

009-560-001-00 2019 Est. T.C.V. GRAMS TRUST
 Property Class: 401 105 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	123.71	128.00	0.8049	1.0000	1200	100		119,486
138 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								119,486

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	256	50	640
Total Estimated Land Improvements True Cash Value =				640

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

(11) Heating System: Forced Air w/ Ducts
 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					
Plumbing					
	3 Fixture Bath		1	-3,525	-2,115
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		768	20,759	12,455
Water/Sewer					
	Public Sewer		1	1,134	680
Local Cost Items					
	SANITARY SEWER		1	0	0 *94% Good
Totals:				18,368	11,020

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCv: 14,326

2019 Est. T.C.V. 009-560-001-00						=	134,452
Est. TCv/Total Floor Area =	0.00, Most recent sale 06/29/2018 for 450,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
155,300	155,300	155,300	149,665	2.40			
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,000	89,100	0	3,402	85,867	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
67,200	67,200	67,200	65,329	67,200	0		

009-560-003-00	2019 Est. T.C.V.	GRAMS TRUST
Property Class: 401		105 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	75.48	118.93	0.9334	1.0000	1800	100		126,828
97 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	126,828

2019 Est. T.C.V. 009-560-003-00 = 126,828

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/29/2018 for 450,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
119,800	119,800	119,800	82,123	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	-19,600	36,800	0	6,503	25,226			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
63,400	63,400	63,400	58,262	63,400	0			

009-560-004-00	2019 Est. T.C.V.	MAURY RICHARD C
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	78.19	122.00	0.9236	1.0000	1800	100		129,990
100 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	129,990

2019 Est. T.C.V. 009-560-004-00 = 129,990

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,400	61,400	61,400	41,565	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	997	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,000	65,000	65,000	42,562	42,562	42,562	

009-560-005-00 2019 Est. T.C.V. MAURY RICHARD C
 Property Class: 401 117 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	68.67	110.00	0.9603	1.0000	1800	100		118,697
79 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								118,697

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	141	0	0
D/W/P: 4in Concrete	5.29	180	0	0
Wood Frame	21.88	100	50	1,094

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1974

(11) Heating System: Forced Heat & Cool
 Ground Area = 1006 SF Floor Area = 1509 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	1,006		
Total:				144,853	108,622

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	840
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Garages

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

Base Cost	400	14,716	11,037
Common Wall: 1 Wall	1	-2,038	-1,528
Door Opener	1	415	311

Water/Sewer

Public Sewer	1	1,134	850
Water Well, 100 Feet	1	4,407	3,305

Built-Ins

Appliance Allow.	1	2,099	1,574
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Deck

Composite	625	7,194	5,395
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 173,900 130,406

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 169,528

2019 Est. T.C.V. 009-560-005-00 = 290,269

Est. TCV/Total Floor Area = 192.36

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,700	131,700	131,700	90,438	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,400	0	0	2,170	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,100	145,100	145,100	92,608	92,608	92,608	

009-560-006-00	2019 Est. T.C.V.	KOLHAGEN ROGER A & JANET K TRUST
Property Class: 401		131 NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	63.00	118.00	0.9855	1.0000	1800	100		111,752
63 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								111,752

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	480	50	1,200
Total Estimated Land Improvements True Cash Value =				1,200

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1974

(11) Heating System: Electric Baseboard
 Ground Area = 1000 SF Floor Area = 1640 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	840		
1 Story	Siding	Crawl Space	160		
1 Story	Siding	Overhang	430		
			Total:	152,817	114,610

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	840
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Deck

Treated Wood	380	4,788	3,591
Treated Wood	128	2,344	1,758
Treated Wood	136	2,441	1,831

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	480	14,899	11,174	
Door Opener	1	415	311	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	650	24,726	18,544	
Common Wall: 1 Wall	1	-2,038	-1,528	
Door Opener	2	830	622	

Water/Sewer

Public Sewer	1	1,134	850
Water Well, 100 Feet	1	4,407	3,305

Built-Ins

Appliance Allow.	1	2,099	1,574
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Fireplaces

Exterior 1 Story	1	4,942	3,706
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 214,924 161,188

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 209,544

2019 Est. T.C.V. 009-560-006-00			=	322,496	
Est. TCv/Total Floor Area = 196.64, Most recent sale 06/01/2002 for 235,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
158,700	158,700	158,700	138,190	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	3,316	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
161,200	161,200	161,200	141,506	141,506	141,506

009-560-007-00 2019 Est. T.C.V. RINK JAMES A TRUST
 Property Class: 401 141 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	65.33	127.00	0.9748	1.0000	1800	100		114,634
73 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								114,634

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1971

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1032 SF Floor Area = 1548 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	1,032		
			Total:	129,206	77,523

Other Additions/Adjustments

Plumbing	Average Fixture(s)	Cost New	Depr. Cost
	1	1,120	672

Porches	Cost New	Depr. Cost
CSEP (1 Story)	258	7,771
WPP	675	8,539

Balcony	Cost New	Depr. Cost
Wood Balcony	51	1,577

Garages	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	Base Cost	Cost New	Depr. Cost
		490	16,885	10,131
	Common Wall: 1/2 Wall	1	-1,019	-611

Water/Sewer	Public Sewer	Water Well, 100 Feet	Cost New	Depr. Cost
	1	1	1,134	680
		1	4,407	2,644

Built-Ins	Appliance Allow.	Cost New	Depr. Cost
	1	2,099	1,259

Local Cost Items	SANITARY SEWER	Cost New	Depr. Cost	Notes
	1	0	0	*94% Good

Totals: 171,719 103,030

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 133,939

2019 Est. T.C.V. 009-560-007-00 = 248,573

Est. TCv/Total Floor Area = 160.58, Most recent sale 01/02/2015 for 198,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
118,900	118,900	118,900	86,196	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	2,068	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,300	124,300	124,300	88,264	88,264	0

009-560-008-00 2019 Est. T.C.V. RINK COTTAGE LLC
 Property Class: 401 151 S NORA DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	63.67	140.00	0.9824	1.0000	1800	100		112,579
68 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								112,579

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1476	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1970

(11) Heating System: Forced Heat & Cool
 Ground Area = 1448 SF Floor Area = 1810 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,448		
			Total:	189,666	123,283

Other Additions/Adjustments

Exterior					
Stone Veneer		64		1,844	1,199

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)	60	1,348	876
WGEP (1 Story)	200	11,456	7,446
WCP (1 Story)	188	5,852	3,804
WPP	659	8,343	5,423

Balcony

Wood Balcony	96	2,968	1,929
Wood Balcony	48	1,484	965

Garages

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

Base Cost	816	23,974	15,583
Storage Over Garage	816	8,511	5,532

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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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 270,090 175,558

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 228,225

2019 Est. T.C.V. 009-560-008-00 = 343,179

Est. TCV/Total Floor Area = 189.60, Most recent sale 09/28/2012 for 398,165

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,600	157,600	157,600	143,137	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,000	0	0	3,435	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
171,600	171,600	171,600	146,572	146,572	0	

009-560-009-00	2019 Est. T.C.V.	RINK COTTAGE LLC
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

		* Factors *				ENCROCH FROM #8		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	59.00	135.00	0.9763	1.0000	1800	100		103,680
GRADE D 900/FF	6.00	135.00	0.9802	0.9503	900	50	ENCROCH FROM #8	2,515
66 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 106,195

2019 Est. T.C.V. 009-560-009-00 = 106,195

Est. TCV/Total Floor Area = 58.67

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,200	53,200	53,200	53,200	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	
53,100	53,100	53,100	54,476	53,100	0	

009-560-010-00	2019 Est. T.C.V.	RINK COTTAGE LLC
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	62.33	121.00	0.9886	1.0000	1800	100		110,923
66 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	110,923

2019 Est. T.C.V. 009-560-010-00 = 110,923

Est. TCV/Total Floor Area = 61.28

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
55,500	55,500	55,500	55,500	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		
55,500	55,500	55,500	56,832	55,500	0		

009-560-011-00 2019 Est. T.C.V. LANGTRY RAYMOND
Property Class: 401 181 S NORA DR
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	71.00	110.00	0.9508	1.0000	1800	100		121,506
71 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								121,506

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 1967

(11) Heating System: Electric Baseboard
Ground Area = 728 SF Floor Area = 1092 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	728		
			Total:	93,885	61,022

Other Additions/Adjustments

Plumbing
Average Fixture(s) 1 1,120 728

Deck

Pine	338	3,535	2,298
Pine	60	1,188	772
Pine	60	1,188	772

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 576 18,824 16,377 *87% Good

Water/Sewer

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

Built-Ins

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

SANITARY SEWER	1	0	0	*91% Good
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Totals: 125,011 85,395

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 111,014

2019 Est. T.C.V. 009-560-011-00 = 233,470

Est. TCV/Total Floor Area = 213.80

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,300	112,300	112,300	86,749	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	2,081	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,700	116,700	116,700	88,830	88,830	0	

009-560-012-00 2019 Est. T.C.V. MULDER JOHN A
 Property Class: 401 191 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	69.00	105.00	0.9589	1.0000	1800	100		119,100
69 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								119,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	432	0	0
D/W/P: Patio Blocks	11.84	132	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1970

(11) Heating System: Forced Heat & Cool
 Ground Area = 2283 SF Floor Area = 3630 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,286		
1 Story	Siding	Crawl Space	997		
1 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	49		
			Total:	339,572	237,657

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
3 Fixture Bath	1	3,525	2,467
2 Fixture Bath	1	2,359	1,651

Deck

Treated Wood	567	6,226	4,358
Treated Wood	351	4,542	3,179

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	950	26,980	18,886
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	936	24,121	16,885
Storage Over Garage	450	4,694	3,286

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

Exterior 1 Story	2	9,885	6,919
Exterior 2 Story	1	6,089	4,262

Porches

CCP (1 Story)	12	459	321
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 437,212 306,003

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 397,804

2019 Est. T.C.V. 009-560-012-00 = 518,804

Est. TCV/Total Floor Area = 142.92

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
228,300	228,300	228,300	178,058	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	31,100	0	0	4,273	0

Parcel Number: 009-560-012-00

Page: 2

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
259,400	259,400	259,400	182,331	182,331	0

009-560-013-00 2019 Est. T.C.V. KEEGAN ESTHER V TRUST
 Property Class: 401 201 S NORA DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	108.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.76	939	73	3,949
Wood Frame	31.38	80	72	1,807
Total Estimated Land Improvements True Cash Value =				5,756

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

(11) Heating System: Electric Baseboard, Air Conditioning
 Ground Area = 1904 SF Floor Area = 1904 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,904		
Total:				238,309	166,816

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,649	1,154
3 Fixture Bath	2	10,369	7,258

Porches

CCP (1 Story)	25	800	560
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Garages

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

Base Cost	576	24,376	17,063
Common Wall: 1.5 Wall	1	-3,548	-2,484

Water/Sewer

Public Sewer	1	1,452	1,016
Water Well, 100 Feet	1	4,739	3,317

Built-Ins

Appliance Allow.	1	3,016	2,111
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Fireplaces

Exterior 1 Story	1	6,471	4,530
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Deck

Treated Wood	852	8,895	6,226
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 296,528 207,567

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCv: 269,837

2019 Est. T.C.V. 009-560-013-00 = 383,593

Est. TCv/Total Floor Area = 201.47

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
177,600	177,600	177,600	119,722	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,200	0	2,873	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
191,800	191,800	191,800	122,595	122,595	0	

009-560-014-00	2019 Est. T.C.V.	KEEGAN ESTHER V TRUST
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 900/FF	30.00	107.00	1.0000	0.8863	900	100		23,930
30 Actual Front Feet, 0.07 Total Acres								Total Est. Land Value = 23,930

2019 Est. T.C.V. 009-560-014-00 = 23,930

Est. TCV/Total Floor Area = 12.57

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,600	12,600	12,600	12,362	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	0	-362	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
12,000	12,000	12,000	12,658	12,000	0		

009-560-014-50	2019 Est. T.C.V.	ROWLAND ROBERT S
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 900/FF	30.00	107.00	1.0000	0.8863	900	100	SURPLUS	23,930
30 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	23,930

2019 Est. T.C.V. 009-560-014-50 = 23,930

Est. TCV/Total Floor Area = 12.57

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,600	12,600	12,600	12,362	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	-362	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	12,658	12,000	0	

009-560-015-00 2019 Est. T.C.V. ROWLAND ROBERT S
 Property Class: 401 221 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	50.00	108.00	0.9951	1.0000	1800	100		89,555
GRADE D 900/FF	11.00	108.00	0.9959	0.8888	900	100	SURPLUS	8,763
61 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								98,317

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	934	71	3,316
Total Estimated Land Improvements True Cash Value =				3,316

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1968

(11) Heating System: Electric Baseboard
 Ground Area = 1552 SF Floor Area = 2192 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	912		
2 Story	Siding	Crawl Space	640		
Total:				209,781	148,940

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	795
3 Fixture Bath	1	3,525	2,503

Porches

WPP	304	3,891	2,763
WGEP (1 Story)	64	5,441	3,863

Garages

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

Base Cost	576	16,911	12,007
Storage Over Garage	288	3,004	2,133

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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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 248,944 176,746

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCv: 229,770

2019 Est. T.C.V. 009-560-015-00 = 331,403

Est. TCv/Total Floor Area = 151.19, Most recent sale 01/25/2013 for 260,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
153,800	153,800	153,800	137,839	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,900	0	0	3,308	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
165,700	165,700	165,700	141,147	141,147	0

009-560-016-00 2019 Est. T.C.V. SOMES LARY & SHELLY TRUST
 Property Class: 401 231 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	61.00	117.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								109,257

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	227	0	0
D/W/P: 4in Concrete	5.29	228	0	0
D/W/P: 4in Concrete	5.29	308	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 5 Blt 1986

(11) Heating System: Forced Heat & Cool
 Ground Area = 1719 SF Floor Area = 3008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,719		
Total:				272,423	190,718

Other Additions/Adjustments

Exterior					
Brick Veneer		468	6,103	4,272	

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

Porches					
WGEP (1 Story)		160	9,910	6,937	
CCP (1 Story)		32	795	556	

Deck					
Treated Wood		665	6,909	4,836	
Treated Wood		93	1,870	1,309	
Treated Wood		300	4,095	2,866	

Balcony					
Wood Balcony		48	1,484	1,039	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		304	12,415	8,690	
Common Wall: 1 Wall		1	-2,038	-1,427	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		1057	28,486	19,940	

Water/Sewer

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

Built-Ins

Appliance Allow.		1	2,099	1,469	
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Fireplaces

Interior 2 Story		1	5,044	3,531	
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Local Cost Items

SANITARY SEWER		1	0	0	*84% Good
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Totals: 359,781 251,866

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 327,426

2019 Est. T.C.V. 009-560-016-00 = 439,058

Est. TCV/Total Floor Area = 145.96

Parcel Number: 009-560-016-00

Page: 2

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,700	188,700	188,700	162,305	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,800	0	0	3,895	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
219,500	219,500	219,500	166,200	166,200	0	

009-560-017-00 2019 Est. T.C.V. WOOD ANN LOUISE TR
 Property Class: 401 241 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	61.00	125.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								109,257

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	500	86	2,150
Total Estimated Land Improvements True Cash Value =				2,150

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1384 SF Floor Area = 1944 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,120		
1 Story	Siding	Crawl Space	264		
			Total:	185,448	157,632

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	108	2,287	1,944
WPP	384	4,900	4,165

Garages

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

Base Cost	484	16,742	14,231
Common Wall: 1 Wall	1	-2,038	-1,732

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,784
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Fireplaces

Exterior 2 Story	1	6,089	5,176
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 225,713 191,858

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 249,415

2019 Est. T.C.V. 009-560-017-00 = 360,822

Est. TCV/Total Floor Area = 185.61

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
171,400	171,400	171,400	129,555	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,000	0	0	3,109	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
180,400	180,400	180,400	132,664	132,664	0	

009-560-018-00 2019 Est. T.C.V. TRAUSCH THOMAS C & JULIA E
 Property Class: 401 251 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	61.00	135.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								109,257

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	23.44	30	0	0
D/W/P: 4in Concrete	5.29	628	0	0
D/W/P: 4in Concrete	5.29	1478	0	0

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 5 Blt 1976

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1512 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	1,008		
Total:				139,839	90,894

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
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Porches

WPP	49	1,551	1,008
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Deck

Treated Wood	620	6,597	4,288
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	16,911	10,992	
Storage Over Garage	400	4,172	2,712	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	572	16,828	10,938	
Storage Over Garage	143	1,491	969	

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

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

SANITARY SEWER	1	0	0	*84% Good
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Totals: 197,831 128,588

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 167,164

2019 Est. T.C.V. 009-560-018-00 = 278,921

Est. TCV/Total Floor Area = 184.47, Most recent sale 08/04/2014 for 200,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,000	138,000	138,000	101,511	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	2,436	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
139,500	139,500	139,500	103,947	103,947	0	

009-560-019-00 2019 Est. T.C.V. BAKER LAWRENCE W
 Property Class: 401 261 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	59.00	151.00	1.0051	1.0000	1800	100		106,737
59 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								106,737

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	855	50	2,137
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 =				4,562

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1975

(11) Heating System: Forced Heat & Cool
 Ground Area = 1144 SF Floor Area = 2700 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	1,144			*76% Good
1 Story	Siding	Overhang	412			
Total:				239,991	180,840	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	851
3 Fixture Bath	1	3,525	2,679

Porches

WGEP (1 Story)	288	14,668	12,468	*85% Good
CCP (1 Story)	78	1,711	1,608	*94% Good

Deck

Treated Wood	434	5,221	4,072	*78% Good
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	576	22,654	17,217	
Common Wall: 1 Wall	1	-2,038	-1,427	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	720	19,850	15,483	*78% Good

Water/Sewer

Public Sewer	2	2,267	1,723
Water Well, 100 Feet	1	4,407	3,349

Built-Ins

Appliance Allow.	1	2,099	1,595
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Fireplaces

Exterior 2 Story	1	6,089	4,628
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Breezeways

Frame Wall	144	7,521	5,716
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Local Cost Items

SANITARY SEWER	2	0	0	*84% Good
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Totals: 329,085 250,802

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 326,043

2019 Est. T.C.V. 009-560-019-00 = 437,342

Est. TCV/Total Floor Area = 161.98

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
192,700	192,700	192,700	158,695	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	26,000	0	3,808	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
218,700	218,700	218,700	162,503	162,503	0	

Parcel Number: 009-560-019-00

Page: 2

009-560-020-00	2019 Est. T.C.V.	STANHOPE ROBERT G & KRISTY L
Property Class: 401		271 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	167.00	0.8123	1.0000	1800	100		87,723
GRADE D 900/FF	60.00	167.00	0.8409	1.0129	900	100	SURPLUS #21	45,995
120 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								133,719

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	1350	0	0
D/W/P: Brick on Sand	13.67	339	0	0
D/W/P: Brick on Sand	13.67	270	0	0
D/W/P: 4in Concrete	5.29	480	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 1.5S Cls C 5 Blt 1991

(11) Heating System: Forced Heat & Cool
 Ground Area = 1218 SF Floor Area = 2432 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,094		
1 Story	Siding	Crawl Space	124		
1 Story	Siding	Overhang	120		
			Total:	224,544	168,404

Other Additions/Adjustments

Exterior					
Brick Veneer		192	2,504	1,878	
Plumbing					
Average Fixture(s)		1	1,120	840	
3 Fixture Bath		1	3,525	2,644	
Porches					
WCP (1 Story)		48	2,287	1,715	
WSEP (1 Story)		127	5,484	4,113	
Deck					
Treated Wood		360	4,622	4,483	*97% Good
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		528	17,757	13,318	
Common Wall: 1 Wall		1	-2,038	-1,528	
Door Opener		1	415	311	
Water/Sewer					
Public Sewer		1	1,134	850	
Water Well, 100 Feet		1	4,407	3,305	
Built-Ins					
Appliance Allow.		1	2,099	1,574	
Local Cost Items					
SANITARY SEWER		1	0	0	*81% Good
			Totals:	267,860	201,907

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 262,479

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

(11) Heating System: Space Heater
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

 Building Areas

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

Deck

Treated Wood			351	4,542	3,406
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Garages

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

Base Cost			936	26,676	20,007
Storage Over Garage			456	4,756	3,567
Door Opener			1	415	311

Water/Sewer

Public Sewer			1	1,134	850
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Totals: 37,523 28,141

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 36,583

2019 Est. T.C.V. 009-560-020-00 = 438,806

Est. TCV/Total Floor Area = 180.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
200,200	200,200	200,200	182,062	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,200	0	0	4,369	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
219,400	219,400	219,400	186,431	186,431	186,431	

009-560-022-00 2019 Est. T.C.V. ADAMS DARYL M & CARRIE L
 Property Class: 401 291 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	172.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								108,000

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 1.5S Cls C 5 Blt 1967

(11) Heating System: Forced Heat & Cool
 Ground Area = 1248 SF Floor Area = 1872 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	1,248		
			Total:	179,683	125,791

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	240	3,545	2,481
Treated Wood	160	2,714	1,900

Garages

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

Storage Over Garage	701	9,562	6,693
Base Cost	1052	36,641	25,649

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

Interior 1 Story	1	4,051	2,836
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 248,481 173,949

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 226,134

2019 Est. T.C.V. 009-560-022-00 = 335,104

Est. TCV/Total Floor Area = 179.01, Most recent sale 08/01/1997 for 159,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
149,900	149,900	149,900	143,402	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,700	0	0	3,441	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
167,600	167,600	167,600	146,843	146,843	0	

009-560-023-00 2019 Est. T.C.V. ENGLISH MAROLE & WAINRIGHT K TTEE
 Property Class: 401 301 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	164.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	480	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 1993

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1520 SF Floor Area = 2824 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	864		
1 Story	Siding	Slab	656		*89% Good
1 Story	Siding	Overhang	656		
			Total:	226,928	193,471

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	941
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Deck

Treated Wood	656	6,842	5,747
Treated Wood	300	4,095	3,440

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,824	15,812
Storage Over Garage	200	2,086	1,752
Door Opener	1	415	349
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1008	28,234	23,717
Storage Over Garage	288	3,004	2,523
Door Opener	2	830	697

Water/Sewer

Public Sewer	2	2,267	1,904
Water Well, 100 Feet	1	4,407	3,702

Built-Ins

Appliance Allow.	1	2,099	1,763
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Fireplaces

Wood Stove	1	1,936	1,626
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Local Cost Items

SANITARY SEWER	2	0	0
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Totals: 303,087 257,444

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 334,677

2019 Est. T.C.V. 009-560-023-00 = 445,052

Est. TCV/Total Floor Area = 157.60

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
202,200	202,200	202,200	169,767	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,300	0	0	4,074	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
222,500	222,500	222,500	173,841	173,841	0	

009-560-024-00 2019 Est. T.C.V. WESTDROP DANA M
 Property Class: 401 311 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	144.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	64	94	1,959
D/W/P: 4in Ren. Conc.	6.21	800	94	4,670
Total Estimated Land Improvements True Cash Value =				6,629

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1971

(11) Heating System: Forced Heat & Cool
 Ground Area = 1596 SF Floor Area = 1995 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,596		
Total:				187,779	131,445

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
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Deck

Treated Wood	32	1,066	746
Treated Wood	865	8,520	5,964

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 264 11,405 7,983

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

Interior 1 Story	1	4,051	2,836
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 221,581 155,106

Notes: RESIDENCE

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCv: 201,638

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 2010

(11) Heating System: Forced Air w/ 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
2 Fixture Bath	1	2,359	2,265

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Storage Over Garage 769 8,021 6,417
 Door Opener 5 2,074 1,659
 Base Cost 1596 43,012 34,410 *80% Good

Water/Sewer			
Public Sewer	1	1,134	1,089
	Totals:	53,075	42,456

Notes: D.G.

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 55,193

2019 Est. T.C.V. 009-560-024-00				=	371,460
Est. TCV/Total Floor Area = 186.20, Most recent sale 08/13/2018 for 390,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
169,900	169,900	169,900	131,020	2.40	
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,800	0	54,680	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
185,700	185,700	185,700	134,164	185,700	185,700

009-560-025-00 2019 Est. T.C.V. VYSE RONALD L ETAL
 Property Class: 401 321 S NORA DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	124.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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 10 Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1440 SF Floor Area = 2880 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	1,440			*77% Good
			Total:	255,643	196,843	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	862
3 Fixture Bath	2	7,051	5,429

Deck

Treated Wood	128	2,344	1,805
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Balcony

Wood Balcony	108	3,339	2,571
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	22,654	17,444
Common Wall: 1/2 Wall	1	-1,019	-764
Door Opener	1	415	320
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	736	22,360	17,217
Storage Over Garage	736	7,676	5,911
Door Opener	2	830	639

Water/Sewer

Public Sewer	1	1,134	873
Water Well, 100 Feet	1	4,407	3,393

Built-Ins

Appliance Allow.	1	2,099	1,616
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Porches

WCP (1 Story)	20	1,145	882
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 331,198 255,041

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 331,553

2019 Est. T.C.V. 009-560-025-00 = 440,493

Est. TCV/Total Floor Area = 152.95

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
193,900	193,900	193,900	167,758	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,300	0	0	4,026	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,200	220,200	220,200	171,784	171,784	0	

009-560-026-00 2019 Est. T.C.V. FRIEND WILLIAM G & BONNIE
 Property Class: 401 331 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	50.00	112.00	0.9548	1.0000	1800	100		85,933
GRADE D 900/FF	20.00	112.00	0.9622	0.8985	900	100		15,562
70 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								101,495

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	720	50	1,685
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 =				2,655

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1594 SF Floor Area = 1594 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,594		
			Total:	133,761	93,632

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	653
3 Fixture Bath	1	2,929	2,050

Porches

CCP (1 Story)	64	1,313	919
CPP	16	320	224

Deck

Treated Wood	307	4,068	2,848
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	396	13,100	9,170
Common Wall: 1 Wall	1	-1,906	-1,334
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	14,135	9,894

Water/Sewer

Public Sewer	1	1,006	704
Water Well, 50 Feet	1	1,962	1,373

Built-Ins

Appliance Allow.	1	1,467	1,027
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 173,088 121,160

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 157,508

2019 Est. T.C.V. 009-560-026-00 = 261,658

Est. TCv/Total Floor Area = 164.15

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,200	126,200	126,200	115,897	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	0	2,781	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,800	130,800	130,800	118,678	118,678	0	

009-560-027-00	2019 Est. T.C.V.	DETWILER GARY TRUST
Property Class: 401		341 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	114.00	0.8579	1.0000	1800	100		92,655
GRADE D 900/FF	40.00	114.00	0.8801	0.9033	900	100	SURPLUS	28,620
100 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 121,275

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	1602	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 BI Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1602 SF Floor Area = 2129 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/60/100/39
 Functional Depreciation because of: ATRIUM WINDOWS MBOR'14

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	785		
1 Story	Siding	Basement	817		
1 Story	Siding	Overhang	56		
			Total:	168,941	65,887

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	639
Plumbing			
Average Fixture(s)	1	933	364
3 Fixture Bath	1	2,929	1,142
Porches			
CPP	72	1,120	437
WPP	140	2,496	973
WPP	173	2,851	1,112
CGEP (2 Story)	351	20,646	8,052
Deck			
Treated Wood	140	2,433	949
Balcony			
Wood Balcony	84	2,365	922
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	396	13,100	5,109
Common Wall: 1 Wall	1	-1,906	-743
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	441	14,077	5,490
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	400	11,656	4,546
Water/Sewer			
Public Sewer	1	1,006	392
Water Well, 100 Feet	1	4,280	1,669
Built-Ins			
Appliance Allow.	1	1,467	572
Fireplaces			
Interior 2 Story	1	4,458	1,739
2nd on Same Stack	1	2,981	1,163
Local Cost Items			
SANITARY SEWER	1	0	0 *94% Good
Totals:		257,472	100,414

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 130,538

2019 Est. T.C.V. 009-560-027-00 = 254,238
 Est. TCV/Total Floor Area = 119.42, Most recent sale 05/30/2014 for 180,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,200	122,200	122,200	118,516	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	2,844	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,100	127,100	127,100	121,360	121,360	0	

009-560-029-00 2019 Est. T.C.V. ZAINEA MICHAEL A & ANN M
 Property Class: 401 361 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	118.75	0.8399	1.0000	1800	100		90,707
GRADE D 900/FF	47.34	118.75	0.8647	0.9144	900	100	SURPLUS	33,688
107 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								124,395

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1541	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 1.25S Cls C 5 Blt 2007

(11) Heating System: Forced Heat & Cool
 Ground Area = 2046 SF Floor Area = 2870 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	Slab	2,046		
1 Story	Siding	Overhang	312		
			Total:	258,047	232,242

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,008
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Porches

WCP (1 Story)	224	6,523	5,871
WCP (1 Story)	234	6,683	6,015
WCP (1 Story)	144	4,836	4,352

Garages

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

Base Cost	624	19,893	17,904
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	1	415	373

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

Base Cost	784	18,753	16,878
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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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Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
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Totals: 321,872 289,685

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 376,591

2019 Est. T.C.V. 009-560-029-00				=	503,361
Est. TCV/Total Floor Area = 175.39, Most recent sale 06/15/2007 for 358,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
237,800	237,800	237,800	198,888	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,900	0	4,773	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
251,700	251,700	251,700	203,661	203,661	0

009-560-030-00 2019 Est. T.C.V. VANTIL PHILLIP B & NANCY K
 Property Class: 401 351 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	44.00	128.00	1.0975	1.0000	1800	100		86,923
44 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								86,923

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	30	0	0
D/W/P: 4in Ren. Conc.	6.21	500	0	0
D/W/P: 4in Ren. Conc.	6.21	320	0	0
D/W/P: 4in Ren. Conc.	6.21	20	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 833 SF Floor Area = 1041 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	Crawl Space	833		
			Total:	104,850	92,258

Other Additions/Adjustments

Exterior					
Stone Veneer		44	1,268	1,116	

Plumbing					
Average Fixture(s)		1	1,120	986	

Garages

Class: C Exterior: Pole (Finished)					
Base Cost		730	19,695	17,332	
Door Opener		1	415	365	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		627	19,964	17,568	

Water/Sewer

Public Sewer		1	1,134	998	
Water Well, 100 Feet		1	4,407	3,878	

Built-Ins

Appliance Allow.		1	2,099	1,847	
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Local Cost Items

SANITARY SEWER		1	0	0	*91% Good
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Totals: 154,952 136,348

Notes: 2015 GARAGE

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 177,252

2019 Est. T.C.V. 009-560-030-00 = 265,125

Est. TCv/Total Floor Area = 254.68

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,600	126,600	126,600	97,255	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,000	0	2,334	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,600	132,600	132,600	99,589	99,589	0	

009-560-031-00 2019 Est. T.C.V. KUIPERS TERRY & SHEILA
 Property Class: 401 381 S NORA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	168.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1030	71	3,656
Total Estimated Land Improvements True Cash Value =				3,656

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1979

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 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	1,008		
Total:				139,839	97,893

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	260	11,375	7,962
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Deck

Treated Wood	470	5,504	3,853
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,824	13,177
Common Wall: 1/2 Wall	1	-1,019	-713
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	780	20,974	14,682

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

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

SANITARY SEWER	1	0	0	*81% Good
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Totals: 210,355 147,254

Notes:

ECF (4520 NORTSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 191,430

2019 Est. T.C.V. 009-560-031-00 = 303,086

Est. TCV/Total Floor Area = 200.45

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
143,500	143,500	143,500	113,441	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,000	0	2,722	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,500	151,500	151,500	116,163	116,163	0	

009-560-032-00	2019 Est. T.C.V.	KUIPERS TERRY & SHEILA
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	108,000

2019 Est. T.C.V. 009-560-032-00 = 108,000

Est. TCV/Total Floor Area = 71.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	45,402	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,089	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,000	54,000	54,000	46,491	46,491	0	

009-560-033-00	2019 Est. T.C.V.	MOMBER LAURENCE A TRUST
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	108,000

2019 Est. T.C.V. 009-560-033-00 = 108,000

Est. TCV/Total Floor Area = 71.43

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
54,000	54,000	54,000	42,073	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	1,009	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
54,000	54,000	54,000	43,082	43,082	0		

009-560-034-00 2019 Est. T.C.V. KEEGAN MICHAEL J & CATHERINE
 Property Class: 401 421 S NORA DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	100.00	143.00	0.7789	1.0000	1800	100		140,202
GRADE D 900/FF	38.00	33.00	0.8120	0.6228	900	100	SURPLUS	17,295
138 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								157,497

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 1.75S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1214 SF Floor Area = 2412 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,214		
1 Story	Siding	Overhang	288		
Total:				227,935	209,699

Other Additions/Adjustments

Exterior					
Stone Veneer	248	7,145		6,573	
Plumbing					
Average Fixture(s)	1	1,120		1,030	
3 Fixture Bath	2	7,051		6,487	
2 Fixture Bath	1	2,359		2,170	
Porches					
CCP (1 Story)	72	1,592		1,496	*94% Good
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	576	22,654		20,842	
Common Wall: 1/2 Wall	1	-1,019		-937	
Water/Sewer					
Public Sewer	1	1,134		1,043	
Water Well, 100 Feet	1	4,407		4,054	
Built-Ins					
Appliance Allow.	1	2,099		1,931	
Local Cost Items					
SANITARY SEWER	1	0		0	*94% Good
Totals:				276,477	254,388

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCv: 330,704

2019 Est. T.C.V. 009-560-034-00				=	490,701
Est. TCv/Total Floor Area = 203.44, Most recent sale 12/19/2008 for 0					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
226,900	226,900	226,900	195,893	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,500	0	0	4,701	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
245,400	245,400	245,400	200,594	200,594	0

009-560-035-00	2019 Est. T.C.V.	KEEGAN PATRICK G & KATHERINE ETAL
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	100.00	161.94	0.8579	1.0000	1800	100		154,425
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								154,425

2019 Est. T.C.V. 009-560-035-00 = 154,425

Est. TCV/Total Floor Area = 64.02, Most recent sale 10/21/2008 for 175,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
77,200	77,200	77,200	72,019	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	1,728	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
77,200	77,200	77,200	73,747	73,747	0		

009-560-036-00	2019 Est. T.C.V.	KEEGAN PATRICK & ESTHER &
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	145.00	143.00	0.5730	1.0000	1400	100		116,317
GROUP J 450/FF	239.00	90.00	1.0000	1.0000	450	100	SURPLUS	107,550
384 Actual Front Feet, 0.97 Total Acres								
Total Est. Land Value =								223,867

2019 Est. T.C.V. 009-560-036-00 = 223,867

Est. TCV/Total Floor Area = 92.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,900	111,900	111,900	78,549	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,885	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,900	111,900	111,900	80,434	80,434	0	

009-560-067-00	2019 Est. T.C.V.	KUIPERS TERRY & SHEILA
Property Class: 402		S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * 74X45IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100	REDMOND ISLE BACK LOT	8,000
74 Actual Front Feet, 0.08 Total Acres					Total Est.		Land Value =	8,000

2019 Est. T.C.V. 009-560-067-00 = 8,000

Est. TCV/Total Floor Area = 3.32

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	1,324	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	31	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,355	1,355	0	

009-570-001-00	2019 Est. T.C.V.	RUPPEL JAMES H & FAYTHE B
Property Class: 401		7679 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	143.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	280	25	344
Total Estimated Land Improvements True Cash Value =				344

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1026 SF Floor Area = 1026 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	1,026		
			Total:	91,518	50,335

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	513		

Deck					
Treated Wood	310	4,095	2,252		

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	480	14,899	8,194		
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	308	9,887	5,438		

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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Breezeways

Frame Wall	144	6,552	3,604		
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good	
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Totals: 132,319 72,775

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 94,608

2019 Est. T.C.V. 009-570-001-00 = 202,952

Est. TCV/Total Floor Area = 197.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,700	98,700	98,700	87,838	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	2,108	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,500	101,500	101,500	89,946	89,946	0	

009-570-002-00	2019 Est. T.C.V.	PRAY JOSEPH E TRUST
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	144.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	108,000

2019 Est. T.C.V. 009-570-002-00 = 108,000

Est. TCV/Total Floor Area = 105.26

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
54,000	54,000	54,000	35,966	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	863	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
54,000	54,000	54,000	36,829	36,829	0		

009-570-004-00 2019 Est. T.C.V. WILLIAMS DONALD C & VIRGINIA TRUST
 Property Class: 401 7649 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	156.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	400	0	0
D/W/P: 3.5 Concrete	5.00	130	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1428 SF Floor Area = 1428 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,428		
			Total:	146,528	131,876

Other Additions/Adjustments

Plumbing

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

Porches

WCP (1 Story)	64	2,795	2,515
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Deck

Treated Wood	360	4,622	4,160
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 16,911 15,220

Water/Sewer

Public Sewer	1	1,134	1,021
Water Well, 50 Feet	1	2,038	1,834

Built-Ins

Appliance Allow.	1	2,099	1,889
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Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
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Totals: 180,772 162,695

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 211,504

2019 Est. T.C.V. 009-570-004-00 = 320,454

Est. TCV/Total Floor Area = 224.41

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
148,900	148,900	148,900	133,429	2.40		
2019 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	11,300	0	0	3,202	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,200	160,200	160,200	136,631	136,631	0	

009-570-005-00 2019 Est. T.C.V. BROWN DONALD J & MARY C
 Property Class: 401 7639 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	169.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	489	50	1,222
Wood Frame	21.25	120	94	2,397
Total Estimated Land Improvements True Cash Value =				3,619

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

(11) Heating System: Space Heater
 Ground Area = 1216 SF Floor Area = 1216 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	1,216		
Total:				116,757	70,055

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
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Garages

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

Base Cost	735	22,337	13,402
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Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

Interior 1 Story	1	4,051	2,431
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Porches

CPP	20	424	254
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 149,960 89,976

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 116,969

2019 Est. T.C.V. 009-570-005-00 = 228,588

Est. TCV/Total Floor Area = 187.98, Most recent sale 07/01/2009 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
109,000	109,000	109,000	100,465	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	2,411	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,300	114,300	114,300	102,876	102,876	0

009-570-006-00 2019 Est. T.C.V. CARNEY JAMES A
 Property Class: 401 7629 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	62.00	169.00	0.9902	1.0000	1800	100		110,508
62 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								110,508

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	400	50	936
Total Estimated Land Improvements True Cash Value =				936

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1968

(11) Heating System: Electric Baseboard
 Ground Area = 720 SF Floor Area = 900 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	720		
			Total:	77,375	52,614

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	634
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Deck

Pine w/Roof (Deck Portion)	168	2,186	1,486
Pine w/Roof (Roof portion)	168	2,008	1,365

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 720 17,662 12,010

Water/Sewer

Public Sewer	1	1,006	684
Water Well, 50 Feet	1	1,962	1,334

Built-Ins

Appliance Allow.	1	1,467	998
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Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 104,599 71,125

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 92,462

2019 Est. T.C.V. 009-570-006-00 = 203,906

Est. TCV/Total Floor Area = 226.56

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2019 New Eq. Adjustment	Losses
100,500	100,500	100,500	93,193	2.40	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,000	102,000	102,000	95,429	95,429	0	

009-570-007-00 2019 Est. T.C.V. COOK LINDA L & HARTMANN JEROME J
 Property Class: 401 7619 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	62.00	198.00	0.9902	1.0000	1800	100		110,508
62 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								110,508

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	442	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1972

(11) Heating System: Forced Hot Water
 Ground Area = 845 SF Floor Area = 1268 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	845		
			Total:	114,052	68,431

Other Additions/Adjustments

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

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

Porches

WCP (1 Story)	72	2,725	1,635
WPP	286	3,392	2,035

Deck

Treated Wood	78	1,654	992
Treated Wood	104	1,951	1,171

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 440 12,452 7,471

Water/Sewer

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

Built-Ins

Appliance Allow.	1	1,467	880
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Fireplaces

Interior 2 Story	1	4,458	2,675
Wood Stove	1	1,630	978

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 152,250 91,349

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 118,754

2019 Est. T.C.V. 009-570-007-00 = 230,212

Est. TCV/Total Floor Area = 181.56, Most recent sale 07/15/2015 for 210,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,100	112,100	112,100	109,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	2,620	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,100	115,100	115,100	111,820	111,820	111,820	

009-570-008-00 2019 Est. T.C.V. BOHAC ANTHONY G & PAGGY A
 Property Class: 401 7609 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	206.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	240	0	0
D/W/P: 3.5 Concrete	5.00	560	0	0
D/W/P: Patio Blocks	11.84	384	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 5 Blt 1964

(11) Heating System: Electric Baseboard
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
Total:				106,652	74,668

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
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Porches

WPP	192	3,385	2,369
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Deck

Treated Wood	172	2,843	1,990
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Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	14,899	10,429
Door Opener	1	415	290
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Common Wall: 1/2 Wall	1	-839	-587
Base Cost	32	1,220	854

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

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

SANITARY SEWER	1	0	0	*87% Good
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Totals: 142,277 99,604

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 129,485

2019 Est. T.C.V. 009-570-008-00 = 239,860

Est. TCV/Total Floor Area = 237.96, Most recent sale 11/17/2016 for 234,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,200	115,200	115,200	113,841	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,700	0	2,732	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,900	119,900	119,900	116,573	116,573	0	

009-570-009-00 2019 Est. T.C.V. RINK JEFFREY A TRUST
 Property Class: 401 7599 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	207.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	23.44	16	94	352
Dock: Light posts	32.57	390	0	0
D/W/P: 3.5 Concrete	5.00	496	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 =				2,727

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 1966

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

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

Plumbing					
3 Fixture Bath			1	-3,525	-2,467

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			352	12,098	8,469
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)					
Common Wall: 1/2 Wall			1	-1,075	-752
Base Cost			37	1,467	1,027

Local Cost Items

SANITARY SEWER			1	0	0	*87% Good
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Totals: 8,965 6,277

Notes: 2018 HOUSE DEMO AND OLD GARAGE REMAINS

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 8,160

Cost Est. for Res. Bldg: 2 Single Family 2S Cls C Blt 2018

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1632 SF Floor Area = 1632 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,632		
			Total:	182,464	180,639

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	-3,525	-3,490

Porches

WCP (1 Story)			32	1,778	1,760
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Deck

Treated Wood			408	5,014	4,964
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Totals: 185,731 183,873

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 239,035
 60% Completed => Est. True Cash Value 2019 = 143,421

2019 Est. T.C.V. 009-570-009-00 = 262,308
 Est. TCV/Total Floor Area = 160.73, Most recent sale 08/18/2016 for 230,000
 Parcel Number: 009-570-009-00 Page: 2

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,500	114,500	114,500	113,228	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
71,800	3,500	58,600	71,800	1,326	57,949	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,200	131,200	131,200	128,405	128,405	0	

009-570-010-00 2019 Est. T.C.V. VEURINK GARY R & RUTH M LE
 Property Class: 401 7589 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	207.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	192	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1285 SF Floor Area = 1285 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	1,285		
			Total:	132,864	86,348

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	728	
Porches					
CGEP (1 Story)		176	8,631	5,610	
Deck					
Treated Wood		551	6,105	3,968	
Treated Wood		60	1,486	966	
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		308	11,106	7,219	
Water/Sewer					
Public Sewer		1	1,134	737	
Water Well, 50 Feet		1	2,038	1,325	
Built-Ins					
Appliance Allow.		1	2,099	1,364	
Fireplaces					
Prefab 1 Story		1	1,967	1,279	
Local Cost Items					
SANITARY SEWER		1	0	0	*91% Good
			Totals:	168,550	109,544

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 142,407

2019 Est. T.C.V. 009-570-010-00 = 251,357

Est. TCV/Total Floor Area = 195.61

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
120,600	120,600	120,600	95,117	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	2,282	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,700	125,700	125,700	97,399	97,399	0	

009-570-011-00 2019 Est. T.C.V. MILLER JUDITH A TRUST
 Property Class: 401 7579 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	204.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								108,000

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 1.75S Cls C 5 Blt 1973

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1438 SF Floor Area = 2516 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,438		
Total:				218,486	152,954

Other Additions/Adjustments

Plumbing

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

Porches

WPP	214	3,561	2,493
WCP (1 Story)	24	1,374	962

Balcony

Wood Balcony, Roof	32	1,394	976
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	504	17,212	12,048
Door Opener	1	415	290
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	15,914	11,140
Door Opener	2	830	581

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

Direct-Vented Gas	1	2,293	1,605
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 271,395 189,990

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 246,987

2019 Est. T.C.V. 009-570-011-00 = 357,487

Est. TCV/Total Floor Area = 142.09

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
166,900	166,900	166,900	139,095	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,800	0	3,338	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,700	178,700	178,700	142,433	142,433	0	

009-570-012-00 2019 Est. T.C.V. JUERGENS LARRY & MARCENE
 Property Class: 401 7569 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	197.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	32.57	320	0	0
D/W/P: 3.5 Concrete	5.00	318	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1962

(11) Heating System: Electric Baseboard
 Ground Area = 672 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	Crawl Space	672		
1 Story	Siding	Overhang	576		
			Total:	110,146	77,111

Other Additions/Adjustments

Exterior					
Brick Veneer		10	130	91	
Plumbing					
Average Fixture(s)		1	1,120	784	
3 Fixture Bath		1	3,525	2,467	
Deck					
Treated Wood		216	3,309	2,614	*79% Good
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		576	22,654	15,858	
Common Wall: 1/2 Wall		1	-1,019	-713	
Door Opener		2	830	581	
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	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
			Totals:	145,966	102,483

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 133,228

2019 Est. T.C.V. 009-570-012-00				=	242,178
Est. TCV/Total Floor Area = 194.05, Most recent sale 09/14/2015 for 237,600					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
114,000	114,000	114,000	111,671	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,100	0	0	2,680	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,100	121,100	121,100	114,351	114,351	0

009-570-013-00 2019 Est. T.C.V. ANKNEY DAVID L & NURIA
 Property Class: 401 7559 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	192.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1006 SF Floor Area = 1292 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	720		
2 Story	Siding	Crawl Space	286		
			Total:	109,197	70,979

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 606

Deck
 Treated Wood 486 5,497 3,573
 Treated Wood w/Roof (Deck Portion) 104 1,951 1,268
 Treated Wood w/Roof (Roof portion) 104 1,309 851

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 308 9,887 6,427
 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

Fireplaces

Exterior 1 Story 1 4,331 2,815

Local Cost Items

SANITARY SEWER 1 0 0 *91% Good

Totals: 137,908 89,641

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 116,533

2019 Est. T.C.V. 009-570-013-00 = 225,483

Est. TCV/Total Floor Area = 174.52, Most recent sale 08/11/2017 for 215,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,900	107,900	107,900	107,900	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,800	0	2,589	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,700	112,700	112,700	110,489	110,489	0	

009-570-014-00 2019 Est. T.C.V. LEHMAN DUANE S TRUST
 Property Class: 401 7549 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	190.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								108,000

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 1974

(11) Heating System: Electric Baseboard
 Ground Area = 1544 SF Floor Area = 1964 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	840			
1 Story	Siding	Basement	704			*83% Good
			Total:	170,743	128,178	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	795
3 Fixture Bath	1	3,525	2,503

Deck

Treated Wood	332	4,382	3,111
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Basement Garage: 2 Car 1 2,756 1,957

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

Exterior 1 Story	1	4,942	3,509
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Basement Living Area	220	5,986	4,250
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Totals: 198,725 148,045

Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 192,459

2019 Est. T.C.V. 009-570-014-00 = 301,409

Est. TCV/Total Floor Area = 153.47

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
143,300	143,300	143,300	112,132	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,400	0	2,691	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,700	150,700	150,700	114,823	114,823	0	

009-570-015-00 2019 Est. T.C.V. CLARK KEVIN & JANE
 Property Class: 401 7539 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	189.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	396	0	0
D/W/P: 4in Concrete	5.29	120	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1969

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1848 SF Floor Area = 2376 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	1,320		
2 Story	Siding	Crawl Space	528		
			Total:	197,549	128,407

Other Additions/Adjustments

Plumbing

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

Deck

Treated Wood	496	5,699	3,704
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 484 16,742 10,882

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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Porches

WPP	12	482	313
WPP	9	362	235

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
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Totals: 229,584 149,228

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 193,996

2019 Est. T.C.V. 009-570-015-00 = 302,946

Est. TCV/Total Floor Area = 127.50, Most recent sale 07/13/2007 for 255,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,900	105,900	105,900	99,519	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
36,800	9,800	1,000	36,800	2,365	940	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,500	151,500	151,500	137,744	137,744	0	

009-570-016-00 2019 Est. T.C.V. HORN BRUCE L & CATHARINE G TRUST
 Property Class: 401 7529 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	187.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	120	0	0
D/W/P: 4in Ren. Conc.	6.21	860	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 1.25S Cls C Blt 2015

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 2174 SF Floor Area = 2846 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	2,174		
1 Story	Siding	Overhang	672		
			Total:	242,418	218,178

Other Additions/Adjustments

Exterior
 Stone Veneer 16 461 415

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

Porches
 WPP 414 5,279 4,751

Deck
 Treated Wood 464 5,457 4,911

Garages
 Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 681 27,403 24,663
 Common Wall: 1 Wall 1 -2,365 -2,128

Water/Sewer
 Public Sewer 1 1,134 1,021
 Water Well, 50 Feet 1 2,038 1,834

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

Totals: 290,329 261,373

Notes: 2014 PART OF 1979 FOUNDATION REMAINED & USED FOR 2015 REBUILD. NEW STUDS & ROOF TRUSSES ALL AROUND. -TIM

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 339,785

2019 Est. T.C.V. 009-570-016-00 = 450,160

Est. TCV/Total Floor Area = 158.17

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
203,100	203,100	203,100	180,739	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,000	0	0	4,337	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
225,100	225,100	225,100	185,076	185,076	185,076	

009-570-017-00 2019 Est. T.C.V. CURRIER LINDA W (TTEE)
 Property Class: 401 7519 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1962

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1499 SF Floor Area = 1679 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	720			*77% Good
1 Story	Siding	Crawl Space	84			
1 Story	Siding	Crawl Space	695			
			Total:	171,459	138,364	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	862
3 Fixture Bath	1	3,525	2,714

Porches

WCP (1 Story)	54	2,473	1,904
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Deck

Treated Wood	602	6,472	5,631	*87% Good
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Garages

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

Base Cost	672	20,993	16,165
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Water/Sewer

Public Sewer	1	1,134	873
Water Well, 50 Feet	1	2,038	1,569

Built-Ins

Appliance Allow.	1	2,099	1,616
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Fireplaces

Exterior 1 Story	1	4,942	3,805
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 216,255 173,503

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 225,554

2019 Est. T.C.V. 009-570-017-00 = 334,504

Est. TCV/Total Floor Area = 199.23

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,000	160,000	160,000	118,952	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,300	0	2,854	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
167,300	167,300	167,300	121,806	121,806	0	

009-570-018-00 2019 Est. T.C.V. CARLSON ROBERT & PHYLLIS
 Property Class: 401 7509 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	60.00	172.00	1.0000	1.0000	1800	100		108,000
60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								108,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1250	0	0
Metal Prefab	14.33	96	50	688
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	92	2,300
Total Estimated Land Improvements True Cash Value =				2,988

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1975

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 884 SF Floor Area = 1105 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	884		
			Total:	110,592	71,878

Other Additions/Adjustments

Plumbing

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

Porches

WGEP (1 Story)	286	14,606	9,494
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Balcony

Wood Balcony	56	1,732	1,126
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Garages

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

Base Cost	572	22,548	14,656
Common Wall: 1 Wall	1	-2,038	-1,325
Door Opener	1	415	270

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Exterior 1 Story	1	4,942	3,212
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Deck

Treated Wood	711	7,003	4,552
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 170,919 111,090

Notes:

ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 1.300 => TCV: 144,417

2019 Est. T.C.V. 009-570-018-00 = 255,405

Est. TCV/Total Floor Area = 231.14, Most recent sale 06/07/2013 for 235,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,800	122,800	122,800	117,068	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	2,809	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,700	127,700	127,700	119,877	119,877	0	

009-575-001-00 2019 Est. T.C.V. BARTHOLOMEW FRED B & KAREN
 Property Class: 401 4766 S DICKERSON 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 A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								4,890

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 Blt 2005

(11) Heating System: Forced Heat & Cool
 Ground Area = 1532 SF Floor Area = 1915 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,532		
			Total:	197,975	178,177

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)	48	2,287	2,058
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Garages

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

Base Cost	552	18,299	16,469
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: 231,780 208,600

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 183,568

2019 Est. T.C.V. 009-575-001-00 = 190,958

Est. TCV/Total Floor Area = 99.72, Most recent sale 04/21/2006 for 9,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,400	89,400	89,400	73,258	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	1,758	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,500	95,500	95,500	75,016	75,016	75,016	

009-575-002-00	2019 Est. T.C.V.	SILER BRADLEY S & SARAH JEAN
Property Class: 402		DICKERSON 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 A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres								Total Est. Land Value = 4,890

2019 Est. T.C.V. 009-575-002-00 = 4,890

Est. TCV/Total Floor Area = 2.55, Most recent sale 06/27/2016 for 6,500

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		

009-575-003-00 2019 Est. T.C.V. HERWERYER DONALD & SHARON
 Property Class: 401 4828 S DICKERSON 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 A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								4,890

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2007

(11) Heating System: Forced Heat & Cool
 Ground Area = 1772 SF Floor Area = 1772 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	1,772		
			Total:	198,288	182,426

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

Deck

Treated Wood	80	1,718	1,581
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Garages

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

Base Cost	576	18,824	17,318
Common Wall: 1.5 Wall	1	-3,057	-2,812
Door Opener	1	415	382

Built-Ins

Appliance Allow.	1	2,099	1,931
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Totals: 231,030 212,549

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 187,043

2019 Est. T.C.V. 009-575-003-00 = 192,883

Est. TCV/Total Floor Area = 108.85, Most recent sale 01/30/2014 for 131,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,300	88,300	88,300	72,224	2.40		
2019	New Eq.	Adj. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,100	0	0	1,733	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,400	96,400	96,400	73,957	73,957	73,957	

009-575-004-00 2019 Est. T.C.V. GRUNO GARY & PAULA
 Property Class: 401 4856 S DICKERSON 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 A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								4,890

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	50	1,250
Total Estimated Land Improvements True Cash Value =				1,250

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2005

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 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 Story	Siding	Crawl Space	1,344		
			Total:	131,649	118,485

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

Garages

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

Base Cost	576	18,824	16,942
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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Deck

Treated Wood	20	693	624
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Totals: 164,385 147,947

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 130,193

2019 Est. T.C.V. 009-575-004-00 = 136,333

Est. TCV/Total Floor Area = 101.44, Most recent sale 12/08/2004 for 11,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,700	62,700	62,700	51,766	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	1,242	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,200	68,200	68,200	53,008	53,008	53,008	

009-575-005-00	2019 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		S DICKERSON 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 A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
163 Actual Front Feet, 1.01 Total Acres								Total Est. Land Value = 4,890

2019 Est. T.C.V. 009-575-005-00 = 4,890

Est. TCV/Total Floor Area = 3.64

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,400	2,400	2,400	422	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	10	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,400	2,400	2,400	432	432	0		

009-575-006-00	2019 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		DICKERSON 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 A 30/FF	162.00	270.00	1.0000	1.0000	30	100		4,860
162 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 4,860

2019 Est. T.C.V. 009-575-006-00 = 4,860

Est. TCV/Total Floor Area = 3.62

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,400	2,400	2,400	422	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	10	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,400	2,400	2,400	432	432	0		

009-575-007-00	2019 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		DICKERSON 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 A 30/FF	135.00	298.00	1.0000	1.0000	30	100		4,050
135 Actual Front Feet, 0.92 Total Acres								Total Est. Land Value = 4,050

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 10	100
Total Estimated Land Improvements True Cash Value =			100

2019 Est. T.C.V. 009-575-007-00 = 4,150

Est. TCV/Total Floor Area = 3.09

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,100	2,100	2,100	422	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	10	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,100	2,100	2,100	432	432	0	

009-575-008-00	2019 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		BLUE 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
135 Actual Front Feet, 0.91 Total Acres					Total Est. Land Value =			5,000

2019 Est. T.C.V. 009-575-008-00 = 5,000

Est. TCV/Total Floor Area = 3.72

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	422	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	10	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	432	432	0	

009-575-009-00	2019 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
135 Actual Front Feet, 0.91 Total Acres					Total Est. Land Value =			5,000

2019 Est. T.C.V. 009-575-009-00 = 5,000

Est. TCV/Total Floor Area = 3.72

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,500	2,500	2,500	422	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	10	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,500	2,500	2,500	432	432	0		

009-575-010-00	2019 Est. T.C.V.	ANDERSON DANIAL B & MARJORIE M
Property Class: 402		BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I		\$5000			5000	100		5,000
135 Actual Front Feet, 0.81 Total Acres								Total Est. Land Value = 5,000

2019 Est. T.C.V. 009-575-010-00 = 5,000

Est. TCV/Total Floor Area = 3.72

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	

009-575-011-00 2019 Est. T.C.V. TURANSKI TED N LYNETTE A
 Property Class: 401 4940 RIVER WOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * EFF
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> RURAL LOTS 5000 100 5,000
 119 Actual Front Feet, 0.60 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 2500	2,500.00	1 50	1,250
Total Estimated Land Improvements True Cash Value =			1,250

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 2003

(11) Heating System: Forced Heat & Cool
 Ground Area = 1664 SF Floor Area = 1664 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	1,664		
			Total:	178,328	160,491

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)	96	3,540	3,186
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Garages

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

Base Cost	576	18,824	16,942
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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Fireplaces

Direct-Vented Gas	1	2,293	2,064
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Totals: 216,204 194,579

Notes: MODULAR

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.600 => TCv: 116,747

2019 Est. T.C.V. 009-575-011-00 = 122,997

Est. TCv/Total Floor Area = 73.92, Most recent sale 04/14/2008 for 153,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,700	61,700	61,700	49,025	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	1,176	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,500	61,500	61,500	50,201	50,201	50,201	

009-575-012-00	2019 Est. T.C.V.	GAULD HOLLY D
Property Class: 402		BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					6000	100		6,000
127 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-575-012-00		=	6,000
Est. TCV/Total Floor Area = 3.61, Most recent sale 08/18/2005 for 12,500			
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	500	0	60 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
3,000	3,000	3,000	2,560 2,560 2,560

009-575-013-00 2019 Est. T.C.V. FULLER HOLLY D
 Property Class: 401 8191 W BLUE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * EFF

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I		\$5000			5000	100		5,000
122 Actual Front Feet, 0.57 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	1600	0	0
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 1S Cls C Blt 2005

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1344 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 Story	Siding	Basement	1,344		
			Total:	148,973	134,077

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)	128	4,412	3,971
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Deck

Treated Wood	320	4,278	3,850
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Garages

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

Base Cost	624	19,893	17,904
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: 190,775 171,698

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 151,094

2019 Est. T.C.V. 009-575-013-00 = 158,594

Est. TCV/Total Floor Area = 118.00, Most recent sale 11/01/2004 for 11,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,400	74,400	74,400	63,407	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	1,521	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,300	79,300	79,300	64,928	64,928	64,928	

009-575-014-00 2019 Est. T.C.V. DINGEE MARK & HOLLY
 Property Class: 401 4931 RIVER WOODS 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 I> GROUP I		\$5000			5000	100		5,000
140 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	11.84	120	0	0
D/W/P: Asphalt Paving	2.35	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	50	1,250
Total Estimated Land Improvements True Cash Value =				1,250

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2000

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 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
1.5 Story	Siding	Crawl Space	1,008		
			Total:	133,175	113,200

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

Deck

Treated Wood	90	1,839	1,563
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Garages

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

Base Cost	576	18,824	16,000
Common Wall: 1 Wall	1	-2,038	-1,732

Built-Ins

Appliance Allow.	1	2,099	1,784
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Totals: 166,642 141,646

Notes: BOCA MODULAR

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.600 => TCv: 84,988

2019 Est. T.C.V. 009-575-014-00 = 91,238

Est. TCv/Total Floor Area = 60.34, Most recent sale 09/15/2015 for 81,375

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,200	46,200	46,200	41,104	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	986	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,600	45,600	45,600	42,090	42,090	42,090	

009-575-015-00 2019 Est. T.C.V. LANTZ RICHARD & CAROLYN
 Property Class: 401 4765 RIVER WOODS 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 I> GROUP I		\$5000			5000	100		5,000
155 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.19	1500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Air w/ 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	Basement	1,456		
			Total:	140,389	119,331

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

Porches

WCP (1 Story)	192	5,330	4,530
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Deck

Treated Wood	64	1,503	1,278
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Garages

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

Base Cost	676	18,908	16,072
Common Wall: 1 Wall	1	-1,906	-1,620
Door Opener	1	368	313

Built-Ins

Appliance Allow.	1	1,467	1,247
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Totals: 177,654 151,007

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 132,886

2019 Est. T.C.V. 009-575-015-00 = 140,386

Est. TCV/Total Floor Area = 96.42, Most recent sale 02/01/2001 for 6,700

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,300	66,300	66,300	58,053	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	1,393	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,200	70,200	70,200	59,446	59,446	59,446	

009-576-016-00 2019 Est. T.C.V. NOLES ROBERT E SR & ANITA D
 Property Class: 401 4798 RIVER WOODS 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 H> RURAL LOTS 8K					8000	100		8,000
150 Actual Front Feet, 0.88 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1700	0	0
D/W/P: 4in Ren. Conc.	6.21	432	0	0
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 1S Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool
 Ground Area = 1445 SF Floor Area = 1445 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	1,445		
			Total:	182,888	173,722

Other Additions/Adjustments

Exterior					
Brick Veneer		200	2,608	2,478	
Basement, Outside Entrance, Below Grade		1	1,942	1,845	
Plumbing					
Average Fixture(s)		1	1,120	1,064	
3 Fixture Bath		1	3,525	3,349	
Water/Sewer					
1000 Gal Septic		1	3,691	3,506	
Water Well, 100 Feet		1	4,407	4,187	
Porches					
CCP (1 Story)		64	1,430	1,358	
CCP (1 Story)		88	1,904	1,809	
Deck					
Treated Wood		180	2,930	2,783	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		576	22,654	21,521	
Common Wall: 1 Wall		1	-2,038	-1,936	
Door Opener		1	415	394	
Built-Ins					
Appliance Allow.		1	2,099	1,994	
Security System		1	4,229	4,018	
Fireplaces					
Interior 2 Story		1	5,044	4,792	
Recreation Room		960	14,083	7,041	
Totals:				252,931	233,925

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCv: 205,854

2019 Est. T.C.V. 009-576-016-00	=	216,354
Est. TCv/Total Floor Area = 149.73, Most recent sale 04/05/2006 for 250,000		
2018 Assessed	MBOR	S.E.V.
102,700	102,700	102,700
	Base for Cap	C.P.I.
	85,662	2.40
2019 New Eq. Adjustment	Loss	Additions
0	5,500	0
		Tax Adjustment
		2,055
2019 Assessed	MBOR	S.E.V.
	Capped	->Taxable<-
		PRE/MBT
Parcel Number: 009-576-016-00		Page: 2

108,200

108,200

108,200

87,717

87,717

87,717

009-576-017-00	2019 Est. T.C.V.	BUCHANAN ROBERT B & DIANE L
Property Class: 402		RIVER WOODS 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 H> RURAL LOTS 8K					8000	100		8,000
150 Actual Front Feet, 0.82 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-576-017-00 = 8,000

Est. TCV/Total Floor Area = 5.54, Most recent sale 01/31/2005 for 20,000

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	500	0	0	84	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,000	4,000	4,000	3,584	3,584	0			

009-576-018-00 2019 Est. T.C.V. BUCHANAN ROBERT B & DIANE L
 Property Class: 401 4828 RIVER WOODS 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 H> RURAL LOTS 8K					8000	100		8,000
155 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1500	0	0
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 1S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1392 SF Floor Area = 1392 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	1,392		
			Total:	169,072	152,172

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748
Plumbing			
Average Fixture(s)	1	1,120	1,008
3 Fixture Bath	1	3,525	3,172
Water/Sewer			
1000 Gal Septic	1	3,691	3,322
Water Well, 100 Feet	1	4,407	3,966
Deck			
Treated Wood w/Roof (Deck Portion)	176	2,886	2,597
Treated Wood w/Roof (Roof portion)	176	2,293	2,064
Treated Wood	120	2,236	2,012
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	19,893	17,904
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	1	415	373
Built-Ins			
Appliance Allow.	1	2,099	1,889
		Totals:	211,541 190,393

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 167,546

2019 Est. T.C.V. 009-576-018-00				=	178,046
Est. TCV/Total Floor Area = 127.91, Most recent sale 05/19/2004 for 18,900					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
78,100	78,100	78,100	69,496	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,900	0	0	1,667	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,000	89,000	89,000	71,163	71,163	0

009-576-019-00 2019 Est. T.C.V. DERUITER BERNARD & BURGESS JEB E
 Property Class: 401 4880 RIVER WOODS 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 H> RURAL LOTS 8K					8000	100		8,000
155 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1700	0	0
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 1S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1566 SF Floor Area = 1566 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	1,566		
			Total:	186,982	168,294

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)	68	2,912	2,621
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Deck

Treated Wood	160	2,714	2,443
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Garages

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

Base Cost	920	26,321	23,689
Common Wall: 1 Wall	1	-2,038	-1,834
Door Opener	2	830	747

Built-Ins

Appliance Allow.	1	2,099	1,889
Recreation Room	900	13,203	11,883

Totals: 245,766 221,200

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 194,656

2019 Est. T.C.V. 009-576-019-00 = 205,156

Est. TCV/Total Floor Area = 131.01, Most recent sale 06/30/2015 for 171,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,700	93,700	93,700	90,244	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,900	0	0	2,165	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,600	102,600	102,600	92,409	92,409	92,409	

009-576-020-00 2019 Est. T.C.V. ASHTON III HARRY E & LISA M
 Property Class: 401 4910 RIVER WOODS 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 F> SITE	\$10000				10000	100		10,000
<Site Value H> RURAL LOTS	8K				8000	100		8,000
173 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								18,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.76	1600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
 Ground Area = 1419 SF Floor Area = 2512 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	1,419		
1 Story	Siding	Overhang	384		
Total:				288,225	273,814

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 2,727 2,591

Plumbing

Average Fixture(s)	1	1,649	1,567
3 Fixture Bath	1	5,184	4,925
2 Fixture Bath	1	3,473	3,299
Separate Shower	1	2,100	1,995

Water/Sewer

1000 Gal Septic	1	4,277	4,063
Water Well, 100 Feet	1	4,739	4,502

Porches

CCP (1 Story)	98	2,680	2,546
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Deck

Treated Wood	144	2,683	2,549
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Garages

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

Base Cost	576	28,817	27,376
Common Wall: 1.5 Wall	1	-3,548	-3,371
Door Opener	2	1,037	985

Built-Ins

Appliance Allow.	1	3,016	2,865
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Totals: 347,059 329,706

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 290,141

2019 Est. T.C.V. 009-576-020-00 = 312,891

Est. TCV/Total Floor Area = 124.56, Most recent sale 07/08/2005 for 21,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
133,600	133,600	133,600	108,234	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,800	0	0	2,597	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,400	156,400	156,400	110,831	110,831	110,831	

009-576-021-00	2019 Est. T.C.V.	ASHTON HARRY E & LISA M III
Property Class: 402		RIVER WOODS 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 H> RURAL LOTS 8K					8000	100		8,000
173 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-576-021-00 = 8,000

Est. TCV/Total Floor Area = 3.18, Most recent sale 04/20/2006 for 22,500

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	500	0	0	84	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,000	4,000	4,000	3,584	3,584	3,584		

009-576-022-00	2019 Est. T.C.V.	BALL SAM R & RACHEL
Property Class: 402		RIVER WOODS 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 H> RURAL LOTS 8K					8000	100		8,000
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-576-022-00 = 8,000

Est. TCV/Total Floor Area = 3.18, Most recent sale 06/30/2017 for 2,000

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	500	0	0	84	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,000	4,000	4,000	3,584	3,584	0			

009-576-023-00	2019 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		RIVER WOODS 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 H> RURAL LOTS 8K					8000	100		8,000
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-576-023-00 = 8,000

Est. TCV/Total Floor Area = 3.18

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,500	3,500	3,500	1,154	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	27	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,000	4,000	4,000	1,181	1,181	0		

009-576-024-00	2019 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		RIVER WOODS 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 H> RURAL LOTS 8K					8000	100		8,000
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-576-024-00 = 8,000

Est. TCV/Total Floor Area = 3.18

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,500	3,500	3,500	1,153	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	27	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,000	4,000	4,000	1,180	1,180	0		

009-576-025-00	2019 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		RIVER WOODS 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 H> RURAL LOTS 8K					8000	100		8,000
148 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-576-025-00 = 8,000

Est. TCV/Total Floor Area = 3.18

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,284	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	30	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	1,314	1,314	0	

009-576-026-00	2019 Est. T.C.V.	RIVER WOODS ESTATES LLC
Property Class: 402		RIVER WOODS 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 H> RURAL LOTS 8K					8000	100		8,000
175 Actual Front Feet, 1.31 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-576-026-00 = 8,000

Est. TCV/Total Floor Area = 3.18

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,500	3,500	3,500	1,801	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	43	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,000	4,000	4,000	1,844	1,844	0		

009-576-027-00	2019 Est. T.C.V.	GRISWOLD RAYMOND A & ELIZABETH S
Property Class: 402		RIVER WOODS 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 H> RURAL LOTS 8K					8000	100		8,000
171 Actual Front Feet, 1.19 Total Acres							Total Est. Land Value =	8,000

2019 Est. T.C.V. 009-576-027-00 = 8,000

Est. TCV/Total Floor Area = 3.18, Most recent sale 11/12/2014 for 22,000

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	500	0	84	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,584	3,584	0	

009-576-028-00 2019 Est. T.C.V. DEBOER ALFRED G & DORIS E TRUST
 Property Class: 401 4857 RIVER WOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 8K					8000	100		8,000
126 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	625	0	0
D/W/P: 3.5 Concrete	5.00	120	0	0
D/W/P: Asphalt Paving	2.35	1600	0	0

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 1S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool
 Ground Area = 1948 SF Floor Area = 1948 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	1,948		
			Total:	226,048	203,462

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748	
Plumbing				
Average Fixture(s)	1	1,120	1,008	
3 Fixture Bath	2	7,051	6,346	
Water/Sewer				
1000 Gal Septic	1	3,691	3,322	
Water Well, 100 Feet	1	4,407	3,966	
Porches				
CCP (1 Story)	90	1,942	1,825	*94% Good
Deck				
Treated Wood	372	4,724	4,252	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		576	22,654	20,389
Common Wall: 2 Wall	1	-4,076	-3,668	
Door Opener	1	415	373	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Common Wall: 1 Wall	1	-2,038	-1,834	
Door Opener	1	415	373	
Base Cost	180	9,144	8,230	
Built-Ins				
Appliance Allow.	1	2,099	1,889	
		Totals:	279,538	251,681

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCv: 221,479

2019 Est. T.C.V. 009-576-028-00	=	231,979			
Est. TCv/Total Floor Area = 119.09, Most recent sale 04/23/2004 for 17,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,100	107,100	107,100	90,807	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,900	0	2,179	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,000	116,000	116,000	92,986	92,986	92,986

009-576-029-00 2019 Est. T.C.V. KEHL RICHARD R
 Property Class: 401 4845 RIVER WOODS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors * EFF

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value H> RURAL LOTS 8K					8000	100		8,000
136 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1700	0	0
D/W/P: 3.5 Concrete	5.00	60	0	0
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 2001

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 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
1.25 Story	Siding	Basement	1,120		
			Total:	150,869	128,211

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)	144	4,836	4,111
WCP (1 Story)	240	6,773	5,757

Garages

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

Base Cost	784	28,248	24,011
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

Interior 2 Story	1	5,044	4,287
Raised Hearth	1	336	286

Totals: 211,684 179,904

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 158,316

2019 Est. T.C.V. 009-576-029-00 = 168,816

Est. TCV/Total Floor Area = 120.58, Most recent sale 03/02/2004 for 180,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,700	80,700	80,700	71,386	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,700	0	1,713	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,400	84,400	84,400	73,099	73,099	73,099	

009-576-030-00 2019 Est. T.C.V. RENDON BRUCE R & DAIRE LYNN
Property Class: 401 4833 RIVER WOODS RD
Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
* Factors * EFF
Description Frontage Depth Front Depth Rate %Adj. Reason Value
RVR WDS EST 2 260.00 300.00 1.0000 1.0000 100 100 26,000
260 Actual Front Feet, 1.79 Total Acres Total Est. Land Value = 26,000

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value
D/W/P: Asphalt Paving 2.74 2250 94 5,795
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 = 8,295

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 2004 SF Floor Area = 2004 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	2,004		
			Total:	281,757	267,670

Other Additions/Adjustments

Exterior

Stone Veneer	416	14,722	13,986
Basement, Outside Entrance, Below Grade	1	2,727	2,591

Plumbing

Average Fixture(s)	1	1,649	1,567
3 Fixture Bath	2	10,369	9,851
2 Fixture Bath	1	3,473	3,299

Water/Sewer

1000 Gal Septic	1	4,277	4,063
Water Well, 100 Feet	1	4,739	4,502

Porches

CCP (1 Story)	120	3,240	3,078
CCP (1 Story)	120	3,240	3,078
CCP (1 Story)	132	3,542	3,365

Deck

Treated Wood	160	2,875	2,731
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Garages

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

Base Cost	980	42,542	40,415
Common Wall: 1 Wall	1	-2,365	-2,247
Door Opener	2	1,037	985

Built-Ins

Appliance Allow.	1	3,016	2,865
Recreation Room	1000	20,740	19,703

Totals: 401,580 381,502

Notes:

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCv: 335,722

2019 Est. T.C.V. 009-576-030-00 = 370,017

Est. TCv/Total Floor Area = 184.64, Most recent sale 05/24/2007 for 37,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,500	162,500	162,500	131,435	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,500	0	0	3,154	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
185,000	185,000	185,000	134,589	134,589	134,589

009-580-001-00	2019 Est. T.C.V.	CORELL DAVE
Property Class: 401		1876 S SCHNEIDER ST
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	79.00	100.00	0.9082	1.0000	650	100		46,636
79 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 46,636

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

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

(11) Heating System: Electric Baseboard
 Ground Area = 780 SF Floor Area = 1170 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	780		
			Total:	116,194	104,574

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748	
Plumbing				
Average Fixture(s)	1	1,120	1,008	
3 Fixture Bath	2	7,051	6,346	
Porches				
WPP	260	3,793	3,414	
WCP (1 Story)	24	1,374	1,237	
Deck				
Treated Wood	312	4,206	3,785	
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	*93% Good
Recreation Room	575	8,435	7,591	
			Totals:	154,160 138,743

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 173,429

2019 Est. T.C.V. 009-580-001-00	=	222,490			
Est. TCV/Total Floor Area = 190.16, Most recent sale 06/01/2018 for 255,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
112,300	112,300	112,300	96,785	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	14,415	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,200	111,200	111,200	99,107	111,200	0

009-580-002-00	2019 Est. T.C.V.	SCHWAGER SUSANNA
Property Class: 401		1850 S SCHNEIDER ST
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	60.00	110.00	1.0000	1.0000	650	100		39,000
60 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 39,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.62	165	72	2,093
Wood Frame	16.03	288	72	3,324
Total Estimated Land Improvements True Cash Value =				5,417

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 781 SF Floor Area = 781 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	605		
1 Story	Siding	Slab	176		
			Total:	71,679	48,742

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	634	
Deck					
Treated Wood		448	5,210	3,543	
Water/Sewer					
Public Sewer		1	1,006	684	
Water Well, 100 Feet		1	4,280	2,910	
Built-Ins					
Appliance Allow.		1	1,467	998	
Breezeways					
Frame Wall		63	2,270	1,544	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
			Totals:	86,845	59,055

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 76,772

2019 Est. T.C.V. 009-580-002-00				=	121,189
Est. TCV/Total Floor Area = 155.17					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
58,000	58,000	58,000	41,288	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	990	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,600	60,600	60,600	42,278	42,278	42,278

009-580-003-00 2019 Est. T.C.V. EDDBERG KENETH D & WENDY S
 Property Class: 401 1846 S SCHNEIDER ST
 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	65.00	110.00	0.9724	1.0000	650	100		41,083
65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								41,083

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 Mobile Home HUD Cls Fair Blt 1965

(11) Heating System: Wall Furnace
 Ground Area = 900 SF Floor Area = 900 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	500		
Addition	Siding	Slab	400		
			Total:	44,069	15,423

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 120 1,008 353

Plumbing
 Average Fixture(s) 1 652 228

Garages
 Class: CD Exterior: Pole (Unfinished)
 Base Cost 768 13,862 4,852

Water/Sewer
 Public Sewer 1 1,006 352
 Water Well, 50 Feet 1 1,962 687

Built-Ins
 Appliance Allow. 1 1,467 513

Deck
 w/Roof (Roof portion) 900 9,351 3,273

Local Cost Items
 SANITARY SEWER 1 0 0 *76% Good

Totals: 73,377 25,681

Notes:

ECF (410- SAPPHIRE LAKE AREA) 0.700 => TCv: 17,977

2019 Est. T.C.V. 009-580-003-00 = 60,030

Est. TCv/Total Floor Area = 66.70, Most recent sale 03/15/2012 for 77,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
33,200	33,200	33,200	33,200	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,200	0	0	-3,200	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
30,000	30,000	30,000	33,996	30,000	0		

009-580-004-00	2019 Est. T.C.V.	CHANDLER DONNA J
Property Class: 401		1840 S SCHNEIDER ST
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	65.00	110.00	0.9724	1.0000	650	100		41,083
65 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 41,083

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 1942

(11) Heating System: Wall/Floor Furnace
 Ground Area = 300 SF Floor Area = 300 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	300		
			Total:	28,965	15,930

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	*95% Good	
Totals:				33,773	18,575

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 24,148

2019 Est. T.C.V. 009-580-004-00	=	66,171			
Est. TCV/Total Floor Area = 220.57, Most recent sale 09/14/2012 for 70,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
35,500	35,500	35,500	35,500	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,400	0	-2,400	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,100	33,100	33,100	36,352	33,100	33,100

009-580-005-00 2019 Est. T.C.V. VERPLANCK JACK A & MARY L TRUST
 Property Class: 401 1830 S SCHNEIDER ST
 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	66.00	113.00	0.9672	1.0000	650	100		41,493
66 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								41,493

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	1028	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 1S Cls C -5 Blt 2009

(11) Heating System: Forced Heat & Cool
 Ground Area = 1612 SF Floor Area = 1612 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	1,612		
			Total:	173,431	164,766

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

Porches

CCP (1 Story) 120 2,522 2,396

Deck

Treated Wood	698	7,134	6,777
Treated Wood	80	1,718	1,632

Garages

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

Base Cost	720	22,025	20,924
Common Wall: 1/2 Wall	1	-1,019	-968
Door Opener	1	415	394

Water/Sewer

Public Sewer	1	1,134	1,077
Water Well, 50 Feet	1	2,038	1,936

Built-Ins

Appliance Allow. 1 2,099 1,994

Breezeways

Frame Wall 182 7,391 7,021

Local Cost Items

SANITARY SEWER 1 0 0 *82% Good

Totals: 227,834 216,448

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 270,560

2019 Est. T.C.V. 009-580-005-00 = 314,403

Est. TCV/Total Floor Area = 195.04

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,200	145,200	145,200	108,898	2.40		
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	2,613	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,200	157,200	157,200	111,511	111,511	111,511	

009-580-007-00 2019 Est. T.C.V. SMITH CHRISTOPHER
Property Class: 401 1792 S SCHNEIDER ST
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	68.00	121.00	0.9571	1.0000	650	100		42,306
68 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								42,306

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =			2,425

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2008

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 1952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	960		
1 Story	Siding	Overhang	16		
1 Story	Siding	Overhang	16		
Total:				186,325	173,277

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,806
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Plumbing

Average Fixture(s)	1	1,120	1,042
3 Fixture Bath	1	3,525	3,278

Porches

CCP (1 Story)	64	1,430	1,330
WCP (2 Story)	144	5,900	5,487

Garages

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

Base Cost	576	18,824	17,506
Common Wall: 1 Wall	1	-2,038	-1,895
Door Opener	1	415	386

Water/Sewer

Public Sewer	1	1,134	1,055
Water Well, 100 Feet	1	4,407	4,099

Built-Ins

Appliance Allow.	1	2,099	1,952
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Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
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Totals: 225,083 209,323

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 261,654

2019 Est. T.C.V. 009-580-007-00 = 306,385

Est. TCV/Total Floor Area = 156.96, Most recent sale 11/14/2007 for 95,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,100	145,100	145,100	106,551	2.40		
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	2,557	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,200	153,200	153,200	109,108	109,108	0	

009-580-008-00 2019 Est. T.C.V. SEJAT JOSEPH J & SUSAN Y
 Property Class: 401 1792 S SCHNEIDER ST
 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	60.00	110.00	1.0000	1.0000	650	100		39,000
60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								39,000

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 1960

(11) Heating System: Space Heater
 Ground Area = 640 SF Floor Area = 640 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	640		
			Total:	54,753	32,852

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		770	462
Porches					
CCP (1 Story)		75		1,376	826
Deck					
Treated Wood		120		2,114	1,268
Water/Sewer					
Public Sewer		1		908	545
Water Well, 50 Feet		1		1,931	1,159
Built-Ins					
Appliance Allow.		1		1,266	760
Local Cost Items					
SANITARY SEWER		1		0	0 *86% Good
Totals:				63,118	37,872

Notes: COTTAGE

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 49,233

2019 Est. T.C.V. 009-580-008-00				=	89,203
Est. TCv/Total Floor Area = 139.38, Most recent sale 09/06/2011 for 85,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,600	43,600	43,600	42,984	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,031	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,600	44,600	44,600	44,015	44,015	0

009-580-009-00	2019 Est. T.C.V.	HORNER TIMOTHY L TR
Property Class: 401		1790 S SCHNEIDER ST
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	60.00	107.00	1.0000	1.0000	650	100		39,000
60 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 39,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	36.09	160	0	0
D/W/P: 3.5 Concrete	5.76	160	0	0
Metal Prefab	23.51	70	46	757

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 =				3,132

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 1941

(11) Heating System: Radiant (in-floor)
 Ground Area = 1056 SF Floor Area = 2112 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,056		
			Total:	231,490	196,765

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,649	1,402
3 Fixture Bath	1	5,184	4,406

Porches

WCP (1 Story)	36	2,330	2,260	*97% Good
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Garages

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

Base Cost	450	24,215	20,583
Door Opener	1	518	440

Water/Sewer

Public Sewer	1	1,452	1,234
Water Well, 50 Feet	1	2,216	1,884

Built-Ins

Appliance Allow.	1	3,016	2,564
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Fireplaces

Interior 1 Story	1	5,248	4,461
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Breezeways

Frame Wall	64	3,453	3,418	*99% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*71% Good
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Totals: 280,771 239,417

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 299,271

2019 Est. T.C.V. 009-580-009-00	=	341,403			
Est. TCV/Total Floor Area = 161.65, Most recent sale 06/25/2010 for 259,900					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
147,300	147,300	147,300	112,951	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,400	0	2,710	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
170,700	170,700	170,700	115,661	115,661	0

009-580-010-00	2019 Est. T.C.V.	ST PIERRE M EILEEN (LE)
Property Class: 402		S SCHNEIDER ST
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 G \$750	60.00	88.00	1.0000	1.0000	750	100		45,000
60 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 45,000

2019 Est. T.C.V. 009-580-010-00 = 45,000

Est. TCV/Total Floor Area = 21.31

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
24,000	24,000	24,000	16,327	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,500	0	0	391	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
22,500	22,500	22,500	16,718	16,718	16,718		

009-580-011-00	2019 Est. T.C.V.	VER PLANCK JACK A & MARY L TRUST
Property Class: 402		S SCHNEIDER ST
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 E 700/FF	170.00	89.00	1.0000	1.0000	700	100		119,000
170 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 119,000

2019 Est. T.C.V. 009-580-011-00 = 119,000

Est. TCV/Total Floor Area = 56.34

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,000	68,000	68,000	62,822	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,500	0	0	-3,322	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,500	59,500	59,500	64,329	59,500	59,500	

009-590-001-00	2019 Est. T.C.V.	CARLSON SARA L LE
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUB 580,590,750	49.00	100.00	1.0061	1.0000	750	100		36,973
49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								36,973

2019 Est. T.C.V. 009-590-001-00 = 36,973

Est. TCV/Total Floor Area = 17.51

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,600	24,600	24,600	15,754	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,100	0	0	378	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,500	18,500	18,500	16,132	16,132	0	

009-590-002-00	2019 Est. T.C.V.	CARLSON SARA L LE
Property Class: 401		1784 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA								
		* Factors *				PUBLIC BEACH		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
SUB 580,590,750	49.00	100.00	1.0061	1.0000	750 100		36,973	
49 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	36,973

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		17.76	96 78	1,330
Total Estimated Land Improvements True Cash Value =				1,330

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1938

(11) Heating System: Space Heater
 Ground Area = 784 SF Floor Area = 784 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	784		
			Total:	64,102	35,256

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	428	
Porches					
WGEP (1 Story)		160	8,283	4,556	
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	*84% Good
			Totals:	77,193	42,457

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 55,194

2019 Est. T.C.V. 009-590-002-00			=	93,497	
Est. TCv/Total Floor Area = 119.26					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,900	44,900	44,900	33,454	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	802	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,700	46,700	46,700	34,256	34,256	0

009-590-003-00 2019 Est. T.C.V. BECK JOHN S
 Property Class: 401 1770 S SAPPHIRE AVE
 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				
SUB 580,590,750	51.00	100.00	0.9941	1.0000	750	100	PRIVATE RD	38,023
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								38,023

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	260	99	1,205
Wood Frame	19.92	96	78	1,491
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 =				3,636

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2009

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1176 SF Floor Area = 1176 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	1,176		
			Total:	117,328	107,942

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,639 1,508

Plumbing

Average Fixture(s)	1	933	858
3 Fixture Bath	1	2,929	2,695

Deck

Treated Wood	120	2,185	2,010
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Garages

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

Base Cost	672	18,823	17,317
Common Wall: 1 Wall	1	-1,906	-1,754
Door Opener	1	368	339

Water/Sewer

Public Sewer	1	1,006	926
Water Well, 50 Feet	1	1,962	1,805

Built-Ins

Appliance Allow.	1	1,467	1,350
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Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT)	70	281	239	*85% Good
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Recreation Room	800	11,248	5,624
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Totals: 158,263 140,859

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 176,074

2019 Est. T.C.V. 009-590-003-00 = 217,733

Est. TCV/Total Floor Area = 185.15

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,600	106,600	106,600	84,404	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	2,025	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,900	108,900	108,900	86,429	86,429	0	

009-590-005-00	2019 Est. T.C.V.	RITCHIE J C & GILLESPIE M J JT & LE
Property Class: 401		1750 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUB	580,590,750	51.00	100.00	0.9941	1.0000	750	100	38,023
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								38,023

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 1976

(11) Heating System: Electric Baseboard
 Ground Area = 816 SF Floor Area = 816 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
			Total:	74,651	48,523

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	606	
Porches					
CSEP (1 Story)		112	3,627	2,358	
Deck					
Pine		332	3,416	2,220	
Water/Sewer					
Public Sewer		1	1,006	654	
Water Well, 50 Feet		1	1,962	1,275	
Built-Ins					
Appliance Allow.		1	1,467	954	
Fireplaces					
Exterior 1 Story		1	4,331	2,815	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:			91,393	59,405	

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 77,227

2019 Est. T.C.V. 009-590-005-00			=	116,190
Est. TCV/Total Floor Area = 142.39				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,100	60,100	60,100	40,713	2.40
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,000	0	977	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
58,100	58,100	58,100	41,690	41,690 0

009-590-006-00	2019 Est. T.C.V.	EDWARDS MELVIN A
Property Class: 401		1740 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA									
* Factors *				PUBLIC BEACH					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SUB	580,590,750	51.00	100.00	0.9941	1.0000	750	100	38,023	
51 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	38,023

Land Improvement Cost Estimates					
Description		Rate	Size	% Good	Cash Value
Wood Frame		15.84	160	50	1,267
Wood Frame		19.43	80	50	777
Total Estimated Land Improvements True Cash Value =					2,044

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls D	Blt 1945
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 1170 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	Basement	936		
			Total:	98,556	59,132

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Porches					
CGEP (1 Story)		120	5,237	3,142	
Water/Sewer					
Public Sewer		1	892	535	
Water Well, 100 Feet		1	4,178	2,507	
Built-Ins					
Appliance Allow.		1	1,243	746	
Fireplaces					
Exterior 1 Story		1	3,770	2,262	
Local Cost Items					
SANITARY SEWER		1	0	0	*88% Good
			Totals:	114,654	68,791

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 89,428

2019 Est. T.C.V. 009-590-006-00				=	129,495
Est. TCv/Total Floor Area = 110.68					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
62,100	62,100	62,100	40,373	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	968	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,700	64,700	64,700	41,341	41,341	0

009-590-007-00 2019 Est. T.C.V. LOGUSZ ROMAN ETAL
 Property Class: 401 1730 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUB	580,590,750	51.00	100.00	0.9941	1.0000	750	100	38,023
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								38,023

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.67	64	94	1,424
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,374

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1934

(11) Heating System: Space Heater
 Ground Area = 853 SF Floor Area = 853 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	853		
Total:				76,104	41,857

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	513		

Porches					
WGEP (1 Story)	120	7,590	4,174		

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	240	8,465	4,656		

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	*84% Good	
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Totals: 101,858 56,021

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 72,827

2019 Est. T.C.V. 009-590-007-00 = 113,224

Est. TCV/Total Floor Area = 132.74

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,100	56,100	56,100	42,413	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	1,017	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,600	56,600	56,600	43,430	43,430	0	

009-590-008-00 2019 Est. T.C.V. PROMER JODY R & MARLENE K
 Property Class: 401 1718 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * PUBLIC BEACH

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUB	580,590,750	51.00	100.00	0.9941	1.0000	750	100	38,023
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								38,023

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.92	96	94	1,797
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,172

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 1152 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	384		
1 Story	Siding	Crawl Space	246		
1 Story	Siding	Crawl Space	330		
			Total:	96,639	62,816

Other Additions/Adjustments

Plumbing

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

Porches

CGEP (1 Story)	126	6,081	3,953
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Deck

Treated Wood	240	3,463	2,251
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Garages

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

Base Cost	280	9,352	6,079
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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	*84% Good
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Totals: 127,204 82,683

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 107,488

2019 Est. T.C.V. 009-590-008-00 = 149,683

Est. TCV/Total Floor Area = 129.93, Most recent sale 06/18/2004 for 165,600

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,300	74,300	74,300	62,043	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	1,489	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,800	74,800	74,800	63,532	63,532	0	

009-590-009-00	2019 Est. T.C.V.	KERASTAS MICHAEL & ANNA MARIE
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUB 580,590,750	50.00	100.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								37,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.10	64	79	1,066
Total Estimated Land Improvements True Cash Value =				1,066

2019 Est. T.C.V. 009-590-009-00	=	38,566			
Est. TCV/Total Floor Area = 33.48					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
25,300	25,300	25,300	15,821	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,000	0	0	379	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,300	19,300	19,300	16,200	16,200	0

009-590-010-00 2019 Est. T.C.V. KERASTAS MICHAEL & ANNA MARIE
 Property Class: 401 1698 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUB	580,590,750	50.00	100.00	1.0000	1.0000	750	100	37,500
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								37,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.92	96	94	1,797
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 =				2,747

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 725 SF Floor Area = 725 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	Pine Logs	Slab	725		
			Total:	68,542	37,697

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	513	
Porches					
WGEP (1 Story)		232	11,616	6,389	
CPP		35	671	369	
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:	90,528	49,789

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 64,726

2019 Est. T.C.V. 009-590-010-00 = 104,973

Est. TCV/Total Floor Area = 144.79

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,400	55,400	55,400	34,434	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,900	0	0	826	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	35,260	35,260	0	

009-590-011-00 2019 Est. T.C.V. SKUKALEK JOHN M & BARBARA A
 Property Class: 401 1688 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * PUBLIC BEACH
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 SUB 580,590,750 50.00 100.00 1.0000 1.0000 750 100 37,500
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 37,500

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value
 Wood Frame 20.47 70 50 716
 Total Estimated Land Improvements True Cash Value = 716

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 680 SF Floor Area = 680 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 680
 Total: 58,989 32,445

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 778 428

Porches

CGEP (1 Story) 193 7,276 4,002
 WPP 386 3,829 2,106
 CPP 20 379 208

Deck

Treated Wood 60 1,421 782

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

Exterior 1 Story 1 3,770 2,073

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT) 70 263 250 *95% Good

Local Cost Items

SANITARY SEWER 1 0 0 *84% Good

Totals: 80,735 44,511

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 57,864

2019 Est. T.C.V. 009-590-011-00 = 96,080

Est. TCV/Total Floor Area = 141.29, Most recent sale 03/17/2008 for 115,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,400	48,400	48,400	40,625	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	975	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,000	48,000	48,000	41,600	41,600	0	

009-590-013-00 2019 Est. T.C.V. HERRINGTON DOUGLAS A & LAUREL
 Property Class: 401 1666 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUB	580,590,750	50.00	100.00	1.0000	1.0000	750	100	37,500
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								37,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	19.04	36	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

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

Building Areas

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

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120	728	
Porches					
WCP (1 Story)		124	4,302	2,796	
CPP		16	339	220	
Deck					
Treated Wood		225	3,400	2,210	
Treated Wood		290	4,011	2,607	
Treated Wood		97	1,910	1,241	
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	*84% Good
Totals:				120,521	78,336

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 101,837

2019 Est. T.C.V. 009-590-013-00 = 140,287

Est. TCV/Total Floor Area = 146.13, Most recent sale 08/31/2010 for 95,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
69,900	69,900	69,900	58,053	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	1,393	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,100	70,100	70,100	59,446	59,446	0	

009-590-014-00	2019 Est. T.C.V.	MULLEN ERIN
Property Class: 401		1656 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUB 580,590,750	50.00	100.00	1.0000	1.0000	750	100	PUBLIC BEACH	37,500
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 37,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	36	66	119
Wood Frame	27.15	60	50	814
Wood Frame	23.99	84	50	1,007
Total Estimated Land Improvements True Cash Value =				1,940

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

(11) Heating System: Wall/Floor Furnace
 Ground Area = 959 SF Floor Area = 959 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	959		
			Total:	94,634	56,780

Other Additions/Adjustments

Exterior					
Stone Veneer		32	922	553	
Plumbing					
Average Fixture(s)		1	1,120	672	
Deck					
Treated Wood		100	1,938	1,163	
Treated Wood		713	7,023	4,214	
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	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
			Totals:	114,959	68,975

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 89,668

2019 Est. T.C.V. 009-590-014-00	=	129,108			
Est. TCv/Total Floor Area = 134.63, Most recent sale 08/17/2012 for 140,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
62,000	62,000	62,000	46,505	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	1,116	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,600	64,600	64,600	47,621	47,621	0

009-590-015-00	2019 Est. T.C.V.	WILLIAMS JIMMY R & JUDY A
Property Class: 401		1646 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA						
						PUBLIC BEACH
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
SUB 580,590,750	50.00	100.00	1.0000	1.0000	750 100	
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	37,500

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	19.43	80 71	1,103
Total Estimated Land Improvements True Cash Value =			1,103

Cost Est. for Res. Bldg: 1	Single Family 1S		Cls D	Blt 1959
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(11) Heating System: Space Heater
 Ground Area = 618 SF Floor Area = 618 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	618		
			Total:	52,773	29,025

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	778	428	
Porches				
CGEP (1 Story)	96	4,457	2,451	
Deck				
Treated Wood	80	1,642	903	
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				
Exterior 1 Story	1	3,770	2,073	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
	Totals:	67,450	37,097	

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 48,226

2019 Est. T.C.V. 009-590-015-00						=	86,829
Est. TCV/Total Floor Area = 140.50, Most recent sale 06/01/2000 for 93,500							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
44,100	44,100	44,100	38,736	2.40			
2019 New Eq.	Adj. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	0	929	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
43,400	43,400	43,400	39,665	39,665	0		

009-590-016-00	2019 Est. T.C.V.	KISER JACK L
Property Class: 401		1636 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA							
			* Factors *				PUBLIC BEACH
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
SUB 580,590,750	50.00	100.00	1.0000	1.0000	750	100	
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =
							37,500

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

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls CD	Blt 2006
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,120		
			Total:	126,526	115,137

Other Additions/Adjustments

Exterior					
Stone Veneer		80	2,075	1,888	
Plumbing					
Average Fixture(s)		1	933	849	
3 Fixture Bath		1	2,929	2,665	
2 Fixture Bath		1	1,970	1,793	
Porches					
WCP (1 Story)		168	4,870	4,432	
CCP (1 Story)		16	572	521	
Water/Sewer					
Public Sewer		1	1,006	915	
Water Well, 100 Feet		1	4,280	3,895	
Built-Ins					
Appliance Allow.		1	1,467	1,335	
Local Cost Items					
SANITARY SEWER		1	0	0	*96% Good
		Totals:	146,628	133,430	

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 166,788

2019 Est. T.C.V. 009-590-016-00	=	205,238
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Est. TCV/Total Floor Area = 146.60

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,000	102,000	102,000	78,524	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	1,884	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,600	102,600	102,600	80,408	80,408	80,408

009-590-017-00 2019 Est. T.C.V. WOLFORD BEN W
 Property Class: 401 1624 S SAPPHIRE AVE
 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				
SUB 580,590,750	95.00	100.00	0.8248	1.0000	750	100		58,770
95 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								58,770

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	14.21	60	0	0
D/W/P: 4in Ren. Conc.	6.21	160	0	0
D/W/P: Crushed Rock	1.72	1040	0	0
Wood Frame	24.51	80	50	980
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 =				3,355

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1957

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1748 SF Floor Area = 1748 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	1,190		
1 Story	Siding	Slab	558		
			Total:	172,136	103,272

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	212	4,198	2,519
CSEP (1 Story)	213	6,671	4,003
CCP (1 Story)	169	3,443	2,066
WPP	890	10,707	6,424

Deck

Treated Wood	234	3,487	2,092
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Garages

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

Base Cost	832	29,519	17,711
Common Wall: 1 Wall	1	-2,038	-1,223
Door Opener	2	830	498

Water/Sewer

Public Sewer	1	1,134	680
Water Well, 100 Feet	1	4,407	2,644

Built-Ins

Appliance Allow.	1	2,099	1,259
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Fireplaces

Exterior 1 Story	1	4,942	2,965
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Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
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Totals: 245,014 146,997

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 191,096

2019 Est. T.C.V. 009-590-017-00 = 253,221

Est. TCv/Total Floor Area = 144.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,900	118,900	118,900	89,048	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	2,137	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
Parcel Number: 009-590-017-00						Page: 2

126,600

126,600

126,600

91,185

91,185

91,185

009-590-018-90	2019 Est. T.C.V.	KELLY WILLIAM G
Property Class: 402		S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * N 5' OF LOT 18

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUB 580,590,750	5.00	100.00	1.9953	1.0000	750	100		7,482
5 Actual Front Feet, 0.01 Total Acres Total Est. Land Value =								7,482

2019 Est. T.C.V. 009-590-018-90	=	7,482			
Est. TCV/Total Floor Area = 4.28					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,000	5,000	5,000	1,595	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	38	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,700	3,700	3,700	1,633	1,633	0

009-590-019-00 2019 Est. T.C.V. KELLY WM G
 Property Class: 401 1604 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * PUBLIC BEACH

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUB	580,590,750	50.00	100.00	1.0000	1.0000	750	100	37,500
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								37,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	200	0	0
D/W/P: Patio Blocks	10.83	150	0	0
Wood Frame	18.75	125	50	1,172
Wood Frame	21.80	80	50	872

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,994

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1018 SF Floor Area = 1018 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	Pine Logs	Slab	1,018		
Total:				91,351	54,811

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	560		
Porches					
CGEP (1 Story)	150	6,809	4,085		
Water/Sewer					
Public Sewer	1	1,006	604		
Water Well, 50 Feet	1	1,962	1,177		
Built-Ins					
Appliance Allow.	1	1,467	880		
Fireplaces					
Exterior 1 Story	1	4,331	2,599		
Local Cost Items					
SANITARY SEWER	1	0	0		*90% Good
Totals:				107,859	64,716

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCv: 84,131

2019 Est. T.C.V. 009-590-019-00 = 124,625

Est. TCv/Total Floor Area = 122.42, Most recent sale 12/31/1984 for 28,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,800	61,800	61,800	40,713	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	977	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,300	62,300	62,300	41,690	41,690	0	

009-590-020-00 2019 Est. T.C.V. TVORIK HAZEL E & ROBERT L
 Property Class: 401 1594 S SAPPHIRE AVE
 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				
SUB 580,590,750	50.00	100.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								37,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	66	0	0
Wood Frame	16.84	120	50	1,010
Total Estimated Land Improvements True Cash Value =				1,010

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

(11) Heating System: Space Heater
 Ground Area = 656 SF Floor Area = 656 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	656		
Total:				55,426	33,256

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778		467	
Porches					
CGEP (1 Story)	91	4,303		2,582	
WPP	192	2,690		1,614	
Water/Sewer					
Public Sewer	1	892		535	
Water Well, 50 Feet	1	1,895		1,137	
Built-Ins					
Appliance Allow.	1	1,243		746	
Fireplaces					
Exterior 1 Story	1	3,770		2,262	
Local Cost Items					
SANITARY SEWER	1	0		0	*94% Good
Totals:				70,997	42,599

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 55,378

2019 Est. T.C.V. 009-590-020-00 = 93,888

Est. TCV/Total Floor Area = 143.12

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,000	47,000	47,000	29,175	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	700	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,900	46,900	46,900	29,875	29,875	0	

009-590-021-00 2019 Est. T.C.V. HERRINGTON KAREN S TRUSTEE
 Property Class: 401 1584 S SAPPHIRE AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * PUBLIC BEACH,#21 & 35-40								
SUB 580,590,750	50.00	100.00	0.5842	1.0000	750	100		21,907
<Site Value C> GROUP C 10K					10000	100	LOT 35	10,000
<Site Value F> GROUP F15K/SITE					15000	100	4 LOTS 37-40	15,000
300 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								46,907

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	102	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 1.25S Cls CD Blt 1946

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1248 SF Floor Area = 1632 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	480		
1.5 Story	Siding	Slab	768		
			Total:	125,306	75,183

Other Additions/Adjustments

Plumbing	Quantity	Rate	Value
Average Fixture(s)	1	933	560
3 Fixture Bath	1	2,929	1,757
2 Fixture Bath	1	1,970	1,182

Deck

Treated Wood	684	6,874	4,124
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Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	280	9,352	5,611
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	16,793	10,076
Storage Over Garage	400	3,712	2,227

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: 172,304 103,381

Notes:
 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 134,395

2019 Est. T.C.V. 009-590-021-00		=	183,677
Est. TCV/Total Floor Area = 112.55			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
82,800	82,800	82,800	75,021 2.40
2019 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	9,000	0	0 1,800 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
91,800	91,800	91,800	76,821 76,821 0

009-590-022-00	2019 Est. T.C.V.	TRAYNOR DANIEL M & MICHELLE
Property Class: 401		1572 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * PUBLIC BEACH

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUB 580,590,750	50.00	100.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 37,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	334	0	0
Metal Prefab	18.20	50	95	864
Wood Frame	28.46	50	95	1,352

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,591

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 1944

(11) Heating System: Wall/Floor Furnace
Ground Area = 783 SF Floor Area = 783 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	Pine Logs	Piers	783		
			Total:	77,369	57,673

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	672
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Porches

WGEP (1 Story)	221	12,323	7,394
CGEP (1 Story)	15	1,370	822

Deck

Treated Wood	36	1,145	687
Treated Wood	80	1,718	1,031

Water/Sewer

Public Sewer	1	1,134	680
Water Well, 100 Feet	1	4,407	2,644

Built-Ins

Appliance Allow.	1	2,099	1,259
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Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
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Totals: 102,685 61,610

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV: 80,093

2019 Est. T.C.V. 009-590-022-00 = 122,184
Est. TCV/Total Floor Area = 156.05, Most recent sale 11/08/2006 for 220,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,200	63,200	63,200	52,347	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	0	1,256	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
61,100	61,100	61,100	53,603	53,603	0	

009-590-023-00 2019 Est. T.C.V. TRAYNOR DANIEL M & MICHELLE
 Property Class: 401 S SAPPHIRE AVE
 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 C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1955

(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					

Garages

Class: D Exterior: Pole (Finished)					
	Base Cost		783	16,451	9,871
			Totals:	16,451	9,871

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 8,686

2019 Est. T.C.V. 009-590-023-00 = 18,686

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,600	9,600	9,600	5,786	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	138	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,300	9,300	9,300	5,924	5,924	0	

009-590-024-00 2019 Est. T.C.V. NORMAN RANDY & CHRISTIE M
 Property Class: 401 1562 S HILL ST
 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				
SUB 580,590,750	50.00	100.00	1.0000	1.0000	750	100		37,500
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								37,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	29.40	320	0	0
D/W/P: 4in Ren. Conc.	5.02	600	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 1.25S Cls C 5 Blt 2007

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1380 SF Floor Area = 2445 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,380		
1 Story	Siding	Overhang	720		
			Total:	225,587	203,046

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,748	
Plumbing				
Average Fixture(s)	1	1,120	1,008	
3 Fixture Bath	2	7,051	6,346	
Porches				
WPP	456	5,809	5,228	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	720	22,025	19,822	
Common Wall: 1 Wall	1	-2,038	-1,834	
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				
Direct-Vented Gas	1	2,293	2,064	
Local Cost Items				
SANITARY SEWER	1	0	0	*97% Good
Recreation Room	1000	14,670	7,335	
			Totals:	286,929 252,386

Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV: 315,483

2019 Est. T.C.V. 009-590-024-00			=	355,358
Est. TCV/Total Floor Area = 145.34, Most recent sale 07/01/2000 for 74,900				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
161,600	161,600	161,600	123,191	2.40
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,100	0	2,956	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
177,700	177,700	177,700	126,147	126,147

009-590-025-00	2019 Est. T.C.V.	ANGER-SPICER PATRICIA J
Property Class: 401		1552 S HILL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * PUBLIC BEACH,LOTS 25 & 26

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SUB 580,590,750	100.00	100.00	0.8123	1.0000	750	100		60,919
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								60,919

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.80	80	94	1,639

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 =				2,589

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1500 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	Crawl Space	888		
1 Story	Siding	Crawl Space	168		
Total:				117,697	94,158

Other Additions/Adjustments

Plumbing

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

Garages

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

Base Cost	896	28,340	22,672
Door Opener	1	368	294

Water/Sewer

Public Sewer	1	1,006	805
Water Well, 100 Feet	1	4,280	3,424

Built-Ins

Appliance Allow.	1	1,467	1,174
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Fireplaces

Exterior 2 Story	1	5,350	4,280
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals:	162,370	129,896
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Notes:

ECF (410- SAPPHIRE LAKE AREA) 1.250 => TCV:	162,370
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2019 Est. T.C.V. 009-590-025-00	=	225,878
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Est. TCV/Total Floor Area = 150.59

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
113,000	113,000	113,000	90,731	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	2,177	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,900	112,900	112,900	92,908	92,908	0

009-590-027-00	2019 Est. T.C.V.	SHAW TIMOTHY J
Property Class: 402		HILL ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 3,000

2019 Est. T.C.V. 009-590-027-00 = 3,000

Est. TCV/Total Floor Area = 2.00, Most recent sale 05/21/2015 for 5,000

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	500	0	0	24	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	1,024	1,024	0		

009-590-028-00	2019 Est. T.C.V.	ANGER-SPICER PATRICIA J
Property Class: 402		HILL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * LOTS 28 & 33

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					3000	100		3,000
<Site Value A> Bk Lot 580,590					3000	100		3,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								6,000

2019 Est. T.C.V. 009-590-028-00	=	6,000			
Est. TCV/Total Floor Area =	4.00				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2,000	2,000	2,000	1,925	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	46	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	1,971	1,971	0

009-590-029-00	2019 Est. T.C.V.	VIPOND CHRISTINA
Property Class: 401		1550 S CHIPPEWA AVE
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 A> Bk Lot	580,590				3000	100	LOT 29	3,000
<Site Value A> Bk Lot	580,590				3000	100	LOT 30	3,000
<Site Value A> Bk Lot	580,590				3000	100	LOTS 31 &32	3,000
200 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value = 9,000

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1075 SF Floor Area = 1075 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,075		
			Total:	108,075	75,652

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,120 784

Porches

WPP	60	1,761	1,233
WPP	60	1,761	1,233

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost 832 16,490 11,543

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

Local Cost Items

SANITARY SEWER 1 0 0 *84% Good

Totals: 134,478 94,135

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCv: 82,839

2019 Est. T.C.V. 009-590-029-00 = 92,789

Est. TCv/Total Floor Area = 86.32, Most recent sale 09/07/2018 for 116,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,200	35,200	35,200	35,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
4,900	6,300	0	4,900	6,300	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,400	46,400	46,400	40,944	46,400	46,400	

009-590-034-00 2019 Est. T.C.V. STANKOV MARY ETAL
 Property Class: 401 FIFTH ST
 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 A> Bk Lot	580	590			3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								3,000

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 Blt 1951

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 768 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
Total:				64,584	38,750

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	467	
Porches					
CSEP (1 Story)		96	2,896	1,738	
Deck					
Treated Wood		96	1,810	1,086	
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	*89% Good
Totals:				75,448	45,269

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 39,837

2019 Est. T.C.V. 009-590-034-00 = 44,298

Est. TCV/Total Floor Area = 57.68

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,600	18,600	18,600	16,445	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	394	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,100	22,100	22,100	16,839	16,839	0	

009-590-036-00	2019 Est. T.C.V.	TVORIK ROBERT
Property Class: 402		S SAPPHIRE AVE
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 C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-590-036-00 = 10,000

Est. TCV/Total Floor Area = 13.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,233	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	29	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,262	1,262	0	

009-590-041-00	2019 Est. T.C.V.	CHASE DOUGLAS
Property Class: 401		1620 CHIPPEWA AVE
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 A> Bk Lot	580	590			3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1225 SF Floor Area = 1531 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,225		
			Total:	119,780	89,834

Other Additions/Adjustments

Exterior					
Stone Veneer		120	3,113	2,335	
Plumbing					
Average Fixture(s)		1	933	700	
Water/Sewer					
Public Sewer		1	1,006	754	
Water Well, 50 Feet		1	1,962	1,471	
Built-Ins					
Appliance Allow.		1	1,467	1,100	
Fireplaces					
Wood Stove		1	1,630	1,222	
Local Cost Items					
SANITARY SEWER		1	0	0	*89% Good
			Totals:	129,891	97,416

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 85,726

2019 Est. T.C.V. 009-590-041-00					=	89,676
Est. TCV/Total Floor Area = 58.57, Most recent sale 07/09/2015 for 50,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,200	41,200	41,200	34,080	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	817	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,800	44,800	44,800	34,897	34,897	0	

009-590-042-00	2019 Est. T.C.V.	CHASE DOUGLAS
Property Class: 402		W FOURTH ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	3,000

2019 Est. T.C.V. 009-590-042-00 = 3,000

Est. TCV/Total Floor Area = 1.96

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	500	0	0	24	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,024	1,024	0	

009-590-043-00	2019 Est. T.C.V.	CHASE DOUGLAS
Property Class: 402		W FOURTH ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.26	255	94	3,897
Wood Frame	15.82	318	94	4,729
Total Estimated Land Improvements True Cash Value =				8,626

2019 Est. T.C.V. 009-590-043-00 = 11,626

Est. TCV/Total Floor Area = 7.59

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,100	3,100	3,100	3,100	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	74	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,800	5,800	5,800	3,174	3,174	0

009-590-044-00	2019 Est. T.C.V.	KELLY WILLIAM G
Property Class: 402		W FOURTH ST
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 C> GROUP C 10K					10000	100		10,000
<Site Value A> Bk Lot 580,590					3000	25	1/2 LOT 44-WET	750
100 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 10,750

2019 Est. T.C.V. 009-590-044-00 = 10,750

Est. TCV/Total Floor Area = 7.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,300	5,300	5,300	1,375	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	33	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,400	5,400	5,400	1,408	1,408	0	

009-590-046-00	2019 Est. T.C.V.	WOLFORD BEN W
Property Class: 401		1624 S SAPPHIRE AVE
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 C> GROUP C 10K					10000	100		10,000
<Site Value A> Bk Lot 580,590					3000	25	1/2 LOT 44, WET	750
100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								10,750

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	368	294
Base Cost	1200	19,668	15,734

Deck

w/Roof (Roof portion)	216	2,471	1,977
w/Roof (Roof portion)	501	5,230	4,184

Totals:	27,737	22,189
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Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 19,526

2019 Est. T.C.V. 009-590-046-00 = 30,276

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,200	17,200	17,200	8,565	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	0	205	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,100	15,100	15,100	8,770	8,770	8,770	

009-590-047-00	2019 Est. T.C.V.	KISER JACK
Property Class: 401		S SAPPHIRE AVE
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 C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	400	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 1991
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(11) Heating System: Wall/Floor Furnace
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

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

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			768	20,675	16,540

Fireplaces

Direct-Vented Gas			1	1,630	1,304
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Totals:				22,305	17,844
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Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 =>	TCV:	15,703
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2019 Est. T.C.V. 009-590-047-00	=	26,653			
Est. TCV/Total Floor Area =	0.00				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
13,700	13,700	13,700	7,621	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	182	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,300	13,300	13,300	7,803	7,803	7,803

009-590-048-00 2019 Est. T.C.V. WILLIAMS JIMMY R & JUDY A
 Property Class: 401 1646 W SAPPHIRE AVE
 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 C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

 Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2005

(11) Heating System: No Heating/Cooling
 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					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		832	24,336	21,902
	Storage Over Garage		554	5,778	5,200
	Totals:			30,114	27,102

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 23,850

 2019 Est. T.C.V. 009-590-048-00 = 33,850

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,600	15,600	15,600	10,919	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	262	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	11,181	11,181	0	

009-590-049-00 2019 Est. T.C.V. YOUNGS DON R
 Property Class: 401 8229 W FOURTH ST
 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 A> Bk Lot	580	590			3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1409	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 GRG Cls C Blt 1990

(11) Heating System: Wall/Floor Furnace
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

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

Plumbing

Average Fixture(s)	1	1,120	896
Extra Sink	1	721	577

Porches

CSEP (2 Story)	400	18,520	14,816
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Garages

Class: C Exterior: Pole (Finished)

Base Cost	768	20,429	16,343
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Water/Sewer

Public Sewer	1	1,134	907
Water Well, 100 Feet	1	4,407	3,526

Carports

Aluminum	576	6,365	5,092
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Local Cost Items

SANITARY SEWER	1	0	0	*97% Good
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Totals: 52,696 42,157

Notes: HAS TOILET & SHOWER AND SINK BUT NOT STOVE @ 2015 INSTALL DATE ESTIMATED AS 2008 FROM ASSESSOR INSPECTION NOTE 20

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 37,098

2019 Est. T.C.V. 009-590-049-00 = 42,473

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,400	23,400	23,400	20,636	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	0	495	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,200	21,200	21,200	21,131	21,131	0	

009-590-050-00 2019 Est. T.C.V. YOUNGS DON R
 Property Class: 401 8211 W FOURTH ST
 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 A> Bk Lot	580	590			3000	100		3,000
<Site Value A> Bk Lot	580	590			3000	100		3,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1749	0	0
D/W/P: 4in Ren. Conc.	6.21	291	0	0
Wood Frame	20.49	144	50	1,475
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 =				6,225

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2017

(11) Heating System: Forced Heat & Cool
 Ground Area = 1330 SF Floor Area = 1722 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	784		
1 Story	Siding	Crawl Space	546		
			Total:	171,407	169,698

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	1,109
3 Fixture Bath	1	3,525	3,490

Water/Sewer

2000 Gal Septic	1	7,336	7,263
Water Well, 50 Feet	1	2,038	2,018

Porches

WCP (1 Story)	72	3,022	2,992
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Garages

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

Base Cost	728	22,189	21,967
Common Wall: 1 Wall	1	-2,038	-2,018
Door Opener	2	830	822

Built-Ins

Appliance Allow.	1	2,099	2,078
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Local Cost Items

GENERATOR	1	1,500	1,425	*95% Good
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Totals: 213,028 210,844

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 185,543

2019 Est. T.C.V. 009-590-050-00 = 197,768

Est. TCV/Total Floor Area = 114.85

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,100	96,100	96,100	90,224	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	2,165	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,900	98,900	98,900	92,389	92,389	92,389	

009-590-052-00	2019 Est. T.C.V.	YOUNGS DON R
Property Class: 402		W FOURTH ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	3,000

2019 Est. T.C.V. 009-590-052-00 = 3,000

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	959	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	23	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	982	982	0	

009-590-053-00	2019 Est. T.C.V.	ARMSTRONG TIMOTHY D
Property Class: 402		THIRD ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 3,000

2019 Est. T.C.V. 009-590-053-00 = 3,000

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	959	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	23	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	982	982	0		

009-590-054-00	2019 Est. T.C.V.	YOUNGS DON R
Property Class: 402		W THIRD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * LOTS 54 & 55

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					3000	100		3,000
<Site Value A> Bk Lot 580,590					3000	100		3,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								6,000

2019 Est. T.C.V. 009-590-054-00	=	6,000				
Est. TCV/Total Floor Area = 3.48, Most recent sale 09/04/2015 for 6,000						
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	1,000	0	48	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	2,048	2,048	0	

009-590-056-00	2019 Est. T.C.V.	BALL SAM & RACHEL
Property Class: 402		W THIRD ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	3,000

2019 Est. T.C.V. 009-590-056-00 = 3,000

Est. TCV/Total Floor Area = 1.74, Most recent sale 03/01/2017 for 2,000

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	500	0	0	24	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	1,024	1,024	0		

009-590-057-00 2019 Est. T.C.V. MULLEN ERIN
 Property Class: 401 S SAPPHIRE AVE
 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 C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1997

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

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

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		768	18,486	15,713
	Door Opener		2	736	626
	Totals:			19,222	16,339

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCv: 14,378

2019 Est. T.C.V. 009-590-057-00						=	24,378
Est. TCv/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 159,900							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,800	12,800	12,800	8,850	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-600	0	212	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
12,200	12,200	12,200	9,062	9,062		0	

009-590-058-00 2019 Est. T.C.V. HERRINGTON DOUGLAS A & LAUREL
 Property Class: 402 S SAPPHIRE AVE
 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 C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling
 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
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Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	946	26,895	25,819
Door Opener	1	415	398
Totals:		23,785	22,833

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 20,093

2019 Est. T.C.V. 009-590-058-00				=	31,043
Est. TCV/Total Floor Area =	0.00				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,200	14,200	14,200	9,509	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	228	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,500	15,500	15,500	9,737	9,737	0

009-590-060-00 2019 Est. T.C.V. GLOVER WILLIAM III
 Property Class: 401 1689 S SAPPHIRE AVE
 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 C> GROUP C 10K					10000	100	LOT 59	10,000
<Site Value A> Bk Lot 580,590					3000	100	LOT 60	3,000
<Site Value A> Bk Lot 580,590					3000	100	LOT 61	3,000
150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								16,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.47	126	71	400
Wood Frame	23.09	49	71	803
Total Estimated Land Improvements True Cash Value =				1,203

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 648 SF Floor Area = 648 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	648		
			Total:	56,639	33,981

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	770	462		

Porches					
CSEP (1 Story)	168	4,442	2,665		

Garages

Class: D Exterior: Pole (Unfinished)					
Base Cost	936	14,124	8,474		
Door Opener	2	646	388		

Water/Sewer

Public Sewer	1	908	545		
Water Well, 50 Feet	1	1,931	1,159		

Built-Ins

Appliance Allow.	1	1,266	760		
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good	
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Totals: 80,726 48,434

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 42,622

2019 Est. T.C.V. 009-590-060-00 = 59,825

Est. TCV/Total Floor Area = 92.32

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,500	27,500	27,500	23,152	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	555	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,900	29,900	29,900	23,707	23,707	23,707	

009-590-062-00	2019 Est. T.C.V.	ONAN PHILLIP D
Property Class: 402		CHIPPEWA AVE
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =		3,000

2019 Est. T.C.V. 009-590-062-00 = 3,000

Est. TCV/Total Floor Area = 4.63

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	959	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	23	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	982	982	0	

009-590-063-00	2019 Est. T.C.V.	ST PIERRE DAVID L & LISA M
Property Class: 402		CHIPPEWA AVE
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	3,000

2019 Est. T.C.V. 009-590-063-00 = 3,000

Est. TCV/Total Floor Area = 4.63

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	959	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	23	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	982	982	0	

009-590-064-00	2019 Est. T.C.V.	ST PIERRE DAVID L & LISA M
Property Class: 402		CHIPPEWA AVE
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 A> Bk Lot 580,590					3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-590-064-00 = 3,000

Est. TCV/Total Floor Area = 4.63, Most recent sale 11/05/2004 for 7,000

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	500	0	0	24	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	1,024	1,024	0		

009-590-065-00 2019 Est. T.C.V. BOUGHNER JOHN & CARON
 Property Class: 401 CHIPPEWA AVE
 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 A> Bk Lot	580	590			3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								3,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1998

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)					
	Base Cost		1200	19,668	16,718
Totals:				19,668	16,718

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 14,712

2019 Est. T.C.V. 009-590-065-00						=	17,712
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/05/2011 for 15,000							
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
9,000	9,000	9,000	8,516	2.40			
2019	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	-100	0	204	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
8,900	8,900	8,900	8,720	8,720	0		

009-590-066-00	2019 Est. T.C.V.	SKUKALEK MIKE
Property Class: 402		SECOND ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	3,000

2019 Est. T.C.V. 009-590-066-00 = 3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/1998 for 11,000

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	500	0	0	24	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	1,024	1,024	0		

009-590-067-00	2019 Est. T.C.V.	SKUKALEK MIKE
Property Class: 402		S SAPPHIRE AVE
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	3,000

2019 Est. T.C.V. 009-590-067-00 = 3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/21/2016 for 14,900

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	500	0	0	24	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	1,024	1,024	0		

009-590-068-00	2019 Est. T.C.V.	PROMER JODY R & MARLENE K
Property Class: 402		S SAPPHIRE AVE
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	3,000

2019 Est. T.C.V. 009-590-068-00 = 3,000

Est. TCV/Total Floor Area = 0.00

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	500	0	0	24	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,024	1,024	0	

009-590-069-00 2019 Est. T.C.V. KERASTAS MICHAEL & ANNA MARIE
 Property Class: 401 S SAPPHIRE AVE
 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 C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	600	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 C Blt 2016

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

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

Garages

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

Storage Over Garage	1000	10,430	10,326
Door Opener	1	415	411
Base Cost	1500	36,615	36,249
Totals:		47,460	46,986

Notes: GARAGE ONLY, NO PLUMBING

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCv: 41,348

2019 Est. T.C.V. 009-590-069-00 = 52,298

Est. TCv/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,900	23,900	23,900	18,386	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	441	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,100	26,100	26,100	18,827	18,827	0	

009-590-070-00 2019 Est. T.C.V. PROMER JODY R & MARLANE K
 Property Class: 402 1718 S SAPPHIRE AVE
 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 C> GROUP C 10K					10000	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

 Land Improvement Cost Estimates

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

 Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011

(11) Heating System: No Heating/Cooling
 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					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			957	27,141	26,055
Totals:				27,141	26,055

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 22,928

2019 Est. T.C.V. 009-590-070-00	=	33,878
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/17/2010 for 2,400		
2018 Assessed MBOR S.E.V. Base for Cap C.P.I.		
16,000 16,000 16,000 10,413 2.40		
2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 900 0 0 249 0		
2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
16,900 16,900 16,900 10,662 10,662 0		

009-590-071-00	2019 Est. T.C.V.	LOGUSZ ROMAN ETAL
Property Class: 402		109 S SAPPHIRE AVE
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 C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-590-071-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,098	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	26	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,124	1,124	0	

009-590-072-00 2019 Est. T.C.V. LOGUSZ ROMAN ETAL
 Property Class: 401 S SAPPHIRE AVE
 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 C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)					
	Base Cost		1200	19,668	15,734
Totals:				19,668	15,734

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 13,846

2019 Est. T.C.V. 009-590-072-00 = 23,846

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	7,280	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-600		0	0	174	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,900	11,900	11,900	7,454	7,454	0	

009-590-073-00 2019 Est. T.C.V. KAMMER DANIEL J JR
 Property Class: 401 109 S SAPPHIRE AVE
 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 A> Bk Lot	580	590			3000	100		3,000
51 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	153	56	376
Total Estimated Land Improvements True Cash Value =				376

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

(11) Heating System: Space Heater
 Ground Area = 584 SF Floor Area = 584 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	584		
Total:				54,318	29,875

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					
Exterior 1 Story	1	3,770	2,073		
Local Cost Items					
SANITARY SEWER	1	0	0		*89% Good
Totals:				62,896	34,593

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 30,442

2019 Est. T.C.V. 009-590-073-00 = 33,818

Est. TCV/Total Floor Area = 57.91

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,200	12,200	12,200	12,200	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	292	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	12,492	12,492	0	

009-590-074-00	2019 Est. T.C.V.	BUTZIN GERALD & CYNTHIA
Property Class: 402		SECOND ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	3,000

2019 Est. T.C.V. 009-590-074-00 = 3,000

Est. TCV/Total Floor Area = 5.14, Most recent sale 06/28/2018 for 12,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,000	1,000	1,000	959	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	541	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	982	1,500	1,500		

009-590-075-00	2019 Est. T.C.V.	BUTZIN GERALD & CYNTHIA
Property Class: 402		SECOND ST
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 A> Bk Lot 580,590					3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-590-075-00 = 3,000

Est. TCV/Total Floor Area = 5.14, Most recent sale 06/28/2018 for 12,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
1,000	1,000	1,000	959	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	500	0	0	541	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
1,500	1,500	1,500	982	1,500	1,500			

009-590-076-00	2019 Est. T.C.V.	ST PIERRE BRIAN & JOANN
Property Class: 402		SECOND ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	3,000

2019 Est. T.C.V. 009-590-076-00 = 3,000

Est. TCV/Total Floor Area = 5.14, Most recent sale 03/01/1995 for 1,400

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,000	1,000	1,000	959	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	0	23	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	982	982	0		

009-590-077-00	2019 Est. T.C.V.	ST PIERRE BRIAN & JOANN
Property Class: 402		SECOND ST
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 A> Bk Lot 580,590					3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-590-077-00 = 3,000

Est. TCV/Total Floor Area = 5.14

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	959	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	23	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	982	982	0	

009-590-078-00	2019 Est. T.C.V.	VORPAGEL KEVIN & KAYLA
Property Class: 401		8210 W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * LOT 78 & 79

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Bk Lot 580,590					3000	100		3,000
<Site Value A> Bk Lot 580,590					3000	100		3,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	800	94	4,670
Wood Frame	18.71	200	50	1,871

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 =				7,481

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

(11) Heating System: Forced Hot Water

Ground Area = 720 SF Floor Area = 1080 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	720		
			Total:	112,077	89,661

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,554
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Plumbing

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

Porches

WCP (1 Story)	126	4,357	3,486
WPP	40	1,413	1,130

Garages

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

Base Cost	624	19,893	15,914
Common Wall: 1 Wall	1	-2,038	-1,630
Door Opener	1	415	332

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
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Fireplaces

Direct-Vented Gas	1	2,293	1,834
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Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
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Recreation Room	500	7,335	5,868
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Totals:	159,972	127,977
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Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 112,620

2019 Est. T.C.V. 009-590-078-00 = 126,101

Est. TCV/Total Floor Area = 116.76, Most recent sale 12/18/2015 for 111,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
59,500	59,500	59,500	56,865	2.40	
2019 New Eq.	Adj.	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	1,364	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,100	63,100	63,100	58,229	58,229	58,229

009-590-080-00	2019 Est. T.C.V.	VORPAGEL KEVIN D
Property Class: 402		W FIRST ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =		3,000

2019 Est. T.C.V. 009-590-080-00 = 3,000

Est. TCV/Total Floor Area = 2.78

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	959	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	541	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	982	1,500	1,500	

009-590-081-00	2019 Est. T.C.V.	BUTZIN GERALD & CYNTHIA ANN
Property Class: 402		FIRST ST
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 A> Bk Lot 580,590					3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-590-081-00 = 3,000

Est. TCV/Total Floor Area = 2.78, Most recent sale 09/01/2001 for 82,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
1,000	1,000	1,000	959	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	500	0	0	23	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
1,500	1,500	1,500	982	982	982			

009-590-082-00 2019 Est. T.C.V. BUTZIN GERALD & CYNTHIA ANN
 Property Class: 401 8240 W FIRST ST
 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 A> Bk Lot	580	590			3000	100		3,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.51	80	94	1,843
Wood Frame	24.51	80	94	1,843
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 =				4,636

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1920 SF Floor Area = 1920 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
1 Story	Siding	Basement	960		
			Total:	201,024	160,819

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	896
3 Fixture Bath	1	3,525	2,820
2 Fixture Bath	1	2,359	1,887

Porches

CCP (1 Story)	144	2,981	2,385
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Garages

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

Common Wall: 1 Wall	1	-2,038	-1,630
Door Opener	2	830	664
Base Cost	1104	29,753	23,802

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
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Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
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Totals: 247,194 197,755

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 174,024

2019 Est. T.C.V. 009-590-082-00 = 181,660

Est. TCV/Total Floor Area = 94.61

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
85,300	85,300	85,300	68,131	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,500	0	1,635	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,800	90,800	90,800	69,766	69,766	69,766	

009-590-083-00 2019 Est. T.C.V. RITCHIE J C & GILLESPIE M J JT LE &
 Property Class: 401 1750 S SAPPHIRE AVE
 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 C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	20	71	67
Total Estimated Land Improvements True Cash Value =				67

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

(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					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	12,954	7,772
Totals:				12,954	7,772

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 6,839

 2019 Est. T.C.V. 009-590-083-00 = 16,906

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	4,737	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	113	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,500	8,500	8,500	4,850	4,850	0	

009-590-084-00 2019 Est. T.C.V. STOLP K & STAFFORD B
 Property Class: 401 W FIRST ST
 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 C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2000

(11) Heating System: No Heating/Cooling
 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					

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	21,972	19,775
Totals:				21,972	19,775

Notes:

ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.880 => TCV: 17,402

2019 Est. T.C.V. 009-590-084-00 = 27,402

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	8,516	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	204	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,700	13,700	13,700	8,720	8,720	0	

009-590-085-00	2019 Est. T.C.V.	CARLSON SARA L LE
Property Class: 402		FIRST ST
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 C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-590-085-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	1,233	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	29	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	1,262	1,262	0	

009-590-086-00	2019 Est. T.C.V.	CARLSON SARA L LE
Property Class: 402		S SAPPHIRE AVE
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 C> GROUP C 10K					10000	100		10,000
51 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-590-086-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,000	5,000	5,000	1,233	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	29	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,000	5,000	5,000	1,262	1,262	0		

009-590-087-00	2019 Est. T.C.V.	EDWARDS MELVIN A
Property Class: 402		W FIRST ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.		Land Value =	3,000

2019 Est. T.C.V. 009-590-087-00 = 3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/13/2018 for 5,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
1,000	1,000	1,000	959	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	500	0	0	541	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
1,500	1,500	1,500	982	1,500	0			

009-590-088-00	2019 Est. T.C.V.	EDWARDS MELVIN A
Property Class: 402		W FIRST ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =		3,000

2019 Est. T.C.V. 009-590-088-00 = 3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/20/2018 for 5,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	959	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	541	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	982	1,500	0	

009-590-089-00	2019 Est. T.C.V.	RUSSELL MICHEAL
Property Class: 402		W FIRST ST
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 A> Bk Lot 580,590					3000	100		3,000
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	3,000

2019 Est. T.C.V. 009-590-089-00 = 3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/1998 for 44,500

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	500	0	500	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	1,024	1,500	0		

009-590-090-00 2019 Est. T.C.V. RUSSELL MICHEAL
 Property Class: 401 8221 W FIRST ST
 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 A> Bk Lot	580	590			3000	100		3,000
<Site Value A> Bk Lot	580	590			3000	100		3,000
90 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	9.39	140	94	1,236
Wood Frame	19.43	80	94	1,461
Total Estimated Land Improvements True Cash Value =				2,697

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1920

(11) Heating System: Wall/Floor Furnace
 Ground Area = 567 SF Floor Area = 567 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	567		
Total:				50,763	30,458

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		778	467
Deck					
Treated Wood		150		2,486	1,492
Water/Sewer					
Public Sewer		1		892	535
Water Well, 100 Feet		1		4,178	2,507
Built-Ins					
Appliance Allow.		1		1,243	746
Porches					
WGEP (1 Story)		24		1,453	872
Totals:				61,793	37,077

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 32,628

2019 Est. T.C.V. 009-590-090-00		=		41,325		
Est. TCV/Total Floor Area = 72.88, Most recent sale 08/29/2017 for 39,900						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,800	14,800	14,800	14,800	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,900	0	0	0	355	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
20,700	20,700	20,700	15,155	15,155		0

009-590-092-00	2019 Est. T.C.V.	RUSSELL MICHEAL
Property Class: 402		W FIRST ST
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 A>	Bk Lot	580,590			3000	100		3,000
50 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =		3,000

2019 Est. T.C.V. 009-590-092-00 = 3,000

Est. TCV/Total Floor Area = 5.29

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	959	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	541	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	982	1,500	1,500	