	8,104	4,457
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Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 312 8,639 4,751

Deck

w/Roof (Roof portion)	144	1,598	879
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Totals: 88,981 48,935

Notes: 2016 REPLACEMENT WINDOWS

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 24,468

2019 Est. T.C.V. 009-397-001-00				=	25,468
Est. TCV/Total Floor Area = 33.87, Most recent sale 12/18/2015 for 8,500					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,600	8,600	8,600	6,695	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	160	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,700	12,700	12,700	6,855	6,855	6,855

009-397-002-00	2019 Est. T.C.V.	GETTY DANIEL RUSSELL &
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2019 Est. T.C.V. 009-397-002-00 = 1,000

Est. TCV/Total Floor Area = 1.33, Most recent sale 06/01/2002 for 2,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	512	500	0		

009-397-003-00 2019 Est. T.C.V. GETTY DANIEL RUSSELL &
 Property Class: 401 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	2.78	150	94	392
Total Estimated Land Improvements True Cash Value =				392

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

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

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			240	7,399	5,179 *70% Good
No Concrete Floor			240	-1,015	-711

Water/Sewer

Water Well, 50 Feet			1	1,895	1,838
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Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)			48	204	198
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Totals: 8,483 6,505

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 3,252

2019 Est. T.C.V. 009-397-003-00				=	4,644	
Est. TCV/Total Floor Area =	0.00	Most recent sale 12/21/2004 for 1,000				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,800	2,800	2,800	2,727	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	0	-427	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	2,792	2,300	0	

009-397-004-00	2019 Est. T.C.V.	GETTY DANIEL R &
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2019 Est. T.C.V. 009-397-004-00 = 1,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/14/2016 for 1,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	512	500	0		

009-397-006-00 2019 Est. T.C.V. SHERMAN JESSICA
 Property Class: 401 10131 W LAUREL ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.02	288	50	2,595
Total Estimated Land Improvements True Cash Value =				2,595

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 748 SF Floor Area = 1122 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	Crawl Space	748		
Total:				96,730	62,869

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

WCP (1 Story)	42	2,126	1,382
Foundation: Shallow	42	-446	-290

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Exterior 1 Story	1	4,942	3,212
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Totals: 114,659 74,522

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 37,261

2019 Est. T.C.V. 009-397-006-00 = 41,856

Est. TCV/Total Floor Area = 37.30, Most recent sale 09/30/2016 for 35,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,600	17,600	17,600	17,600	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	422	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,900	20,900	20,900	18,022	18,022	18,022

009-397-008-00 2019 Est. T.C.V. ANDRAS DARRON & CARLA
 Property Class: 401 125 S BALDWIN ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.09	184	0	0
Wood Frame	16.84	120	50	1,010
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	100	1,000
Total Estimated Land Improvements True Cash Value =				2,010

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace
 Ground Area = 672 SF Floor Area = 672 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
Total:				26,674	9,336

Other Additions/Adjustments

Water/Sewer	Size	Cost New	Depr. Cost
1000 Gal Septic	1	3,235	1,132
Water Well, 50 Feet	1	1,895	663

Garages

Class: D Exterior: Pole (Unfinished)	Base Cost	Cost New	Depr. Cost
	540	9,283	3,249
No Concrete Floor	540	-2,284	-799

Deck

w/Roof (Roof portion)	Size	Cost New	Depr. Cost
	684	6,450	2,257

Totals: 45,253 15,838

Notes: 1970 PARKWOOD MH

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 7,919

2019 Est. T.C.V. 009-397-008-00						=	11,929
Est. TCV/Total Floor Area = 17.75, Most recent sale 03/01/2001 for 20,000							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,800	4,800	4,800	4,800	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	0	115	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
6,000	6,000	6,000	4,915	4,915	4,915		

009-397-010-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

 Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

 2019 Est. T.C.V. 009-397-010-00 = 2,000

Est. TCV/Total Floor Area = 2.98

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	1,000	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	
1,000	1,000	1,000	1,024	1,000	0	

009-397-012-00	2019 Est. T.C.V.	SMITH TAMMY JO
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.66	128	50	1,194
Total Estimated Land Improvements		True	Cash Value =	1,194

2019 Est. T.C.V. 009-397-012-00 = 2,194

Est. TCV/Total Floor Area = 3.26

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	12	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,100	1,100	1,100	512	512	512	

009-398-001-00	2019 Est. T.C.V.	MCMASTER MICHAEL & NANCY
Property Class: 401		138 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-398-001-00 = 3,000

Est. TCV/Total Floor Area = 4.46, Most recent sale 05/01/1997 for 21,000

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

009-398-004-00	2019 Est. T.C.V.	GREEN JACOB D & JENNIFER L
Property Class: 401		100 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * LOTS 3,4&5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
198 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value = 3,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1969

(11) Heating System: Wall Furnace
 Ground Area = 840 SF Floor Area = 840 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/20/100/100/7

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
			Total:	30,107	2,108
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	3,235	226
Water Well, 50 Feet			1	1,895	133
			Totals:	35,237	2,467

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 1,234

2019 Est. T.C.V. 009-398-004-00					=	4,234
Est. TCV/Total Floor Area = 5.04, Most recent sale 10/01/2006 for 20,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	2,000	2.40		
2019 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	100		0	48	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,100	2,100	2,100	2,048	2,048	2,048	

009-398-006-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors * 6 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	396.00	158.00	1.0000	1.0000	20	100		7,920
396 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =								7,920

2019 Est. T.C.V. 009-398-006-00 = 7,920

Est. TCV/Total Floor Area = 9.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	4,000	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	
4,000	4,000	4,000	4,096	4,000	0	

009-399-001-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	330.00	158.00	1.0000	1.0000	20	100		6,600
330 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								6,600

2019 Est. T.C.V. 009-399-001-00 = 6,600

Est. TCV/Total Floor Area = 7.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,300	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	3,379	3,300	0	

009-399-002-00	2019 Est. T.C.V.	BAIRD BONNIE & ROMIG GERALD
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2019 Est. T.C.V. 009-399-002-00 = 1,000

Est. TCV/Total Floor Area = 1.19, Most recent sale 04/01/2016 for 100

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	512	500	0		