

009-660-001-00	2018 Est. T.C.V.	O'RILEY PATRICK M & CHERYL A
Property Class: 402		S SARA DR
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	116.00	175.00	1.0000	1.0000	30	100		3,480
116 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 3,480

2018 Est. T.C.V. 009-660-001-00 = 3,480

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,700	1,700	1,700	1,182	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	24	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,700	1,700	1,700	1,206	1,206	1,206		

009-660-002-00                      2018 Est. T.C.V.                      O'RILEY PATRICK M & CHERYL A  
 Property Class: 401                      2042 S SARA DR  
 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					7000	100		7,000
115 Actual Front Feet, 0.46 Total Acres                      Total Est. Land Value =								7,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1104 SF    Floor Area = 1104 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.24	0.00	0.00	1104	64,297

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 =&gt;                      Cost New =    99,549

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    79,639

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	7.95	100	795
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County Multiplier = 1.38 =&gt;                      Cost New =    1,097

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,    Depr.Cost =    944

(17) Garages

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

Base Cost	14.85	768	11,405
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County Multiplier = 1.38 =&gt;                      Cost New =    15,739

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,    Depr.Cost =    14,007

Total Depreciated Cost =    94,590

ECF (660 SOUTHSORE FARMS)                      0.980 =&gt; TCV of Bldg: 1 =    92,698

2018 Est. T.C.V. 009-660-002-00                      =    99,698

Est. TCV/Total Floor Area = 90.31

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,400	48,400	48,400	33,518	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	703	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,800	49,800	49,800	34,221	34,221	34,221	

009-660-003-00	2018 Est. T.C.V.	GILL KAY
Property Class: 402		S SARA DR
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					7000	100		7,000
115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-660-003-00 = 7,000

Est. TCV/Total Floor Area = 6.34, Most recent sale 07/18/2006 for 10,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,074	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	64	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	3,138	3,138	0			

009-660-004-00                      2018 Est. T.C.V.                      MOREEN SCOTTIE & MOREEN PATRICIA  
 Property Class: 401                      2086 S SARA DR  
 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					7000	100		7,000
115 Actual Front Feet, 0.46 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	624	0	0
Fencing: Wd, Solid, 6 ft.	15.24	1.00	240	0	0
Shed: Wood Frame	9.85	1.00	120	50	591
Shed: Wood Frame	9.85	1.00	120	50	591
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,607

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1080 SF    Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.48	-8.59	0.00	1080	53,881

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	630.00	1	630

(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415

(16) Porches			
CCP (1 Story), Standard	47.06	32	1,506

(17) Garages

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

Base Cost	15.75	672	10,584
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New = 100,514

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 65,334  
 ECF (660 SOUTHSHORE FARMS)                      0.980 => TCV of Bldg: 1 = 64,027

2018 Est. T.C.V. 009-660-004-00                      = 73,634

Est. TCV/Total Floor Area = 68.18, Most recent sale 03/24/2013 for 55,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,400	37,400	37,400	26,218	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	550	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,800	36,800	36,800	26,768	26,768	26,768	

009-660-005-00                      2018 Est. T.C.V.                      TAYLOR COLLEEN  
 Property Class: 401                      2108 S SARA DR  
 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					7000	100		7,000
115 Actual Front Feet, 0.46 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	400	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,138

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 1995

## (11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1092 SF    Floor Area = 1092 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.85	0.00	0.00	1092	68,632

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

## (14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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## (16) Deck/Balcony

Treated Wood, Standard	10.25	50	513
Treated Wood, Standard	8.30	100	830

## (17) Garages

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

Base Cost	25.60	440	11,264
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt;                      Cost New = 124,267

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,    Depr.Cost = 104,384  
ECF (660 SOUTHSORE FARMS)                      0.980 => TCV of Bldg: 1 = 102,297

2018 Est. T.C.V. 009-660-005-00                      = 110,435

Est. TCV/Total Floor Area = 101.13, Most recent sale 07/31/2017 for 110,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,800	51,800	51,800	35,884	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	19,316	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,200	55,200	55,200	36,637	55,200	55,200	

009-660-006-00                      2018 Est. T.C.V.                      SOMSEL JUSTIN LEE  
 Property Class: 401                      2128 S SARA DR  
 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                      7000    100                      7,000  
 115 Actual Front Feet, 0.46 Total Acres                      Total Est. Land Value =                      7,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C-5    Blt 1995

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1092 SF    Floor Area = 1092 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Basement    62.85    0.00    0.00    1092    68,632

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  
 Average Fixture(s)                      760.00                      1                      760  
 3 Fixture Bath                      2400.00                      1                      2,400

(14) Water/Sewer  
 Well, 50 Feet                      1575.00                      1                      1,575  
 1000 Gal Septic                      3085.00                      1                      3,085

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1915.00                      1                      1,915

County Multiplier = 1.38 =>                      Cost New =                      108,147

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      86,517

Separately Depreciated Items:

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      19.20                      576                      11,059  
 Common Wall: 1 Wall                      -1300.00                      1                      -1,300  
 County Multiplier = 1.38 =>                      Cost New =                      13,468  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,    Depr.Cost =                      11,582

Total Depreciated Cost =                      98,100

ECF (660 SOUTHSORE FARMS)                      0.980 => TCV of Bldg: 1 =                      96,138

2018 Est. T.C.V. 009-660-006-00                      =                      103,138

Est. TCV/Total Floor Area = 94.45, Most recent sale 11/01/2000 for 79,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,100	50,100	50,100	35,986	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	755	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,600	51,600	51,600	36,741	36,741	36,741	

009-660-007-00                      2018 Est. T.C.V.                      SILER LAURIE L  
 Property Class: 401                      2150 S SARA DR  
 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					7000	100		7,000
115 Actual Front Feet, 0.46 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.27	1.00	96	98	966
Total Estimated Land Improvements True Cash Value =					966

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1092 SF    Floor Area = 1092 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.36	-8.57	0.00	1092	54,371

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood    w/Roof,Standard	55.20	16	883
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(16) Breezeways

Frame Wall,Finished	27.25	128	3,488
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(17) Garages

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

Base Cost	15.84	784	12,419
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =&gt;                      Cost New =                      112,298

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,    Depr.Cost =                      104,437  
 ECF (660 SOUTHSORE FARMS)                      0.980 => TCV of Bldg: 1 =                      102,348

2018 Est. T.C.V. 009-660-007-00                      =                      110,314

Est. TCV/Total Floor Area = 101.02, Most recent sale 10/23/2008 for 79,094

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
53,600	53,600	53,600	38,557	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	809	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,200	55,200	55,200	39,366	39,366	39,366

009-660-008-00                      2018 Est. T.C.V.                      MCCALLUM TARA C & HOOT PATRICI A C  
 Property Class: 401                      2172 S SARA DR  
 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					7000	100		7,000
115 Actual Front Feet, 0.46 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 836 SF    Floor Area = 1254 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Crawl Space	74.18	-4.60	0.00	836	58,169

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood,Standard	9.15	64	586
Treated Wood,Standard	7.59	120	911

(16) Breezeways

Frame Wall,Unfinished	22.75	160	3,640
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(17) Garages

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

Base Cost	18.45	576	10,627
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;

Cost New = 115,572

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	98,236
ECF (660 SOUTHSORE FARMS)                      0.980 => TCV of Bldg: 1 =		96,271

2018 Est. T.C.V. 009-660-008-00 = 104,221

Est. TCV/Total Floor Area = 83.11, Most recent sale 09/25/2013 for 69,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,200	48,200	48,200	35,164	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	738	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,100	52,100	52,100	35,902	35,902	0	



009-660-009-00                      2018 Est. T.C.V.                      PAYNE JAMES & CYNTHIA M  
 Property Class: 401                      2194 S SARA DR  
 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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	105	80	289
Shed: Wood Frame	12.61	1.00	64	71	573
Total Estimated Land Improvements True Cash Value =					862

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C    Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1152 SF    Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.51	-9.42	0.00	1152	64,616

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      760.00                      1                      760

(14) Water/Sewer

Well, 50 Feet                      1575.00                      1                      1,575  
1000 Gal Septic                      3085.00                      1                      3,085

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1915.00                      1                      1,915

(16) Deck/Balcony

Treated Wood,Standard                      19.24                      16                      308  
Treated Wood,Standard                      19.24                      16                      308

(17) Garages

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

Base Cost                      19.20                      528                      10,138  
Common Wall: 1 Wall                      -1225.00                      1                      -1,225

County Multiplier = 1.38 =&gt;                      Cost New =                      112,441

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,    Depr.Cost =                      86,580

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard                      8.72                      84                      732

County Multiplier = 1.38 =&gt;                      Cost New =                      1,011

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,    Depr.Cost =                      930

Total Depreciated Cost =                      87,509

ECF (660 SOUTHSORE FARMS)                      0.980 =&gt; TCV of Bldg: 1 =                      85,759

2018 Est. T.C.V. 009-660-009-00                      =                      93,621

Est. TCV/Total Floor Area = 81.27, Most recent sale 08/01/2001 for 72,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,500	45,500	45,500	31,667	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	665	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,800	46,800	46,800	32,332	32,332	32,332	

009-660-010-00	2018 Est. T.C.V.	HUBBARD JAMES BRIAN
Property Class: 401		2216 S SARA DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	84	71	205
Shed: Wood Frame	12.07	1.00	80	71	686
Total Estimated Land Improvements True Cash Value =					891

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.78	0.00	0.00	960	65,069
1	Story Siding	Overhang	39.31	0.00	0.00	48	1,887

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575  
1000 Gal Septic 3085.00 1 3,085

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1915.00 1 1,915

(16) Porches

CCP (1 Story), Standard 54.99 24 1,320

(16) Deck/Balcony

Treated Wood, Standard 6.78 256 1,736

(16) Breezeways

Frame Wall, Finished 27.75 72 1,998

(17) Garages

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

Base Cost 19.20 576 11,059  
Common Wall: 1 Wall -1300.00 1 -1,300  
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 =&gt; Cost New = 123,446

Phy/Ab.Phy/Func/Econ/Comb.%Good= 69/100/100/100/69.0, Depr.Cost = 85,177  
ECF (660 SOUTHSORE FARMS) 0.980 => TCV of Bldg: 1 = 83,474

2018 Est. T.C.V. 009-660-010-00 = 91,365

Est. TCV/Total Floor Area = 90.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,400	44,400	44,400	30,948	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	649	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,700	45,700	45,700	31,597	31,597	31,597

009-660-011-00	2018 Est. T.C.V.	HUBBARD JAMES B
Property Class: 402		S SARA DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-660-011-00 = 7,000

Est. TCV/Total Floor Area = 6.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,932	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	40	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,972	1,972	0	

009-660-012-00                      2018 Est. T.C.V.                      RADEN RAYMOND D & ROCHELLE A  
 Property Class: 401                      6562 LORRON DR  
 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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	1000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1050 SF    Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.78	0.00	0.00	1050	61,719

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	17.70	624	11,045
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

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

Base Cost	15.47	768	11,881
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New =                      126,421

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,                      Depr.Cost =                      107,458

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.40	288	1,843
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County Multiplier = 1.38 =&gt;                      Cost New =                      2,544

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,                      Depr.Cost =                      2,366

Total Depreciated Cost =                      109,824

ECF (660 SOUTHSORE FARMS)                      0.980 =&gt; TCV of Bldg: 1 =                      107,627

2018 Est. T.C.V. 009-660-012-00                      =                      117,002

Est. TCV/Total Floor Area = 111.43, Most recent sale 07/01/2000 for 89,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,900	56,900	56,900	40,305	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	846	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,500	58,500	58,500	41,151	41,151	41,151	

009-660-013-00	2018 Est. T.C.V.	RADEN RAYMOND
Property Class: 402		S SARA DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-660-013-00 = 7,000

Est. TCV/Total Floor Area = 6.67, Most recent sale 08/10/2009 for 4,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,074	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	64	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	3,138	3,138	0			

009-660-014-00	2018 Est. T.C.V.	VANDERLAAN MATTHEW
Property Class: 401		2195 S SARA DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	1200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1993
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.23	0.00	0.00	1008	59,704

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood,Standard	16.26	20	325
Treated Wood,Standard	6.81	192	1,308

(17) Garages

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

Base Cost	10.39	896	9,309
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt; Cost New = 107,000

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	85,600
ECF (660 SOUTHSORE FARMS)	0.980 => TCV of Bldg: 1 =	83,888

2018 Est. T.C.V. 009-660-014-00 = 92,788

Est. TCV/Total Floor Area = 92.05, Most recent sale 11/30/2009 for 80,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,100	46,100	46,100	32,284	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	677	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,400	46,400	46,400	32,961	32,961	0	

009-660-015-00	2018 Est. T.C.V.	MCDANIEL MICHAEL L & CARRIE A
Property Class: 401		2173 S SARA DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 7,000

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1994
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.23	0.00	0.00	1008	59,704

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Well, 100 Feet 2550.00 1 2,550  
1000 Gal Septic 2895.00 1 2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Deck/Balcony

Treated Wood,Standard 10.15 48 487  
Treated Wood,Standard 9.35 60 561

County Multiplier = 1.38 =&gt; Cost New = 94,174

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 75,339

ECF (660 SOUTHSORE FARMS) 0.980 =&gt; TCV of Bldg: 1 = 73,832

2018 Est. T.C.V. 009-660-015-00 = 80,832

Est. TCV/Total Floor Area = 80.19, Most recent sale 03/01/1997 for 69,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,100	40,100	40,100	27,863	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	585	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,400	40,400	40,400	28,448	28,448	28,448	

009-660-016-00                      2018 Est. T.C.V.                      PYLKAS MARK R & JOHANNA C  
 Property Class: 401                      2151 S SARA DR  
 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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	800	0	0
D/W/P: Asphalt Paving	1.51	1.00	336	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

## (11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1512 SF    Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	55.16	0.00	0.00	1512	83,402

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

## (14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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## (16) Deck/Balcony

Treated Wood    w/Roof,Standard	55.20	16	883
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## (17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt;                      Cost New =                      142,868

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,                      Depr.Cost =                      121,438

## Separately Depreciated Items:

## (16) Deck/Balcony

Treated Wood,Standard	6.81	192	1,308
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County Multiplier = 1.38 =&gt;                      Cost New =                      1,804

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,                      Depr.Cost =                      1,624

Total Depreciated Cost =                      123,061

ECF (660 SOUTHSORE FARMS)                      0.980 =&gt; TCV of Bldg: 1 =                      120,600

2018 Est. T.C.V. 009-660-016-00                      =                      128,550

Est. TCV/Total Floor Area = 85.02, Most recent sale 05/01/1998 for 4,950

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,600	63,600	63,600	43,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	919	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,300	64,300	64,300	44,719	44,719	44,719	



009-660-017-00	2018 Est. T.C.V.	YONKMAN ROBERT
Property Class: 401		2129 S SARA DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					190

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D+10 Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.22	0.00	0.72	1008	54,372

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Well, 100 Feet 2425.00 1 2,425  
1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Deck/Balcony

Treated Wood,Standard 6.21 264 1,639

County Multiplier = 1.38 =&gt; Cost New = 86,824

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 73,800

## Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish 9.65 1008 9,727

County Multiplier = 1.38 =&gt; Cost New = 13,424

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 6,712

Total Depreciated Cost = 80,512

ECF (660 SOUTHSORE FARMS) 0.750 =&gt; TCV of Bldg: 1 = 60,384

2018 Est. T.C.V. 009-660-017-00 = 67,574

Est. TCV/Total Floor Area = 67.04, Most recent sale 11/19/2010 for 54,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,100	32,100	32,100	26,206	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	550	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,800	33,800	33,800	26,756	26,756	26,756	

009-660-018-00	2018 Est. T.C.V.	GREEN CHRIS T
Property Class: 402		S SARA DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-660-018-00 = 7,000

Est. TCV/Total Floor Area = 6.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,932	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	40	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,972	1,972	0	

009-660-019-00	2018 Est. T.C.V.	REITZ CHRIS ALAN
Property Class: 401		2087 S SARA DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 7,000

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1992
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.23	0.00	0.00	1008	59,704

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575  
1000 Gal Septic 2895.00 1 2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Porches

CCP (1 Story), Standard 44.63 36 1,607

(16) Breezeways

Frame Wall,Finished 27.25 77 2,098

(17) Garages

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

Base Cost 18.45 576 10,627  
Automatic Doors 375.00 1 375

County Multiplier = 1.38 =&gt; Cost New = 111,678

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 89,342  
ECF (660 SOUTHSORE FARMS) 0.980 => TCV of Bldg: 1 = 87,555

2018 Est. T.C.V. 009-660-019-00 = 94,555

Est. TCV/Total Floor Area = 93.80, Most recent sale 07/30/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,000	47,000	47,000	32,490	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	682	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,300	47,300	47,300	33,172	33,172	0	

009-660-020-00	2018 Est. T.C.V.	GREEN CHRIS T
Property Class: 402		S SARA DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =			7,000

2018 Est. T.C.V. 009-660-020-00 = 7,000

Est. TCV/Total Floor Area = 6.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,932	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	40	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,972	1,972	0	

009-660-021-00                      2018 Est. T.C.V.                      BARTRAND ADAM N  
 Property Class: 401                      2043 S SARA DR  
 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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	144	71	352
Total Estimated Land Improvements True Cash Value =					352

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls C                      Blt 1975

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1128 SF    Floor Area = 1128 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.77	-9.47	1.92	1128	65,672

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      760.00                      1                      760

(14) Water/Sewer

Well, 50 Feet                      1575.00                      1                      1,575

1000 Gal Septic                      3085.00                      1                      3,085

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1915.00                      1                      1,915

(17) Garages

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

Base Cost                      17.55                      576                      10,109

Mechanical Doors                      350.00                      2                      700

County Multiplier = 1.38 =&gt;                      Cost New =                      115,666

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      75,183

ECF (660 SOUTHSORE FARMS)                      0.750 =&gt; TCV of Bldg: 1 =                      56,387

2018 Est. T.C.V. 009-660-021-00                      =                      63,739

Est. TCV/Total Floor Area = 56.51, Most recent sale 11/29/2017 for 100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,000	30,000	30,000	21,889	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,900	0	10,011	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,900	31,900	31,900	22,348	31,900	31,900	

009-660-022-00	2018 Est. T.C.V.	VAILLANCOURT MICHAEL B &
Property Class: 401		2021 S SARA DR
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	116.00	176.00	1.0000	1.0000	30	100		3,480
116 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 3,480

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	148	71	159
Shed: Wood Frame	9.24	1.00	160	71	1,049
Total Estimated Land Improvements True Cash Value =					1,208

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1300 SF Floor Area = 1300 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.52	-8.18	1.87	988	49,607
1	Story Siding	Slab	56.52	-9.81	1.87	312	15,157

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575  
1000 Gal Septic 2895.00 1 2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Deck/Balcony

Treated Wood,Standard 6.59 240 1,582  
Treated Wood,Standard 11.33 40 453

County Multiplier = 1.38 =&gt; Cost New = 101,174

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 65,763  
ECF (660 SOUTHSORE FARMS) 0.980 => TCV of Bldg: 1 = 64,448

2018 Est. T.C.V. 009-660-022-00 = 69,136

Est. TCV/Total Floor Area = 53.18, Most recent sale 07/01/2000 for 54,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,800	32,800	32,800	23,442	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	492	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,600	34,600	34,600	23,934	23,934	0	

009-660-023-00	2018 Est. T.C.V.	HOOKER LINDA DIANE
Property Class: 401		2022 S AMY DR
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	115.00	176.00	1.0000	1.0000	30	100		3,450
115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 3,450

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	270	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	48.38	0.00	0.66	1008	49,432

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575  
1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Deck/Balcony

Treated Wood,Standard 13.47 24 323  
Treated Wood,Standard 6.10 300 1,830

(17) Garages

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

Base Cost 15.30 768 11,750  
Mechanical Doors 325.00 1 325

County Multiplier = 1.38 =&gt; Cost New = 96,208

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 72,156

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish 9.65 1008 9,727

County Multiplier = 1.38 =&gt; Cost New = 13,424

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 6,712

Total Depreciated Cost = 78,868

ECF (660 SOUTHSORE FARMS) 0.980 =&gt; TCV of Bldg: 1 = 77,290

2018 Est. T.C.V. 009-660-023-00 = 81,690

Est. TCV/Total Floor Area = 81.04, Most recent sale 12/30/2011 for 50,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
39,700	39,700	39,700	26,938	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	13,862	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,800	40,800	40,800	27,503	40,800	40,800

009-660-024-00	2018 Est. T.C.V.	SCHEPERS JERRY L
Property Class: 401		2044 S AMY DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	24	0	0
D/W/P: 4in Concrete	3.35	1.00	624	0	0
Shed: Metal Prefab	8.23	1.00	96	50	395
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,345

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1975
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.72	-8.64	0.00	1056	52,884

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575  
1000 Gal Septic 2895.00 1 2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Porches

WPP, Standard 15.19 80 1,215  
WPP, Standard 26.61 24 639

(17) Garages

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

Base Cost 15.34 840 12,886  
Common Wall: 1 Wall -1225.00 1 -1,225  
Mechanical Doors 350.00 2 700

County Multiplier = 1.38 =&gt; Cost New = 101,587

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 66,032  
ECF (660 SOUTHSORE FARMS) 0.980 => TCV of Bldg: 1 = 64,711

2018 Est. T.C.V. 009-660-024-00 = 73,056

Est. TCV/Total Floor Area = 69.18

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,500	35,500	35,500	24,881	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	522	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,500	36,500	36,500	25,403	25,403	25,403	



009-660-025-00	2018 Est. T.C.V.	FENBY TERESA L TRUST
Property Class: 401		2070 S AMY DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 7,000

Cost Est. for Res. Bldg: 1	Single Family	BOCA/STATE	Cls	C	Blt	2016
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1512 SF Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.72	-8.76	0.00	1512	81,588

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	28.64	109	3,122
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(17) Garages

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

Base Cost	19.20	576	11,059
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>	Cost New =	146,112
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,	Depr.Cost =	144,651
ECF (660 SOUTHSORE FARMS)	0.750 => TCV of Bldg: 1 =	108,488

2018 Est. T.C.V. 009-660-025-00	=	115,488
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Est. TCV/Total Floor Area = 76.38, Most recent sale 05/16/2016 for 9,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
54,100	54,100	54,100	54,100	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	1,136	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,700	57,700	57,700	55,236	55,236	55,236

009-660-026-00                                 2018 Est. T.C.V.                                 VANHAITSMA JEFFREY R & TASHA  
Property Class: 401                                 2088 AMY DR  
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                         7000 100                                 7,000  
115 Actual Front Feet, 0.47 Total Acres           Total Est. Land Value =                 7,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000  
Description                                         Rate   CountyMult.   Size   %Good   Cash Value  
Shed: Wood Frame                                 12.07   1.00   80   98   947  
Total Estimated Land Improvements True Cash Value =                 947

Cost Est. for Res. Bldg: 1   Single Family   1S                         Cls C-5   Blt 2007

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 1276 SF   Floor Area = 1276 SF.  
Stories   Exterior   Foundation   Rate   Bsmnt-Adj   Heat-Adj   Size   Cost  
1   Story Siding   Basement   61.17   0.00   1.82   1260   79,367  
1   Story Siding   Overhang   37.41   0.00   0.00   16   599

Other Additions/Adjustments                         Rate                         Size   Cost

(13) Plumbing  
Average Fixture(s)                                 760.00                         1   760  
2 Fixture Bath                                         1600.00                         1   1,600

(14) Water/Sewer  
Well, 100 Feet                                         2700.00                         1   2,700  
1000 Gal Septic                                         3085.00                         1   3,085

(15) Built-Ins & Fireplaces  
Appliance Allowance                                 1915.00                         1   1,915

(16) Porches  
WCP (1 Story), Standard                                 48.28                         32   1,545

(16) Deck/Balcony  
Treated Wood, Standard                                 7.13                         192   1,369

(17) Garages  
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost                                                 18.40                         624   11,482  
Common Wall: 1 Wall                                 -1300.00                         1   -1,300  
Mechanical Doors                                         350.00                         1   350

County Multiplier = 1.38 =>                                 Cost New =   142,791

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,   Depr.Cost =   128,512  
ECF (660 SOUTHSORE FARMS)                                 0.980 => TCV of Bldg: 1 =   125,941

2018 Est. T.C.V. 009-660-026-00                                 =   133,888

Est. TCV/Total Floor Area = 104.93, Most recent sale 05/01/2000 for 86,000

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	Losses
2017	65,000	65,000	65,000	45,023	2.10	
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,900	0	0	945	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	66,900	66,900	66,900	45,968	45,968	45,968

009-660-027-00 2018 Est. T.C.V. EMARD TRENT S & MERCEDES E  
 Property Class: 401 2110 AMY DR  
 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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	1260	0	0
D/W/P: 3.5 Concrete	2.98	1.00	93	0	0
Shed: Wood Frame	8.46	1.00	144	50	609
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,034

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D+10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1300 SF Floor Area = 1300 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.57	-8.62	2.84	1300	58,227

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WCP (1 Story), Standard	24.20	120	2,904
CCP (1 Story), Standard	29.27	80	2,342

(17) Garages

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

Base Cost	16.32	676	11,032
Common Wall: 1 Wall	-1175.00	1	-1,175
Automatic Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 113,967

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 96,872  
 ECF (660 SOUTHSORE FARMS) 0.750 => TCV of Bldg: 1 = 72,654

2018 Est. T.C.V. 009-660-027-00 = 81,688

Est. TCV/Total Floor Area = 62.84, Most recent sale 04/03/2017 for 83,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,100	38,100	38,100	35,397	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	5,403	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,800	40,800	40,800	36,140	40,800	40,800

009-660-028-00	2018 Est. T.C.V.	FOWLER ERIC A
Property Class: 402		AMY DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-660-028-00 = 7,000

Est. TCV/Total Floor Area = 5.38, Most recent sale 10/30/2009 for 4,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,074	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	64	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	3,138	3,138	0			

009-660-029-00                      2018 Est. T.C.V.                      BELLOWS TODD ALAN & ROBERTA A  
 Property Class: 401                                           2174 S AMY DR  
 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					7000	100		7,000
<Site Value H> RURAL LOTS					7000	100		7,000
230 Actual Front Feet, 0.93 Total Acres                      Total Est. Land Value =								14,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C-5    Blt 1989

## (11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 864 SF    Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	83.68	0.00	0.00	864	72,300

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)                      760.00                      1                      760

## (14) Water/Sewer

Well, 100 Feet                      2700.00                      1                      2,700  
1000 Gal Septic                      3085.00                      1                      3,085

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1915.00                      1                      1,915

## (16) Deck/Balcony

Treated Wood,Standard                      6.45                      400                      2,580

## (17) Garages

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

Base Cost                      15.04                      960                      14,438  
Automatic Doors                      375.00                      1                      375

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

Base Cost                      19.20                      576                      11,059  
Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =&gt;                      Cost New =                      151,230

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      113,423  
ECF (660 SOUTHSORE FARMS)                      0.980 => TCV of Bldg: 1 =                      111,154

2018 Est. T.C.V. 009-660-029-00                      =                      126,104

Est. TCV/Total Floor Area = 97.30, Most recent sale 09/02/2004 for 8,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,300	61,300	61,300	43,287	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	909	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,100	63,100	63,100	44,196	44,196	44,196	

009-660-031-00                      2018 Est. T.C.V.                      BURNS DALE A & VIANNA L  
 Property Class: 401                      2196 AMY DR  
 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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	1472	0	0
D/W/P: 4in Concrete	3.35	1.00	76	94	239
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,614

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1992

## (11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1130 SF    Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.97	-8.49	0.00	1040	51,459
1	Story Siding	Crawl Space	57.97	-8.49	0.00	90	4,453

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)                      630.00                      1                      630

## (14) Water/Sewer

Well, 50 Feet                      1575.00                      1                      1,575  
1000 Gal Septic                      2895.00                      1                      2,895

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1415.00                      1                      1,415

## (16) Porches

WCP (1 Story), Standard                      25.37                      120                      3,044

## (16) Breezeways

Frame Wall,Finished                      27.25                      80                      2,180

## (17) Garages

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

Base Cost	15.47	823	12,732
Common Wall: 1.5 Wall	-1850.00	1	-1,850
Automatic Doors	375.00	2	750

County Multiplier = 1.38 =&gt;                      Cost New =                      109,411

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      87,529  
ECF (660 SOUTHSORE FARMS)                      0.980 => TCV of Bldg: 1 =                      85,779

2018 Est. T.C.V. 009-660-031-00                      =                      95,393

Est. TCV/Total Floor Area = 84.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,800	42,800	42,800	29,817	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,700	1,200	0	3,700	626	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,700	47,700	47,700	34,143	34,143	34,143

009-660-032-00	2018 Est. T.C.V.	SCHOOLEY LARRY G & GENE
Property Class: 402		S AMY DR
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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-660-032-00 = 7,000

Est. TCV/Total Floor Area = 6.19, Most recent sale 07/14/2017 for 10,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	1,932	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	1,568	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	1,972	3,500	0			

009-660-033-00                      2018 Est. T.C.V.                      COVENANT CAPITAL INC  
 Property Class: 401                      2240 S AMY DR  
 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					7000	100		7,000
115 Actual Front Feet, 0.47 Total Acres                      Total Est. Land Value =								7,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	144	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1028 SF    Floor Area = 1028 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	66.88	-11.73	0.00	1028	56,694

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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(17) Garages

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

Base Cost	23.28	384	8,940
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New =    99,386

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,    Depr.Cost =    76,527  
 ECF (660 SOUTHSORE FARMS)                      0.980 => TCv of Bldg: 1 =    74,997

2018 Est. T.C.V. 009-660-033-00                      =    82,947

Est. TCv/Total Floor Area = 80.69, Most recent sale 06/01/2012 for 70,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,300	40,300	40,300	30,434	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	639	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,500	41,500	41,500	31,073	31,073	0	



009-660-034-00 2018 Est. T.C.V. MULDER SHAUN & CORTNEY  
 Property Class: 401 2241 S AMY DR  
 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
109 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	90	0	0
D/W/P: Asphalt Paving	1.61	1.00	800	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,038

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1632 SF Floor Area = 1632 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.99	0.00	0.00	1632	101,168

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	11.45	500	5,725

(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915

(16) Porches			
CCP (1 Story), Standard	30.89	90	2,780
WSEP (1 Story), Standard	30.54	128	3,909

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 183,474

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 124,762  
 ECF (660 SOUTHSORE FARMS) 0.980 => TCV of Bldg: 1 = 122,267

2018 Est. T.C.V. 009-660-034-00 = 135,305  
 Est. TCV/Total Floor Area = 82.91, Most recent sale 07/29/2016 for 131,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,800	65,800	65,800	65,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,900	0	1,381	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,700	67,700	67,700	67,181	67,181	67,181	

009-660-035-00                      2018 Est. T.C.V.                      DEGIORGIO THOMAS R & BARBARA C  
 Property Class: 401                      2221 S AMY DR  
 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	100		10,000
110 Actual Front Feet, 0.51 Total Acres                      Total Est. Land Value =								10,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	72	81	187
Total Estimated Land Improvements True Cash Value =					187

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1008 SF    Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.23	0.00	0.00	1008	59,704

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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(17) Garages

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

Base Cost	22.32	384	8,571
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      103,831

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      83,065  
 ECF (660 SOUTHSORE FARMS)                      0.980 => TCV of Bldg: 1 =                      81,403

2018 Est. T.C.V. 009-660-035-00                      =                      91,590

Est. TCV/Total Floor Area = 90.86, Most recent sale 06/28/2013 for 54,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,500	44,500	44,500	31,153	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	654	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,800	45,800	45,800	31,807	31,807	31,807

009-660-036-00 2018 Est. T.C.V. KOBOLDT BRIAN J  
Property Class: 401 2199 AMY DR  
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  
109 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 10,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF Floor Area = 1040 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
1 Story Siding Basement 66.74 0.00 0.00 1040 69,410

Other Additions/Adjustments Rate Size Cost

(13) Plumbing  
Average Fixture(s) 760.00 1 760

(14) Water/Sewer  
Well, 50 Feet 1575.00 1 1,575  
1000 Gal Septic 3085.00 1 3,085

(15) Built-Ins & Fireplaces  
Appliance Allowance 1915.00 1 1,915

(16) Deck/Balcony  
Treated Wood,Standard 19.24 16 308

(17) Garages  
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 17.55 576 10,109  
Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 120,766

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 89,366

Separately Depreciated Items:

Unit-in-Place Cost Items:  
ROOF STRUCT. (SQ FT) 3.97 80 318

County Multiplier = 1.38 => Cost New = 438

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 311

Total Depreciated Cost = 89,678

ECF (660 SOUTHSORE FARMS) 0.980 => TCV of Bldg: 1 = 87,884

2018 Est. T.C.V. 009-660-036-00 = 97,884

Est. TCV/Total Floor Area = 94.12, Most recent sale 10/01/2001 for 90,000

2017 Assessed MBOR S.E.V. Base for Cap C.P.I.  
47,600 47,600 47,600 33,210 2.10  
2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
0 1,300 0 0 697 0  
2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
48,900 48,900 48,900 33,907 33,907 33,907

009-660-037-00	2018 Est. T.C.V.	DAWSON STEVEN
Property Class: 402		AMY DR
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
110 Actual Front Feet,	0.51	Total Acres			Total Est.		Land Value =	10,000

2018 Est. T.C.V. 009-660-037-00 = 10,000

Est. TCV/Total Floor Area = 9.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	2,781	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	58	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,839	2,839	2,839	

009-660-038-00                      2018 Est. T.C.V.                      DAWSON STEVEN E  
 Property Class: 401                      2157 S AMY DR  
 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
110 Actual Front Feet, 0.51 Total Acres                      Total Est. Land Value =								10,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	282	75	728
Total Estimated Land Improvements True Cash Value =					728

Cost Est. for Res. Bldg: 1    Single Family    BI                      C1s    C                      B1t 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF    Floor Area = 1581 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 60%	86.90	-3.73	0.00	988	82,172

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer                      8.25                      152                      1,254

(13) Plumbing

Average Fixture(s)                      760.00                      1                      760

2 Fixture Bath                      1600.00                      1                      1,600

(14) Water/Sewer

Well, 100 Feet                      2700.00                      1                      2,700

1000 Gal Septic                      3085.00                      1                      3,085

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1915.00                      1                      1,915

(16) Porches

CCP (1 Story), Standard                      54.99                      24                      1,320

(16) Deck/Balcony

Treated Wood, Standard                      8.40                      96                      806

Pine                      w/Roof, Standard                      26.15                      42                      1,098

(16) Breezeways

Frame Wall, Finished                      27.75                      120                      3,330

(17) Garages

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

Base Cost                      20.00                      528                      10,560

County Multiplier = 1.38 =&gt;                      Cost New =                      152,629

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      108,366

ECF (660 SOUTHSORE FARMS)                      0.980 =&gt;    TCV of Bldg: 1 =                      106,199

2018 Est. T.C.V. 009-660-038-00                      =                      116,927

Est. TCV/Total Floor Area = 73.96

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,100	54,100	54,100	39,483	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	829	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,500	58,500	58,500	40,312	40,312	40,312	

009-660-039-00	2018 Est. T.C.V.	WOOD MARCIA & STAUFFER G & GETTY L
Property Class: 402		S AMY DR
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					7000	100	S1/2 OF LOT	7,000
55 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-660-039-00 = 7,000

Est. TCV/Total Floor Area = 4.43

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	3,329	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	69	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,398	3,398	3,398	

009-660-039-50	2018 Est. T.C.V.	DAWSON STEVEN EARL
Property Class: 402		S AMY DR
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					7000	100	1/2 OF LOT	7,000
55 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-660-039-50 = 7,000

Est. TCV/Total Floor Area = 4.43

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,603	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	33	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,636	1,636	1,636	

009-660-040-00	2018 Est. T.C.V.	WOOD MARCIA & STAUFFER G & GETTY L
Property Class: 401		2115 AMY DR
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
110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1344 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.24	-8.10	0.00	960	46,214
1	Story Siding	Crawl Space	56.24	-8.10	0.00	384	18,486

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	52.03	24	1,249
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(16) Deck/Balcony

Treated Wood,Standard	14.09	24	338
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(17) Garages

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

Base Cost	16.80	576	9,677
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 117,029

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 91,283  
 ECF (660 SOUTHSORE FARMS) 0.980 => TCV of Bldg: 1 = 89,457

2018 Est. T.C.V. 009-660-040-00 = 100,882

Est. TCV/Total Floor Area = 75.06, Most recent sale 07/14/2015 for 118,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
49,100	49,100	49,100	46,918	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	985	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,400	50,400	50,400	47,903	47,903	47,903



009-660-041-00	2018 Est. T.C.V.	WOOD MARCIA & STAUFFER G & GETTY L
Property Class: 402		AMY DR
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
110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	10,000

2018 Est. T.C.V. 009-660-041-00 = 10,000

Est. TCV/Total Floor Area = 7.44

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	5,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	5,105	5,000	5,000	

009-660-042-00                      2018 Est. T.C.V.                      WARCHOL MICHAEL  
 Property Class: 401                      2073 S AMY DR  
 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	100		10,000
110 Actual Front Feet, 0.51 Total Acres                      Total Est. Land Value =								10,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1050	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1    Single Family    TRI                      Cls C+5    Blt 1975

## (11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1118 SF    Floor Area = 1690 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	109.33	-12.10	4.02	528	53,460
1	Story Siding	Basement	69.17	0.00	2.01	384	27,333
1	Story Siding	Crawl Space	69.17	-9.96	2.01	206	12,611
1	Story Siding	Overhang	38.25	0.00	0.00	44	1,683

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior Brick Veneer	8.25	92	759
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(13) Plumbing Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces Appliance Allowance	1915.00	1	1,915
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(16) Porches CPP, Standard	28.54	24	685
WPP, Standard	9.36	291	2,724

## (17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

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

Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New = 181,817

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 118,181  
 ECF (660 SOUTHSORE FARMS)                      0.980 => TCV of Bldg: 1 = 115,818

2018 Est. T.C.V. 009-660-042-00                      = 127,243

Est. TCV/Total Floor Area = 75.29, Most recent sale 09/29/2017 for 135,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,500	55,500	55,500	41,306	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
3,700	4,400	0	3,700	18,594	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,600	63,600	63,600	45,873	63,600	0

009-670-014-01	2018 Est. T.C.V.	KLEINHEKSEL DOROTHY E TRUST
Property Class: 401		1510 S MOREY RD A
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.74	1.0000	1.0000	1800	8	1/12TH INTEREST	30,391
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 30,391

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.65	1.00	199	93	1,600
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					2,100

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

## (11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 634 SF Floor Area = 634 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.97	-11.69	-1.63	634	33,380

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s) 630.00 1 630

## (14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance 1415.00 1 1,415

## (16) Porches

WSEP (1 Story), Standard	24.46	201	4,916
WPP, Standard	12.34	128	1,580

County Multiplier = 1.38 =&gt; Cost New = 62,785

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	40,810
ECF (4041 GREEN KNOLL RES GROUP A) 1.450 => TCV of Bldg: 1 =		59,174

2018 Est. T.C.V. 009-670-014-01 = 91,665

Est. TCV/Total Floor Area = 144.58

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,800	44,800	44,800	21,168	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	444	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,800	45,800	45,800	21,612	21,612	0	

009-670-014-02	2018 Est. T.C.V.	KLEINHEKSEL CRAIG
Property Class: 401		1510 S MOREY RD B
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12 INTEREST	30,391
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 30,391

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.65	1.00	199	93	1,600
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					2,100

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

## (11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 634 SF Floor Area = 634 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.97	-11.69	-1.63	634	33,380

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s) 630.00 1 630

## (14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance 1415.00 1 1,415

## (16) Porches

WSEP (1 Story), Standard	24.46	201	4,916
WPP, Standard	12.34	128	1,580

County Multiplier = 1.38 =&gt; Cost New = 62,785

Notes: DUPLEX -SOUTH 1/2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	40,810
ECF (4041 GREEN KNOLL RES GROUP A) 1.450 => TCV of Bldg: 1 =		59,174

2018 Est. T.C.V. 009-670-014-02 = 91,665

Est. TCV/Total Floor Area = 144.58

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,800	44,800	44,800	21,821	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	458	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,800	45,800	45,800	22,279	22,279	0

009-670-014-03	2018 Est. T.C.V.	KLEINHEKSEL DOROTHY E TRUST
Property Class: 401		1510 S MOREY RD C
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12TH INTEREST	30,391
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 30,391

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	240	0	0
D/W/P: 3.5 Concrete	3.20	1.00	80	0	0
D/W/P: Patio Blocks	7.45	1.00	144	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1954
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(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 600 SF Floor Area = 600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.01	-11.85	-1.63	600	32,118

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Public Sewer 1025.00 1 1,025  
Well, 100 Feet 2550.00 1 2,550

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Porches

CCP (1 Story), Standard 29.55 91 2,689

County Multiplier = 1.38 =&gt; Cost New = 55,789

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 36,263  
ECF (4041 GREEN KNOLL RES GROUP A) 1.450 => TCV of Bldg: 1 = 52,581

2018 Est. T.C.V. 009-670-014-03 = 83,472

Est. TCV/Total Floor Area = 139.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,800	40,800	40,800	20,440	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	429	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,700	41,700	41,700	20,869	20,869	0	

009-670-014-04                      2018 Est. T.C.V.                      O'BRIEN MICHAEL & DONNA A  
 Property Class: 401                      1510 S MOREY RD D  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12TH INTEREST	30,391
211 Actual Front Feet, 3.10 Total Acres                      Total Est. Land Value =								30,391

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	288	0	0
D/W/P: 3.5 Concrete	3.20	1.00	80	0	0
D/W/P: Patio Blocks	7.45	1.00	144	0	0
Shed: Wood Frame	8.71	1.00	195	94	1,596
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					2,096

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 600 SF    Floor Area = 600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.01	-11.85	-1.63	600	32,118

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      630.00                      1                      630

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1415.00                      1                      1,415

(16) Porches

CCP (1 Story), Standard                      29.55                      91                      2,689

County Multiplier = 1.38 =&gt;                      Cost New =                      55,789

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    36,263  
 ECF (4041 GREEN KNOLL RES GROUP A)    1.450 => TCV of Bldg: 1 =    52,581

2018 Est. T.C.V. 009-670-014-04                      =                      85,068

Est. TCV/Total Floor Area = 141.78, Most recent sale 01/19/2007 for 160,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,600	41,600	41,600	34,001	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	714	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	34,715	34,715	0	

009-670-014-05 2018 Est. T.C.V. VALIERE ROGER & CATHERINE TRUSTEES  
 Property Class: 401 1510 S MOREY RD E  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS  
 \* Factors \* 1/12TH  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 UNITS A-G 211.05 638.75 1.0000 1.0000 1800 8 1/12TH INTEREST 30,391  
 211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 30,391

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	381	0	0
D/W/P: Patio Blocks	7.45	1.00	8	0	0
Shed: Wood Frame	8.75	1.00	192	93	1,563
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					2,063

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

## (11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 576 SF Floor Area = 576 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.77	-11.97	-1.63	576	31,202

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)	630.00	1	630
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## (14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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## (16) Porches

WGEP (1 Story), Standard	30.98	196	6,072
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County Multiplier = 1.38 => Cost New = 59,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 38,476  
 ECF (4041 GREEN KNOLL RES GROUP A) 1.450 => TCV of Bldg: 1 = 55,790

2018 Est. T.C.V. 009-670-014-05 = 88,244

Est. TCV/Total Floor Area = 153.20, Most recent sale 11/18/2010 for 70,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,600	41,600	41,600	34,001	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
1,600	900	0	1,600	714	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,100	44,100	44,100	36,315	36,315	0

009-670-014-06                      2018 Est. T.C.V.                      DUIMSTRA RICHARD & DEBORAH  
 Property Class: 401                      1510 S MOREY RD F  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12 INTEREST	30,391
211 Actual Front Feet, 3.10 Total Acres                      Total Est. Land Value =								30,391

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

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

## (11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 598 SF    Floor Area = 598 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.07	-11.86	-1.63	598	32,041

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)	630.00	1	630
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## (14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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## (16) Porches

CGEP (1 Story), Standard	33.85	170	5,755
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## (17) Garages

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

Base Cost	24.80	166	4,117
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New =    66,077

Notes: 2015 SUN ROOM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	42,950
ECF (4041 GREEN KNOLL RES GROUP A)                      1.450 => TCV of Bldg: 1 =		62,278

2018 Est. T.C.V. 009-670-014-06                      =    93,169

Est. TCV/Total Floor Area = 155.80, Most recent sale 10/12/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,500	45,500	45,500	36,403	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	764	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,600	46,600	46,600	37,167	37,167	0	



009-670-014-07	2018 Est. T.C.V.	PUGH JOHN
Property Class: 401		1510 S MOREY RD G
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	1800	8	1/12TH	30,391
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 30,391

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1954
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## (11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 587 SF Floor Area = 587 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.42	-11.91	-1.63	587	31,628

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)	630.00	1	630
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## (14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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## (16) Porches

CCP (1 Story), Standard	29.15	95	2,769
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## (17) Garages

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

Base Cost	22.58	297	6,706
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>	Cost New =	64,961
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Notes: UNIT G

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	42,225
ECF (4041 GREEN KNOLL RES GROUP A)	1.450 => TCV of Bldg: 1 =	61,226

2018 Est. T.C.V. 009-670-014-07	=	92,117
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Est. TCV/Total Floor Area = 156.93, Most recent sale 09/06/2007 for 70,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,000	45,000	45,000	35,092	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	736	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,100	46,100	46,100	35,828	35,828	0	

009-670-014-08                      2018 Est. T.C.V.                      MARSHALL LEONARD E & PENNY  
 Property Class: 401                      1510 S MOREY RD H  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

\* Factors \*                      LOT 14

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS H,I,J	211.05	638.75	1.0000	1.0000	900	8	1/12TH INTEREST	15,196
211 Actual Front Feet, 3.10 Total Acres                      Total Est. Land Value =								15,196

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls D    Blt 1959

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2003 SF    Floor Area = 2354 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	49.53	-7.96	0.83	1404	59,530
1	Story Siding	Crawl Space	42.77	-6.98	0.66	344	12,539
1	Story Siding	Crawl Space	42.77	-6.98	0.66	255	9,295

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	525.00	1	525

(14) Water/Sewer			
Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235

(16) Porches			
WPP, Standard	7.08	512	3,625
WCP (1 Story), Standard	55.41	20	1,108

(17) Garages

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

Base Cost	13.50	859	11,597
Common Wall: 1 Wall	-975.00	1	-975
Automatic Doors	350.00	2	700
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =&gt;                      Cost New = 141,919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost = 85,151  
 ECF (4041 GREEN KNOLL RES GROUP A)    1.450 => TCV of Bldg: 1 = 123,469

2018 Est. T.C.V. 009-670-014-08                      = 139,165

Est. TCV/Total Floor Area = 59.12, Most recent sale 11/14/1994 for 109,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,500	67,500	67,500	48,053	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100	0	0	1,009	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,600	69,600	69,600	49,062	49,062	0

009-670-014-09	2018 Est. T.C.V.	MARSHALL PENNIE K
Property Class: 401		1510 S MOREY RD I
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS  
 \* Factors \* LOT 14

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS H,I,J	211.05	638.75	1.0000	1.0000	900	8	1/12TH INTEREST	15,196
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 15,196

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

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

(11) Heating System: Space Heater  
 Ground Area = Size for Rates = 384 SF Floor Area = 384 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-1.89	384	19,089

Other Additions/Adjustments Rate Size Cost

(13) Plumbing  
 Average Fixture(s) 525.00 1 525

(14) Water/Sewer  
 Public Sewer 912.00 1 912  
 Well, 100 Feet 2425.00 1 2,425

(15) Built-Ins & Fireplaces  
 Appliance Allowance 1235.00 1 1,235

(16) Porches  
 CCP (1 Story), Standard 23.18 144 3,338

County Multiplier = 1.38 => Cost New = 37,983

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 20,890  
 ECF (4042 GREEN KNOLL RES GROUP B) 1.450 => TCV of Bldg: 1 = 30,291

2018 Est. T.C.V. 009-670-014-09 = 45,987

Est. TCV/Total Floor Area = 119.76

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,500	22,500	22,500	13,225	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	277	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,000	23,000	23,000	13,502	13,502	0	

009-670-014-10	2018 Est. T.C.V.	HARVEY ERIC TRUST
Property Class: 401		1510 S MOREY RD J
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS  
 \* Factors \* LOT 14

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS H,I,J	211.05	638.75	1.0000	1.0000	900	8	1/12TH INTEREST	15,196
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 15,196

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls D	Blt 1954
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(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 352 SF Floor Area = 352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	-0.78	352	17,889

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Public Sewer	912.00	1	912
Well, 100 Feet	2425.00	1	2,425

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CPP, Standard	31.64	16	506
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(16) Deck/Balcony

Treated Wood, Standard	7.31	116	848
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County Multiplier = 1.38 =>	Cost New =	33,589
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	18,474
ECF (4042 GREEN KNOLL RES GROUP B) 1.450 => TCV of Bldg: 1 =		26,787

2018 Est. T.C.V. 009-670-014-10	=	42,483
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Est. TCV/Total Floor Area = 120.69, Most recent sale 10/03/2007 for 34,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,800	20,800	20,800	14,908	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	313	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,200	21,200	21,200	15,221	15,221	0

009-670-014-11	2018 Est. T.C.V.	HALL ROBERT & ABBEY
Property Class: 401		1510 S MOREY RD K
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS  
 \* Factors \* LOT 14

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS K&L	211.05	638.75	1.0000	1.0000	300	8	1/12 INTEREST	5,065
211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								5,065

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

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

(11) Heating System: Wall/Floor Furnace  
 Ground Area = Size for Rates = 363 SF Floor Area = 363 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	76.15	-13.08	-1.63	363	22,303

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
 Average Fixture(s) 630.00 1 630

(14) Water/Sewer  
 Public Sewer 1025.00 1 1,025  
 Well, 100 Feet 2550.00 1 2,550

(15) Built-Ins & Fireplaces  
 Appliance Allowance 1415.00 1 1,415

(16) Porches  
 CPP, Standard 27.45 24 659

County Multiplier = 1.38 => Cost New = 39,442

Notes: 2015 NEW SIDING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	23,665
ECF (4042 GREEN KNOLL RES GROUP B) 1.450 => TCV of Bldg: 1 =		34,315

2018 Est. T.C.V. 009-670-014-11 = 39,880

Est. TCV/Total Floor Area = 109.86, Most recent sale 09/09/2014 for 22,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,800	16,800	16,800	11,434	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	240	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,900	19,900	19,900	11,674	11,674	0	

009-670-014-12	2018 Est. T.C.V.	STAHL IVAN L & RUTH L TRUST
Property Class: 401		1510 S MOREY RD L
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table 404R.GREEN KNOLL UNITS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS K&L	211.05	638.75	1.0000	1.0000	300	8	1/12TH INTEREST	5,065
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 5,065

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	85	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	50	500
Total Estimated Land Improvements True Cash Value =					500

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

## (11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 428 SF Floor Area = 428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	82.66	-13.47	0.00	428	29,613

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s) 760.00 1 760

## (14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance 1915.00 1 1,915

## (16) Porches

CPP, Standard 34.45 16 551

County Multiplier = 1.42 =&gt; Cost New = 52,116

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	33,876
ECF (4042 GREEN KNOLL RES GROUP B) 1.450 => TCV of Bldg: 1 =		49,119

2018 Est. T.C.V. 009-670-014-12 = 54,684

Est. TCV/Total Floor Area = 127.77, Most recent sale 03/07/2016 for 56,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,500	26,500	26,500	26,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	556	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,300	27,300	27,300	27,056	27,056	0	

009-680-001-00                                2018 Est. T.C.V.                                MOLITOR C & SCANLON M FAMILY TRUST  
Property Class: 401                                7499 W WHITE BIRCH AVE  
Map #:                                                LAKE TOWNSHIP                                        Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	64.00	166.00	0.9808	1.0000	1800	100		112,991
64 Actual Front Feet, 0.24 Total Acres                                Total Est. Land Value =								112,991

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1052 SF    Floor Area = 1052 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.60	-9.65	0.00	1052	59,911

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
CPP, Standard	10.35	273	2,826
CCP (1 Story), Standard	23.34	180	4,201

County Multiplier = 1.38 =>	Cost New =	99,843
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	69,890
ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.480 =>	TCV of Bldg: 1 =	103,438

2018 Est. T.C.V. 009-680-001-00	=	216,429
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Est. TCV/Total Floor Area = 205.73, Most recent sale 07/01/2001 for 165,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,100	105,100	105,100	101,404	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	2,129	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,200	108,200	108,200	103,533	103,533	0	

009-680-002-00                                          2018 Est. T.C.V.                                          ORR ROBERT P & KIMBERLY A CHASE  
Property Class: 401                                          7489 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	65.00	166.00	0.9763	1.0000	1800	100		114,224
65 Actual Front Feet, 0.25 Total Acres                          Total Est. Land Value =								114,224

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	520	0	0
Shed: Wood Frame	11.97	1.00	83	94	934
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					1,884

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1341 SF    Floor Area = 1341 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.89	-11.08	1.92	1341	73,393

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WCP (1 Story), Standard	22.35	184	4,112
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(17) Garages

Class:C	Exterior: Siding	Foundation: 18 Inch (Finished )	Base Cost	Automatic Doors	Size	Cost
			25.71		360	9,256
			375.00		1	375

County Multiplier = 1.38 =>                                          Cost New = 136,376

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 88,644  
ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 131,193

2018 Est. T.C.V. 009-680-002-00                                          = 247,301

Est. TCV/Total Floor Area = 184.42, Most recent sale 05/09/2014 for 212,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
119,700	119,700	119,700	114,864	2.10	0	0	0	2,412	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
123,700	123,700	123,700	117,276	117,276	0				



009-680-003-00                      2018 Est. T.C.V.                      KOLARIK ELLEN B TRUST  
 Property Class: 401                      7479 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	65.00	169.00	0.9763	1.0000	1800	100		114,224
65 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								114,224

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	621	71	1,517
Shed: Wood Frame	11.06	1.00	120	45	597
Total Estimated Land Improvements True Cash Value =					2,114

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 900 SF    Floor Area = 1350 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.72	-10.56	0.00	900	73,044

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

WGEP (1 Story), Standard	30.88	220	6,794
CPP, Standard	22.91	40	916
CPP, Standard	24.21	36	872

(16) Deck/Balcony

Treated Wood, Standard	8.30	100	830
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(17) Garages

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

Base Cost	24.25	352	8,536
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 =>                      Cost New =    137,936

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    103,452  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =    150,005

2018 Est. T.C.V. 009-680-003-00                      =    266,343

Est. TCV/Total Floor Area = 197.29, Most recent sale 12/01/2001 for 250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
130,600	130,600	130,600	119,787	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	2,515	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
133,200	133,200	133,200	122,302	122,302	0

009-680-004-00	2018 Est. T.C.V.	FEIGHNER RUSSELL D & MAXINE
Property Class: 401		7469 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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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	179.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								109,257

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	528	74	1,344
Total Estimated Land Improvements True Cash Value =					1,344

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Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C+5 Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1295 SF Floor Area = 1295 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	70.90	-9.59	0.00	1295	79,396

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CPP, Standard	22.91	40	916
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(16) Deck/Balcony

Treated Wood,Standard	6.48	373	2,417
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County Multiplier = 1.38 =&gt; Cost New = 129,191

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 94,310

Separately Depreciated Items:

(17) Garages

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

Base Cost	17.02	616	10,484
Storage area over garage	3.95	32	126

County Multiplier = 1.38 =&gt; Cost New = 14,643

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 10,396

Total Depreciated Cost = 104,706

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 =&gt; TCV of Bldg: 1 = 154,965

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2018 Est. T.C.V. 009-680-004-00 = 265,566

Est. TCV/Total Floor Area = 205.07

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
128,600	128,600	128,600	93,067	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	1,954	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,800	132,800	132,800	95,021	95,021	0	

009-680-005-00                                 2018 Est. T.C.V.                                 MOSSER ROY W & BARBARA  
 Property Class: 401                                 7459 W WHITE BIRCH CT  
 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	174.00	0.9589	1.0000	1800	100		119,100
69 Actual Front Feet, 0.28 Total Acres                         Total Est. Land Value =								119,100

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	290	71	708
Total Estimated Land Improvements True Cash Value =					708

Cost Est. for Res. Bldg: 1   Single Family   1.25S                         Cls   C+10   Blt 1970

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 912 SF   Floor Area = 1140 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	86.59	-11.02	0.00	912	68,920

Other Additions/Adjustments                         Rate                         Size                         Cost

(13) Plumbing  
 Average Fixture(s)                                         760.00                         1                         760  
 2 Fixture Bath                                                 1600.00                         2                         3,200

(14) Water/Sewer  
 Public Sewer                                                 1162.00                         1                         1,162  
 Well, 50 Feet                                                 1575.00                         1                         1,575

(15) Built-Ins & Fireplaces  
 Appliance Allowance                                         1915.00                         1                         1,915  
 Fireplace: Exterior 1 Story                                 3875.00                         1                         3,875

(16) Porches  
 WCP (1 Story), Standard                                         20.35                         240                         4,884

(16) Deck/Balcony  
 Treated Wood, Standard                                         7.58                         141                         1,069

(17) Garages  
 Class:C   Exterior: Siding   Foundation: 42 Inch (Unfinished)  
 Base Cost                                                 18.40                         624                         11,482  
 Common Wall: 1/2 Wall                                         -650.00                         1                         -650

County Multiplier = 1.38   =>                         Cost New =                         135,504

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,   Depr.Cost =                         100,273

Separately Depreciated Items:

(16) Porches  
 WGEF (1 Story), Standard                                         29.86                         240                         7,166  
 County Multiplier = 1.38   =>                         Cost New =                         9,890  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,   Depr.Cost =                         9,494

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)                                         3.97                         144                         572  
 County Multiplier = 1.38   =>                         Cost New =                         789  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,   Depr.Cost =                         757

Total Depreciated Cost =                         110,524  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 =>   TCV of Bldg: 1 =                         163,576

2018 Est. T.C.V. 009-680-005-00                                 =                         283,384

Est. TCV/Total Floor Area = 248.58

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
137,300	137,300	137,300	100,757	2.10	0	0	0	2,115	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
141,700	141,700	141,700	102,872	102,872					0

009-680-006-00                      2018 Est. T.C.V.                      TIEMAN JAMES & LYNN  
 Property Class: 401                      7449 W WHITE BIRCH CT  
 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	65.00	143.00	0.9763	1.0000	1800	100		114,224
65 Actual Front Feet, 0.21 Total Acres              Total Est. Land Value =								114,224

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	300	73	885

## Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,385

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls BC              Blt 2004

## (11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1330 SF    Floor Area = 2331 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	95.25	-11.38	0.00	1330	111,547
1	Story Siding	Overhang	42.12	0.00	0.00	336	14,152

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)	1120.00	1	1,120
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## (14) Water/Sewer

Public Sewer	1487.00	1	1,487
Well, 100 Feet	3050.00	1	3,050

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	2610.00	1	2,610
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## (17) Garages

Class:BC Exterior: Siding Foundation: 18 Inch (Finished )

Base Cost	37.10	240	8,904
Automatic Doors	425.00	1	425

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

Base Cost	25.59	672	17,196
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.38 =&gt;

Cost New = 220,099

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost = 198,089

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 =&gt; TCV of Bldg: 1 = 287,229

2018 Est. T.C.V. 009-680-006-00                      = 404,838

Est. TCV/Total Floor Area = 173.68, Most recent sale 09/01/1996 for 117,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
197,500	197,500	197,500	175,618	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	3,687	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
202,400	202,400	202,400	179,305	179,305	0

009-680-007-00                      2018 Est. T.C.V.                      BEDELL WAYNE E & CAROL M  
Property Class: 401                      7439 W WHITE BIRCH CT  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
                                                 \* Factors \*                      BORDERS CUL DE SAC

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	78.29	104.14	0.8760	1.0000	1800	100	LOT 7	123,445
GROUP C 1100/FF	15.00	45.32	0.8760	0.7925	1100	25	W 15 F OF LOT8	2,864
93 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								126,309

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	640	71	1,563
Total Estimated Land Improvements True Cash Value =					1,563

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls C+10    Blt 1973

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 1600 SF    Floor Area = 3056 SF.  
Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
2    Story Siding    Crawl Space    108.10    -9.49    4.21    1456    149,706  
1    Story Siding    Crawl Space    68.35    -9.49    2.11    144    8,780

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  
Average Fixture(s)                      760.00                      1                      760  
2 Fixture Bath                      1600.00                      1                      1,600

(14) Water/Sewer  
Public Sewer                      1162.00                      1                      1,162  
Well, 50 Feet                      1575.00                      1                      1,575

(15) Built-Ins & Fireplaces  
Appliance Allowance                      1915.00                      1                      1,915  
Fireplace: Interior 1 Story                      3250.00                      1                      3,250

(16) Porches  
CCP (1 Story), Standard                      17.93                      448                      8,033  
CPP, Standard                      34.45                      16                      551

County Multiplier = 1.38    =>                      Cost New =                      244,717

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      220,246

Separately Depreciated Items:

Square footage # 2 is depreciated at 71 %Good...    Base Cost Was =                      8,780  
County Multiplier = 1.38    =>                      Cost New =                      12,116  
Phy/Ab.Phy/Func/Econ/Comb.%Good=-19/100/100/100/-19.0,    Depr.Cost =                      -2,302

(17) Garages  
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost                      24.83                      336                      8,343  
County Multiplier = 1.38    =>                      Cost New =                      11,513  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      8,174

Total Depreciated Cost =                      226,118

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      316,565

2018 Est. T.C.V. 009-680-007-00                      =                      444,437  
Est. TCV/Total Floor Area = 145.43, Most recent sale 03/01/1998 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
217,000	217,000	217,000	182,919	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	3,841	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
222,200	222,200	222,200	186,760	186,760	0

009-680-008-00	2018 Est. T.C.V.	TOM'S BAY ASSOCIATION INC.
Property Class: 700		W WHITE BIRCH CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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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 1100/FF	46.32	102.29	0.9383	1.0000	1100	100		47,806
GROUP B 1100/FF	27.88	69.61	0.9383	1.0000	1100	100		28,775
74 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 76,581

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2018 Est. T.C.V. 009-680-008-00 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-680-009-00                      2018 Est. T.C.V.                      DAVID DAN & DIANE  
 Property Class: 401                      7409 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 \*                      60X124  
 Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason                      Value  
 <Site Value J> GROUP J SITE 8K                      8000    100                      8,000  
 60 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =                      8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000  
 Description                      Rate    CountyMult.    Size    %Good    Cash Value  
 D/W/P: 3.5 Concrete                      3.44    1.00    195    71                      476  
 Shed: Wood Frame                      11.06    1.00    120    62                      823  
                     Total Estimated Land Improvements True Cash Value =                      1,299

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C    Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF    Floor Area = 1224 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.5    Story Siding    Crawl Space    89.20    -10.32    0.00    816    64,366

Other Additions/Adjustments                      Rate                      Size    Cost

(13) Plumbing

Average Fixture(s)                      760.00                      1    760  
 2 Fixture Bath                      1600.00                      1    1,600

(14) Water/Sewer

Public Sewer                      1162.00                      1    1,162  
 Well, 50 Feet                      1575.00                      1    1,575

(15) Built-Ins & Fireplaces

Appliance Allowance                      1915.00                      1    1,915  
 Fireplace: Exterior 2 Story                      4650.00                      1    4,650

(16) Deck/Balcony

Treated Wood,Standard                      6.44                      415    2,673

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      18.95                      480    9,096

County Multiplier = 1.38 =>                      Cost New =    121,159

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    86,023  
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =    94,626

2018 Est. T.C.V. 009-680-009-00                      =    103,925

Est. TCV/Total Floor Area = 84.91, Most recent sale 08/01/1996 for 87,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,800	49,800	49,800	45,651	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	958	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,000	52,000	52,000	46,609	46,609	0	

009-680-010-00	2018 Est. T.C.V.	SIMMONDS JULIE
Property Class: 401		7419 W WHITE BIRCH CT
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	194.57	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

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1092	0	0
D/W/P: 3.5 Concrete	3.44	1.00	229	0	0

## Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 2017

## (11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1343 SF Floor Area = 2014 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.71	-9.49	0.00	1343	103,706

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

## (14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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## (16) Porches

WCP (1 Story), Standard	19.01	303	5,760
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## (17) Garages

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

Base Cost	18.23	912	16,626
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Storage area over garage	3.95	456	1,801

County Multiplier = 1.38 =&gt; Cost New = 189,758

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 187,860  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 272,397

2018 Est. T.C.V. 009-680-010-00 = 382,772

Est. TCV/Total Floor Area = 190.06, Most recent sale 08/29/2014 for 110,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
186,700	186,700	186,700	176,944	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	3,715	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
191,400	191,400	191,400	180,659	180,659	180,659



009-680-011-00                      2018 Est. T.C.V.                      BRAZIER STACY T & TRACI D  
 Property Class: 401                      7399 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 H 1400/FF	58.67	231.00	1.0068	1.0000	1400	100		82,689
58 Actual Front Feet, 0.31 Total Acres                      Total Est. Land Value =                      82,689								

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	2000	0	0
<b>Residential Local Cost Land Improvements</b>					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls    C+5    Blt 1974

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1122 SF    Floor Area = 1964 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Siding	Crawl Space	100.37	-9.95	3.53	1122	105,412

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches

CPP, Standard	31.49	20	630
WCP (1 Story), Standard	22.55	180	4,059

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	22.80	400	9,120
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.95	480	9,096
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New =                      193,861

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    126,009  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =    182,714

2018 Est. T.C.V. 009-680-011-00                      =    267,753

Est. TCV/Total Floor Area = 136.33, Most recent sale 08/06/2013 for 280,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,700	130,700	130,700	115,934	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	2,434	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,900	133,900	133,900	118,368	118,368		0

009-680-012-00                      2018 Est. T.C.V.                      SHURTER JEFFREY ETAL  
 Property Class: 401                      7389 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 H 1400/FF	91.00	156.00	0.8825	1.0000	1400	100		112,435
91 Actual Front Feet, 0.33 Total Acres                      Total Est. Land Value =								112,435

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	80	71	182
Total Estimated Land Improvements True Cash Value =					182

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1966

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 825 SF    Floor Area = 825 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.85	-9.23	0.00	825	43,412

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches

WCP (1 Story), Standard	22.91	154	3,528
WPP, Standard	8.16	411	3,354

(17) Garages

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

Base Cost	17.91	500	8,955
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt;                      Cost New =                      94,521

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      56,713  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =                      83,935

2018 Est. T.C.V. 009-680-012-00                      =                      196,552

Est. TCV/Total Floor Area = 238.24

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
94,600	94,600	94,600	83,948	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,762	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,300	98,300	98,300	85,710	85,710	0	

009-680-013-00	2018 Est. T.C.V.	CHERNIK LARRY
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 H 1400/FF	40.00	117.00	1.1293	1.0000	1400	100		63,243
40 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	63,243

2018 Est. T.C.V. 009-680-013-00 = 63,243

Est. TCV/Total Floor Area = 76.66

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
31,600	31,600	31,600	24,518	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	514	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
31,600	31,600	31,600	25,032	25,032	0		

009-680-014-00                      2018 Est. T.C.V.                      CHERNIK LARRY  
 Property Class: 401                      7369 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 H 1400/FF	60.00	117.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								84,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	304	94	983
Shed: Wood Frame	10.37	1.00	160	94	1,560
Dock: Light posts	21.31	1.00	280	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					4,893

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

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1319 SF    Floor Area = 1513 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.33	-9.54	2.55	776	54,584
1	Story Siding	Crawl Space	67.25	-9.54	2.01	543	32,428

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	7.98	471	3,759
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County Multiplier = 1.38    =>                      Cost New =    134,940

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    101,205  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 =>    TCV of Bldg: 1 =    149,783

2018 Est. T.C.V. 009-680-014-00                      =    238,676

Est. TCV/Total Floor Area = 157.75, Most recent sale 06/08/2004 for 225,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
115,300	115,300	115,300	101,521	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	2,131	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,300	119,300	119,300	103,652	103,652	0	

009-680-015-00                      2018 Est. T.C.V.                      BRAMAN FREDERICK III ETAL  
 Property Class: 401                      7359 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 H 1400/FF	60.00	117.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								84,000

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls CD                      Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1236 SF    Floor Area = 2426 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	72.59	-8.29	0.00	924	59,413
1.5	Story Siding	Slab	72.59	-9.94	0.00	312	19,547
1	Story Siding	Overhang	32.39	0.00	0.00	572	18,527

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 2 Story	4150.00	1	4,150

County Multiplier = 1.38 =>                      Cost New =                      149,395

Phy/Ab.Phy/Func/Econ/Comb.%Good= 63/100/100/100/63.0,    Depr.Cost =                      94,119

Separately Depreciated Items:

Square footage # 2 is depreciated at 51 %Good...	Base Cost Was =	19,547
County Multiplier = 1.38 =>	Cost New =	26,975
Phy/Ab.Phy/Func/Econ/Comb.%Good=-12/100/100/100/-12.0,	Depr.Cost =	-3,237

(16) Deck/Balcony

Treated Wood,Standard	6.18	424	2,620
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County Multiplier = 1.38 =>                      Cost New =                      3,616

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      2,567

(17) Garages

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

Base Cost	18.51	572	10,588
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Common Wall: 1 Wall	-1225.00	1	-1,225
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County Multiplier = 1.38 =>                      Cost New =                      12,921

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0,    Depr.Cost =                      7,236

Total Depreciated Cost =                      100,685

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =                      145,993

2018 Est. T.C.V. 009-680-015-00                      =                      229,993

Est. TCV/Total Floor Area = 94.80, Most recent sale 08/07/2006 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,500	112,500	112,500	74,184	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	1,557	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,000	115,000	115,000	75,741	75,741	0	

009-680-016-00	2018 Est. T.C.V.	FU HAI PI & JEONG WHA
Property Class: 401		7349 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 H 1400/FF	60.00	117.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 84,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	160	71	391
Total Estimated Land Improvements True Cash Value =					391

Cost Est. for Res. Bldg: 1	Single Family	1.5S		Cls C	Blt 1970
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 720 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.76	-10.67	0.00	720	58,385

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CGEP (1 Story), Standard	53.58	64	3,429
CCP (1 Story), Standard	38.96	48	1,870

(16) Deck/Balcony

Treated Wood, Standard	6.73	272	1,831
Wood Balcony	17.50	80	1,400

(17) Garages

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

Base Cost	20.98	384	8,056
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>	Cost New =	111,411
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 77,988

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 =&gt; TCV of Bldg: 1 = 113,083

2018 Est. T.C.V. 009-680-016-00	=	197,474
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Est. TCV/Total Floor Area = 182.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,800	96,800	96,800	65,642	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,900	0	1,378	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,700	98,700	98,700	67,020	67,020	0	

009-680-017-00                      2018 Est. T.C.V.                      LARSON KERRY  
 Property Class: 401                      7339 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 H 1400/FF	60.00	116.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	220	0	0
Dock: Light posts	21.31	1.00	192	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	2.0	97	4,850
BOAT LIFT	500.00	1.00	1.0	0	0
Total Estimated Land Improvements True Cash Value =					4,850

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C+5    Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1273 SF    Floor Area = 1591 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.78	-9.63	2.55	1273	90,001

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WPP, Standard	8.80	361	3,177
CCP (1 Story), Standard	43.37	41	1,778

(16) Deck/Balcony

Treated Wood, Standard	6.10	1026	6,259
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(17) Garages

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

Base Cost	21.05	473	9,957
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 =>                      Cost New =    164,438

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    106,885  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =    158,190

2018 Est. T.C.V. 009-680-017-00                      =    247,040

Est. TCV/Total Floor Area = 155.27, Most recent sale 06/01/1999 for 135,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,200	119,200	119,200	105,339	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,300	0	2,212	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,500	123,500	123,500	107,551	107,551	0	

009-680-018-00                      2018 Est. T.C.V.                      SCOTT DOUGLAS J  
 Property Class: 401                      7329 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 H 1400/FF	60.00	116.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.16 Total Acres                      Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C    Blt 1986

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 864 SF    Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.08	-10.17	-0.40	864	66,969

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Deck/Balcony

Treated Wood,Standard	6.66	296	1,971
Treated Wood,Standard	9.57	63	603

(17) Garages

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

Base Cost	20.83	484	10,082
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    117,868

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    88,401

Separately Depreciated Items:

Square footage # 1 is depreciated at 71 %Good...	Base Cost Was =	66,969
County Multiplier = 1.38 =>	Cost New =	92,417
Phy/Ab.Phy/Func/Econ/Comb.%Good= -4/100/100/100/-4.0,	Depr.Cost =	-3,697
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =		122,821

2018 Est. T.C.V. 009-680-018-00                      =    207,761

Est. TCV/Total Floor Area = 160.31

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,800	101,800	101,800	67,304	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	1,413	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,900	103,900	103,900	68,717	68,717	68,717	



009-680-019-00                      2018 Est. T.C.V.                      ST ONGE WILLIAM E & KRISTINE  
 Property Class: 401                      7319 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 H 1400/FF	52.00	123.00	1.0439	1.0000	1400	100		75,993
52 Actual Front Feet, 0.15 Total Acres                      Total Est. Land Value =								75,993

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	616	71	1,505
Shed: Wood Frame	11.06	1.00	120	72	955
Total Estimated Land Improvements True Cash Value =					2,460

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 945 SF    Floor Area = 945 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.99	-9.93	0.00	945	54,867

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Deck/Balcony

Treated Wood,Standard	6.43	420	2,701
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(16) Breezeways

Frame Wall,Finished	27.75	36	999
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(17) Garages

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

Base Cost	27.38	312	8,543
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County Multiplier = 1.38 =>                      Cost New = 100,079

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost = 71,056

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 105,163

2018 Est. T.C.V. 009-680-019-00                      = 183,616

Est. TCV/Total Floor Area = 194.30

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,000	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
91,800	0	80,149	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,800	91,800	91,800	80,149	80,149	80,149	

009-680-020-00                      2018 Est. T.C.V.                      SCHRAM CHARLES & LINDA (TTEE)  
 Property Class: 401                      7309 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 H 1400/FF	60.00	139.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	630	75	1,625
Shed: Wood Frame	10.10	1.00	176	71	1,262
Total Estimated Land Improvements True Cash Value =					2,887

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+5    Blt 1978

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 864 SF    Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	92.48	-10.68	-0.42	864	70,312

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	2	3,200

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Deck/Balcony

Treated Wood,Standard	10.56	48	507
Treated Wood,Standard	6.47	384	2,484

(16) Breezeways

Frame Wall,Finished	27.75	260	7,215
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(17) Garages

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

Base Cost	17.28	720	12,442
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    147,104

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    110,328  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =    159,976

2018 Est. T.C.V. 009-680-020-00                      =    246,863

Est. TCV/Total Floor Area = 190.48, Most recent sale 09/18/2009 for 240,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
120,700	120,700	120,700	106,550	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	2,237	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,400	123,400	123,400	108,787	108,787	0	

009-680-021-00 2018 Est. T.C.V. DULLOCK ROBERT J & CONSTANCE TRUST  
 Property Class: 401 7299 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 H 1400/FF	60.00	150.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.29	1.00	80	45	335
Total Estimated Land Improvements True Cash Value =					335

Cost Est. for Res. Bldg: 1 Single Family 1.5S CIs C Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 891 SF Floor Area = 1336 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	87.53	-10.09	2.87	891	71,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Deck/Balcony

Treated Wood, Standard	6.40	450	2,880
Wood Balcony	17.50	24	420

County Multiplier = 1.38 => Cost New = 110,770

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,001  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 104,401

2018 Est. T.C.V. 009-680-021-00 = 188,736

Est. TCV/Total Floor Area = 141.27

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,600	92,600	92,600	65,309	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	1,371	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,400	94,400	94,400	66,680	66,680		0

009-680-022-00                      2018 Est. T.C.V.                      HOOGLAND FRANK & DEBRA TRUST  
 Property Class: 401                      7289 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 H 1400/FF	60.00	157.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	138	0	0
Dock: Light posts	21.31	1.00	216	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C+10    Blt 1971

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2132 SF    Floor Area = 2888 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	75.71	-8.80	2.67	975	67,841
1	Story Siding	Crawl Space	65.85	-8.80	2.11	133	7,868
1.5	Story Siding	Slab	83.92	-11.02	3.16	1024	77,885

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Deck/Balcony

Treated Wood,Standard	6.10	1016	6,198
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(17) Garages

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

Base Cost	19.67	768	15,107
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Storage area over garage	3.95	384	1,517

County Multiplier = 1.38 =>                      Cost New =    257,925

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    180,548  
 ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =    267,210

2018 Est. T.C.V. 009-680-022-00                      =    353,585

Est. TCV/Total Floor Area = 122.43, Most recent sale 07/01/1998 for 187,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
163,900	163,900	163,900	138,730	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,900	0	0	2,913	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,800	176,800	176,800	141,643	141,643	0	

009-680-023-00                      2018 Est. T.C.V.                      GANN ROBERT K TRUST &  
 Property Class: 401                                           7279 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 H 1400/FF	60.00	161.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	120	0	0
Shed: Wood Frame	9.17	1.00	264	47	1,137

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,612

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 832 SF    Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.80	-10.27	2.87	832	67,725

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	45.75	36	1,647
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(16) Deck/Balcony

Treated Wood, Standard	10.56	48	507
Treated Wood, Standard	6.61	312	2,062

County Multiplier = 1.38 =>                      Cost New = 106,747

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 69,386  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 100,609

2018 Est. T.C.V. 009-680-023-00                      = 186,221

Est. TCV/Total Floor Area = 149.22, Most recent sale 08/01/1995 for 95,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
91,400	91,400	91,400	69,170	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	1,452	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,100	93,100	93,100	70,622	70,622	70,622	70,622

009-680-024-00                      2018 Est. T.C.V.                      ANDRASH STEPHAN & PATRICIA  
 Property Class: 401                      7269 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 H 1400/FF	60.00	166.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	28	50	48
Shed: Metal Prefab	9.21	1.00	84	45	348
Total Estimated Land Improvements True Cash Value =					396

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls C    Blt 1972

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	22.72	572	12,996
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    27,783

Notes: FORMER GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    15,281

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =    22,157

2018 Est. T.C.V. 009-680-024-00                      =    106,553

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,900	52,900	52,900	43,891	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	921	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,300	53,300	53,300	44,812	44,812	0	

009-680-025-00	2018 Est. T.C.V.	MANDRUCH MIKE
Property Class: 401		7259 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 H 1400/FF	60.00	171.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.24 Total Acres					Total Est.		Land Value =	84,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	96	75	248
Total Estimated Land Improvements					True Cash Value = 248

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 840 SF Floor Area = 1260 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.61	-10.24	0.00	840	65,831

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	18.14	64	1,161
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(16) Deck/Balcony

Treated Wood,Standard	8.82	80	706
Treated Wood,Standard	6.85	240	1,644

(17) Garages

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

Base Cost	17.55	576	10,109
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 120,353

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 84,247

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 122,158

2018 Est. T.C.V. 009-680-025-00 = 206,406

Est. TCV/Total Floor Area = 163.81

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,100	101,100	101,100	76,942	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	1,615	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,200	103,200	103,200	78,557	78,557	0	





009-680-027-00                            2018 Est. T.C.V.                            HUGHES GARY R  
Property Class: 401                                                       7239 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 H 1400/FF	60.00	165.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.23 Total Acres					Total Est.	Land Value =		84,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	572	50	915
Shed: Metal Prefab	8.76	1.00	64	45	252
Total Estimated Land Improvements True Cash Value =					1,167

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1325 SF    Floor Area = 1325 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.36	-8.13	0.00	925	44,613
1	Story Siding	Crawl Space	56.36	-8.13	0.00	400	19,292

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing Average Fixture(s)	630.00	1	630
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(14) Water/Sewer Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces Appliance Allowance	1415.00	1	1,415
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(16) Porches WCP (1 Story), Standard	20.70	200	4,140
WPP, Standard	11.45	152	1,740

County Multiplier = 1.38 =>                            Cost New =    102,714

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0,    Depr.Cost =    69,845

Separately Depreciated Items:

Square footage # 2 is depreciated at 94 %Good...    Base Cost Was =    19,292  
County Multiplier = 1.38 =>                            Cost New =    26,623  
Phy/Ab.+hy/Func/Econ/Comb.%Good= 26/100/100/100/26.0,    Depr.Cost =    6,922

(17) Garages

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

Base Cost	15.71	676	10,620
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County Multiplier = 1.38 =>                            Cost New =    14,656

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0,    Depr.Cost =    11,578

Total Depreciated Cost =    88,345

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =    130,751

2018 Est. T.C.V. 009-680-027-00                            =    215,918

Est. TCV/Total Floor Area = 162.96

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
104,000	104,000	104,000	84,334	2.10

2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	1,771	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,000	108,000	108,000	86,105	86,105	0

009-681-028-00                      2018 Est. T.C.V.                      HORN BRUCE L & CATHARINE G (TTEE)  
 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 \*                                      101X134 IRR  
 Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason                      Value  
 N OF LK MI BACKLOT WHITE B    0.31 Acres    80000    100  
                                                  0.31 Total Acres                      Total Est. Land Value =                      24,960

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000  
 Description                                      Rate    CountyMult.    Size    %Good    Cash Value  
 Shed: Wood Frame                                      9.17    1.00            96    94            827  
 Residential Local Cost Land Improvements  
 Description                                      Rate    CountyMult.    Size    %Good    Cash Value  
 LAND IMPROVE 1000                                      1000.00    1.00            1.0    95            950  
                                                  Total Estimated Land Improvements True Cash Value =                      1,777

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 2012  
 Costs are taken from the Shed, Utility, 4 Wall cost schedules.  
 <<<<<                      Calculator Cost Computations                      >>>>>  
   Class: D,Pole    Quality: Low Cost    Percent Adj: +0

Base Rate for Upper Floors = 8.25  
 Adjusted Square Foot Cost for Upper Floors = 8.25  
 1 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 12                      Height per Story Multiplier: 1.040  
   Ave. Floor Area: 1,811                      Perimeter: 176                      Perim. Multiplier: 1.033  
 Refined Square Foot Cost for Upper Floors: 8.86

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 12.143  
 Total Floor Area: 1,811                      Base Cost New of Upper Floors =                      21,990  
                                                  Reproduction/Replacement Cost =                      21,990  
 Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
                                                  Total Depreciated Cost =                      21,110  
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.200 => TCV of Bldg: 1 =                      25,333  
   Replacement Cost/Floor Area= 12.14                      Est. TCV/Floor Area= 13.99

Total Estimated True Cash Value of Commercial/Industrial Buildings =                      25,333

2018 Est. T.C.V. 009-681-028-00                      =                      52,070  
 Est. TCV/Total Floor Area = 28.75, Most recent sale 06/01/1995 for 8,000  
 2017 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
                                                  26,100                      26,100                      26,100                      14,757                      2.10  
 2018    New    Eq.    Adjustment    Loss                      Additions    Tax Adjustment    Losses  
                                                  0                      -100                      0                      0                      309                      0  
 2018 Assessed                      MBOR                      S.E.V.                      Capped                      ->Taxable<-                      PRE/MBT  
                                                  26,000                      26,000                      26,000                      15,066                      15,066                      0

009-681-029-00                            2018 Est. T.C.V.                            SHURTER JEFFREY ETAL  
Property Class: 401                            W WHITE BIRCH AVE  
Map #:                            LAKE TOWNSHIP                            LAKE CITY, MI 49651

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

\* Factors \*                            100X166 M/L

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B			0.38 Acres		80000	100		30,480
			0.38 Total Acres		Total Est.	Land Value =		30,480

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Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.43	1.00	84	45	319

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True					Cash Value = 794

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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County Multiplier = 1.38 =>                            Cost New = 0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost = 0

Separately Depreciated Items:

(17) Garages

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

Base Cost		9.71	1200	11,652
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County Multiplier = 1.38 =>                            Cost New = 16,080

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,    Depr.Cost = 14,633

Total Depreciated Cost = 14,633

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 16,096

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2018 Est. T.C.V. 009-681-029-00                            = 47,370

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,300	23,300	23,300	11,313	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	237	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,700	23,700	23,700	11,550	11,550		0

009-681-030-00	2018 Est. T.C.V.	ST ONGE WILLAIM & KRISTINE
Property Class: 401		7370 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 \* 100X163 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B			0.37 Acres		80000	100		29,920
			0.37 Total Acres				Total Est. Land Value =	29,920

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
	Total Estimated Land Improvements True Cash Value =				475

Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls	C	Blt	0
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(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost

(17) Garages

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

Base Cost	9.71		1200	11,652
Mechanical Doors	350.00		1	350

County Multiplier = 1.38 =&gt; Cost New = 16,563

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =	15,735
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =		17,308

2018 Est. T.C.V. 009-681-030-00 = 47,703

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/19/2009 for 50,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
23,500	23,500	23,500	22,459	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	471	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,900	23,900	23,900	22,930	22,930	0	

009-681-031-00	2018 Est. T.C.V.	BRAMAN FREDERICK III ETAL
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 \* 100\*160.2 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B		0.37 Acres	80000	100				29,440
		0.37 Total Acres	Total Est. Land Value =					29,440

2018 Est. T.C.V. 009-681-031-00 = 29,440

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/07/2006 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,700	14,700	14,700	2,744	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	57	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,700	14,700	14,700	2,801	2,801	0	

009-681-032-00                      2018 Est. T.C.V.                      LARSON KERRY  
 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 \*                      100X157.28 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B			0.36 Acres		80000	100		28,880
			0.36 Total Acres				Total Est. Land Value =	28,880

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls C    Blt 2013

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(16) Deck/Balcony

Roof Cover Only,Standard	12.85	118	1,516
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(17) Garages

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

Base Cost	10.13	1800	18,234
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Mechanical Doors	350.00	3	1,050
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County Multiplier = 1.38 =>                      Cost New =                      28,704

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,    Depr.Cost =                      27,556

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =                      30,312

2018 Est. T.C.V. 009-681-032-00                      =                      59,192

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/31/2012 for 35,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,400	29,400	29,400	29,303	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	297	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,600	29,600	29,600	29,918	29,600	0	

009-681-033-00                      2018 Est. T.C.V.                      SCOTT DOUGLAS  
 Property Class: 401                      7328 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 \*                      100X154.37

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B			0.35 Acres		80000	100		28,320
			0.35 Total Acres				Total Est. Land Value =	28,320

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
	Total Estimated Land Improvements True Cash Value =				475

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

(11) Heating System: Forced Air w/o Ducts  
 Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments							
Rate							
Size							
Cost							
(14) Water/Sewer							
	Public Sewer		1162.00			1	1,162
	Well, 100 Feet		2700.00			1	2,700
(15) Built-Ins & Fireplaces							
	Fireplace: Wood Stove		1350.00			1	1,350
(16) Porches							
	CCP (1 Story), Standard		25.51			140	3,571
(17) Garages							
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)							
	Base Cost		10.91			1280	13,965
	Automatic Doors		375.00			1	375
	Mechanical Doors		350.00			1	350
Class:C Exterior: Pole Foundation: 42 Inch (Finished )							
	Base Cost		15.49			768	11,896
	Automatic Doors		375.00			1	375
County Multiplier = 1.38 =>							
Cost New = 49,327							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost = 46,861							
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 51,547							

2018 Est. T.C.V. 009-681-033-00							=	80,342
Est. TCV/Total Floor Area = 0.00								
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
39,000	39,000	39,000	21,226	2.10				
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	1,200	0	0	445	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
40,200	40,200	40,200	21,671	21,671	21,671			

009-681-034-00                      2018 Est. T.C.V.                      DULLOCK ROBERT J & CONSTANCE TRUST  
 Property Class: 401                      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 \*                      100X151.45 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B			0.35 Acres		80000	100		27,840
			0.35 Total Acres				Total Est. Land Value =	27,840

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	256	0	0
Shed: Wood Frame	11.53	1.00	96	94	1,041

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
					Total Estimated Land Improvements True Cash Value = 1,991

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	15.83	864	13,677
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New = 19,392

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,    Depr.Cost = 17,841

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 19,625

2018 Est. T.C.V. 009-681-034-00                      = 49,456

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,300	24,300	24,300	10,657	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	223	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,700	24,700	24,700	10,880	10,880	0	



009-681-035-00	2018 Est. T.C.V.	DULLOCK ROBERT J & CONSTANCE 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 \* 100X149.05 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B		0.34	Acres		80000	100		27,360
		0.34	Total Acres				Total Est. Land Value =	27,360

2018 Est. T.C.V. 009-681-035-00 = 27,360

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,700	13,700	13,700	2,744	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	57	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,700	13,700	13,700	2,801	2,801	0	

009-681-036-00	2018 Est. T.C.V.	ANDRASH STEPHEN
Property Class: 402		871 N AL MOSES RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \* 66.68 X 149 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B		0.23 Acres	80000	100				18,240
		0.23 Total Acres	Total Est. Land Value =					18,240

2018 Est. T.C.V. 009-681-036-00 = 18,240

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,100	9,100	9,100	2,084	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	43	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,100	9,100	9,100	2,127	2,127	0	

009-681-036-50	2018 Est. T.C.V.	GANN ROBERT K TRUST &
Property Class: 401		7279 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 \* 66.696X149 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B		0.23 Acres			80000	100		18,240
		0.23 Total Acres					Total Est. Land Value =	18,240

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
	Total Estimated Land Improvements True Cash Value =				475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 0 SF Floor Area = 756 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	49.33	0.00	0.00	756	37,293

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

(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

Public Sewer 1162.00 1 1,162  
Well, 50 Feet 1575.00 1 1,575

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1915.00 1 1,915

(17) Garages

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

Base Cost 14.65 1008 14,767  
Automatic Doors 375.00 1 375

County Multiplier = 1.38 =&gt; Cost New = 79,830

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 71,847  
ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 79,032

2018 Est. T.C.V. 009-681-036-50 = 97,747

Est. TCV/Total Floor Area = 129.29

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,100	47,100	47,100	39,549	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	830	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,900	48,900	48,900	40,379	40,379	0	

009-681-037-00	2018 Est. T.C.V.	MANDRUCH WOLODYMR J
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 \* 66.66 X 150 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B		0.23	Acres	80000	100			18,400
		0.23	Total Acres				Total Est. Land Value =	18,400

2018 Est. T.C.V. 009-681-037-00 = 18,400

Est. TCV/Total Floor Area = 24.34

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,200	9,200	9,200	2,084	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	43	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,200	9,200	9,200	2,127	2,127	0	

009-681-038-00 2018 Est. T.C.V. TOBE THOMAS & JANET  
 Property Class: 401 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 \* 87 X 150

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B			0.30 Acres		80000	100		24,000
0.30 Total Acres Total Est. Land Value =								24,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	8.01	1.00	70	95	533
Shed: Wood Frame	11.53	1.00	96	94	1,041

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					2,049

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1989

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

<<<< Calculator Cost Computations >>>>  
 Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 14 Height per Story Multiplier: 1.080  
 Ave. Floor Area: 1,064 Perimeter: 0 Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 15.93

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 21.824

Total Floor Area: 1,064	Base Cost New of Upper Floors =	23,221
	Reproduction/Replacement Cost =	23,221
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	
	Total Depreciated Cost =	10,217

ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.200 => TCV of Bldg: 1 = 12,261  
 Replacement Cost/Floor Area= 21.82 Est. TCV/Floor Area= 11.52

Total Estimated True Cash Value of Commercial/Industrial Buildings = 12,261

2018 Est. T.C.V. 009-681-038-00		=	38,310
Est. TCV/Total Floor Area = 36.01, Most recent sale 12/28/2011 for 55,000			
2017 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
19,200	19,200	19,200	13,691 2.10
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	0	0	287 0
2018 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
19,200	19,200	19,200	13,978 13,978 0



009-681-040-00                    2018 Est. T.C.V.                    BENEDICT ROSEMARY P TRUST  
 Property Class: 401                    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 \*                    100X150.68 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI BACKLOT WHITE B			0.35	Acres	80000	100		27,680
			0.35	Total Acres			Total Est. Land Value =	27,680

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	144	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.3	95	285
Total Estimated Land Improvements True Cash Value =					285

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls	CD	Blt	0
(11) Heating System: No Heating/Cooling						

Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost

Other Additions/Adjustments                    Rate                    Size                    Cost

(17) Garages

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

Base Cost	28.10	216	6,070
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                    Cost New =                    8,859

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                    6,644  
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =                    7,309

2018 Est. T.C.V. 009-681-040-00                    =                    35,274

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
17,500	17,500	17,500	2,744	2.10		
2018    New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	57	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,600	17,600	17,600	2,801	2,801	0	

009-690-001-00	2018 Est. T.C.V.	COUNTY ROAD COMMISSION
Property Class: 700		W JAMES RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	50.00	100.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$1/SQFT		0.12 Acres		43560	100		5,009
* denotes lines that do not contribute to the total acreage calculation.								
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								5,009

2018 Est. T.C.V. 009-690-001-00 = 0

Est. TCY/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0



009-690-002-00                      2018 Est. T.C.V.                      WILL & SAM PROPERTIES LLC  
 Property Class: 201                      1850 S MOREY RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	74.00	150.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$1.5/SQFT		0.26 Acres		65340	100		16,662

\* denotes lines that do not contribute to the total acreage calculation.  
 74 Actual Front Feet, 0.26 Total Acres      Total Est. Land Value = 16,662

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Commercial/Industrial Local Cost Land Improvements					
PAVING	1.00	1.00	1500.0	95	1,425

Total Estimated Land Improvements True Cash Value = 1,425

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1974  
 Description of Occupancy: CAL 140

Costs are taken from the Office Building cost schedules.  
 <<<<<                      Calculator Cost Computations                      >>>>>  
 Class: D      Quality: Average      Percent Adj: +0

Base Rate for Upper Floors = 73.65

(10) Heating system: Forced Air Furnace      Cost/SqFt: 0.00      100%  
 Elevator Adjustment (Applied to upper floors rate)      Cost/Sq.Ft.: -1.50  
 Adjusted Square Foot Cost for Upper Floors = 72.15

1 Stories                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 8                      Height per Story Multiplier: 0.900  
 Ave. Floor Area: 1,256                      Perimeter: 152                      Perim. Multiplier: 1.180  
 Refined Square Foot Cost for Upper Floors: 76.62

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 104.974

Total Floor Area: 1,256                      Base Cost New of Upper Floors = 131,847  
 Reproduction/Replacement Cost = 131,847  
 Eff.Age:35      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0  
 Total Depreciated Cost = 59,331

<<<<<                      Segregated Cost Computations                      >>>>>  
 Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Base Cost
						0

County Multiplier: 1.37      Architectural Multiplier: 0.95      Combined: 1.302

Reproduction/Replacement Cost = 0  
 Eff.Age:35      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0  
 Total Depreciated Cost = 0

ECF (201B COMMERCIAL GROUP B)                      1.010 => TCV of Bldg: 1 = 59,925  
 Replacement Cost/Floor Area= 104.97                      Est. TCV/Floor Area= 47.71

Cost Estimates for Commercial/Industrial Building/Section: 2      Built 1993  
 Description of Occupancy: CAL 56

Costs are taken from the Residential Garage cost schedules.  
 <<<<<                      Calculator Cost Computations                      >>>>>  
 Class: D,Siding      Quality: Average      Percent Adj: +0

Base Rate for Upper Floors = 17.46

Adjusted Square Foot Cost for Upper Floors = 17.45

1 Stories                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 8                      Height per Story Multiplier: 1.000  
 Average Height per Story: 8                      Height per Story Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 17.45

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 23.913

Parcel Number: 009-690-002-00

Page: 2

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Total Floor Area: 1,120	Base Cost New of Upper Floors =	26,783
Lin. Ft. of Wall: 112	Wall Rate: 88.71	Common wall deduction = -9,935
	Reproduction/Replacement Cost =	16,848
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0	
	Total Depreciated Cost =	8,255
ECF (201B COMMERCIAL GROUP B)	1.010 => TCV of Bldg: 2 =	8,338
Replacement Cost/Floor Area= 15.04	Est. TCV/Floor Area= 7.44	

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 68,263

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2018 Est. T.C.V. 009-690-002-00	=	86,350				
Est. TCV/Total Floor Area = 36.34, Most recent sale 09/19/2013 for 62,000						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,100	41,100	41,100	37,232	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,100	0	0	781	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,200	43,200	43,200	38,013	38,013	0	

009-690-003-00 2018 Est. T.C.V. LAMBOURNE CECILY S  
 Property Class: 201 1866 S MOREY RD  
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	100.00	150.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$1.5/SQFT		0.34 Acres		65340	100		22,477

\* denotes lines that do not contribute to the total acreage calculation.  
 100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 22,477

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.72	1.42	128	94	1,661

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	8500.0	87	100	7,395

Total Estimated Land Improvements True Cash Value = 9,056

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980  
 Description of Occupancy: CAL 126

Costs are taken from the Medical - Office Building cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 95.75

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%  
 Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.60  
 Adjusted Square Foot Cost for Upper Floors = 94.15

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 12 Height per Story Multiplier: 1.000  
 Ave. Floor Area: 1,920 Perimeter: 184 Perim. Multiplier: 1.099  
 Refined Square Foot Cost for Upper Floors: 103.47

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 146.929

Total Floor Area: 1,920 Base Cost New of Upper Floors = 282,103  
 Reproduction/Replacement Cost = 282,103  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 189,009

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

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

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

Total Base Cost New = 0

County Multiplier: 1.42 Architectural Multiplier: 1.00 Combined: 1.420

Reproduction/Replacement Cost = 0  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 0

ECF (201B COMMERCIAL GROUP B) 1.010 => TCV of Bldg: 1 = 190,899  
 Replacement Cost/Floor Area= 146.93 Est. TCV/Floor Area= 99.43

Total Estimated True Cash Value of Commercial/Industrial Buildings = 190,899

2018 Est. T.C.V. 009-690-003-00 = 222,432

Est. TCV/Total Floor Area = 115.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,400	108,400	108,400	84,699	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	1,778	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,200	111,200	111,200	86,477	86,477	0	

009-690-004-00	2018 Est. T.C.V.	LAMBOURNE CICILY S TRUST
Property Class: 201		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66 \$300	85.00	150.00	1.0000	0.0000	300	100*		0
COMMERCIAL \$1.5/SQFT			0.29 Acres		65340	100		19,145
* denotes lines that do not contribute to the total acreage calculation.								
85 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								19,145

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Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	7500.0	88	100	6,600
Total Estimated Land Improvements True Cash Value =						6,600

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2018 Est. T.C.V. 009-690-004-00 = 25,745

Est. TCv/Total Floor Area = 13.41

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,900	12,900	12,900	8,971	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	188	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,900	12,900	12,900	9,159	9,159	0	

009-690-005-00	2018 Est. T.C.V.	SJJP INVESTMENTS LLC
Property Class: 202		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	120.00	150.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$.75/SQFT		0.41 Acres		32670	100		13,493
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 13,493

2018 Est. T.C.V. 009-690-005-00	=	13,493				
Est. TCV/Total Floor Area = 7.03, Most recent sale 02/24/2017 for 0						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,700	6,700	6,700	739	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	2,121	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,700	6,700	6,700	754	2,860	0	

009-690-006-00                      2018 Est. T.C.V.                      PAMIDA STORES OPERATING CO LLC  
 Property Class: 201                      S MOREY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	240.00	150.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$.75/SQFT		0.83 Acres		32670	100		26,985
* denotes lines that do not contribute to the total acreage calculation.								
240 Actual Front Feet, 0.83 Total Acres      Total Est. Land Value =								26,985

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.42	16225	50	17,395
Total Estimated Land Improvements True Cash Value =					17,395

2018 Est. T.C.V. 009-690-006-00                      =                      44,380

Est. TCV/Total Floor Area = 23.11, Most recent sale 01/08/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,200	22,200	22,200	22,200	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,200	22,200	22,200	22,666	22,200	0	

009-690-008-00                      2018 Est. T.C.V.                      GUNNERSON MATTHEW  
 Property Class: 201                      1980 S MOREY RD  
 Map #:                                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	267.00	150.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$1/SQFT			0.92 Acres		43560	100		40,032
* denotes lines that do not contribute to the total acreage calculation.								
267 Actual Front Feet, 0.92 Total Acres      Total Est. Land Value =								40,032

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: Asphalt Paving	1.61	1.42	16500	50	18,861	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
Outdoor Lighting	590.00	1.00	1.0	88	100	519
Total Estimated Land Improvements True Cash Value =					19,380	

Cost Estimates for Commercial/Industrial Building/Section: 1      Built 1979  
 Description of Occupancy: CAL 14

Costs are taken from the Office Building cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>  
 Class: C      Quality: Average      Percent Adj: +0

Base Rate for Upper Floors = 76.50

(10) Heating system: Forced Air Furnace      Cost/SqFt: 0.00      100%  
 Elevator Adjustment (Applied to upper floors rate)      Cost/Sq.Ft.: -1.50  
 Adjusted Square Foot Cost for Upper Floors = 75.00

1 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 14                      Height per Story Multiplier: 1.050  
 Ave. Floor Area: 1,904                      Perimeter: 192                      Perim. Multiplier: 1.122  
 Refined Square Foot Cost for Upper Floors: 88.36

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 125.468

Total Floor Area: 1,904                      Base Cost New of Upper Floors = 238,890

Reproduction/Replacement Cost = 238,890  
 Eff.Age:25      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 143,334

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
UIP2 VALUT DOOR	15200.00	1	1.42 1.00	25	5,396
UIP 14 ATM ENC	29750.00	1	1.42 1.00	25	10,561

ECF (201C COMMERCIAL GROUP C)                      0.850 => TCV of Bldg: 1 = 135,398  
 Replacement Cost/Floor Area= 158.99                      Est. TCV/Floor Area= 71.11

Total Estimated True Cash Value of Commercial/Industrial Buildings = 135,398

2018 Est. T.C.V. 009-690-008-00                      = 194,810

Est. TCV/Total Floor Area = 102.32, Most recent sale 05/18/2016 for 105,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
93,400	80,000	80,000	80,000	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,400	0	1,680	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,400	97,400	97,400	81,680	81,680	0

009-690-010-00                      2018 Est. T.C.V.                      BRANDT GREGORY A & JEANENE S TTEE  
 Property Class: 201                      S MOREY RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M66 N OF JENNIN	75.00	150.00	1.0000	0.0000	350	100*		0
COMMERCIAL \$.75/SQFT			0.26 Acres		32670	100		8,429
* denotes lines that do not contribute to the total acreage calculation.								
75 Actual Front Feet, 0.26 Total Acres      Total Est. Land Value =								8,429

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.42	8250	94	17,729
Total Estimated Land Improvements True Cash Value =					17,729

2018 Est. T.C.V. 009-690-010-00                      =                      26,158

Est. TCV/Total Floor Area = 13.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,100	13,100	13,100	8,085	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	169	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,100	13,100	13,100	8,254	8,254	0	



009-690-011-00                              2018 Est. T.C.V.                              SJJP INVESTMENTS LLC  
 Property Class: 201                              1970 S MOREY RD  
 Map #:                                          LAKE TOWNSHIP                              Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	241.00	150.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$ .75/SQFT		0.83 Acres		32670	100		27,116
* denotes lines that do not contribute to the total acreage calculation.								
241 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	27,116

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.87	1.42	1120	94	2,796
Commercial/Industrial Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good %Arch.Mult	Cash Value
PAVING	1.00	1.00	11000.0	87 100	9,570
Total Estimated Land Improvements True Cash Value =					12,366

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Store, Discount cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 49.00  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 49.00

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 14 Height per Story Multiplier: 0.950  
 Ave. Floor Area: 12,600 Perimeter: 452 Perim. Multiplier: 0.905  
 Refined Square Foot Cost for Upper Floors: 42.13

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 59.821  
 Total Floor Area: 12,600 Base Cost New of Upper Floors = 753,750  
 Reproduction/Replacement Cost = 753,750  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0  
 Total Depreciated Cost = 301,500

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

Costs taken from Segregated Cost Section 3: Stores & Commercial's

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

(39) Miscellaneous  
 Canopies & Marquees:  
 Wood Frame                              1 Up    16.25      810    1.000    1.000      13163

Total Base Cost of Lump-Sum Items = 13163  
 Total Base Cost New = 13163

County Multiplier: 1.42 Architectural Multiplier: 1.00 Combined: 1.420

Reproduction/Replacement Cost = 18,691  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0  
 Total Depreciated Cost = 7,476

ECF (201C COMMERCIAL GROUP C)                              0.850 => TCV of Bldg: 1 = 262,630  
 Replacement Cost/Floor Area= 61.30                              Est. TCV/Floor Area= 20.84

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2011  
 Description of Occupancy: LUMBER STORAGE -REAR OF BLDG

Costs are taken from the Shed, Utility, 3 Wall cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 6.20  
 Adjusted Square Foot Cost for Upper Floors = 6.20  
 1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.960  
 Parcel Number: 009-690-011-00 Page: 2

Ave. Floor Area: 480 Perimeter: 92 Perim. Multiplier: 1.281  
 Refined Square Foot Cost for Upper Floors: 7.62

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 10.446

Total Floor Area: 480 Base Cost New of Upper Floors = 5,014  
 Reproduction/Replacement Cost = 5,014  
 Eff. Age: 5 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 4,111

ECF (201C COMMERCIAL GROUP C) 0.850 => TCV of Bldg: 2 = 3,495  
 Replacement Cost/Floor Area= 10.45 Est. TCV/Floor Area= 7.28

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 266,125

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2018 Est. T.C.V. 009-690-011-00 = 305,607  
 Est. TCV/Total Floor Area = 23.36, Most recent sale 02/24/2017 for 180,000  

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
145,000	145,000	145,000	145,000	2.10		

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,800	0	0	7,800	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,800	152,800	152,800	148,045	152,800		0

009-690-014-00                      2018 Est. T.C.V.                      CHIUCHIARELLI SILVANO & SUSAN  
 Property Class: 401                      W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	120.00	150.00	1.0000	1.0000	75	100		9,000
120 Actual Front Feet, 0.41 Total Acres                      Total Est. Land Value =								9,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	125	94	444
Total Estimated Land Improvements True Cash Value =					444

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 2012

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>  
 Class: D,Pole                      Quality: Average                      Percent Adj: +0

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 10                      Height per Story Multiplier: 1.000  
 Ave. Floor Area: 1,223                      Perimeter: 141                      Perim. Multiplier: 1.080  
 Refined Square Foot Cost for Upper Floors: 15.93

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 21.824

Total Floor Area: 1,223	Base Cost New of Upper Floors =	26,691
	Reproduction/Replacement Cost =	26,691
Eff.Age:1                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	Total Depreciated Cost =	25,623

&lt;&lt;&lt;&lt;&lt;                      Segregated Cost Computations                      &gt;&gt;&gt;&gt;&gt;

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

Item Description	Cost	# or Height	Base	
Col.	Rate	SqFt	Adj. Adj.	Cost
Total Base Cost New =				0

County Multiplier: 1.37                      Architectural Multiplier: 0.00                      Combined: 0.000

	Reproduction/Replacement Cost =	0
Eff.Age:1                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	Total Depreciated Cost =	0

ECF (690 VI-MI-KA SUB, JENNINGS ROAD)                      0.980 => TCV of Bldg: 1 =                      25,111  
 Replacement Cost/Floor Area= 21.82                      Est. TCV/Floor Area= 20.53

Total Estimated True Cash Value of Commercial/Industrial Buildings = 25,111

2018 Est. T.C.V. 009-690-014-00                      =                      34,555  
 Est. TCV/Total Floor Area = 28.25, Most recent sale 08/12/2011 for 9,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,700	15,700	15,700	15,042	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,600	0	0	315	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,300	17,300	17,300	15,357	15,357	0

009-690-015-00	2018 Est. T.C.V.	MARTEK PATRICIA J
Property Class: 401		6146 W JENNINGS 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	120.00	150.00	1.0000	1.0000	30	100		3,600
120 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 3,600

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	259	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1104 SF Floor Area = 1104 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.24	0.00	0.00	552	32,148
1	Story Siding	Crawl Space	58.24	-8.54	0.00	552	27,434

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.00	104	832

(13) Plumbing			
Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Deck/Balcony			
Treated Wood,Standard	6.81	192	1,308

(17) Garages

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

Base Cost	18.90	440	8,316
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt; Cost New = 112,716

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 78,901  
ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.980 => TCV of Bldg: 1 = 77,323

2018 Est. T.C.V. 009-690-015-00 = 81,398

Est. TCV/Total Floor Area = 73.73

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
37,500	37,500	37,500	31,443	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	660	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,700	40,700	40,700	32,103	32,103	32,103

009-690-016-00	2018 Est. T.C.V.	VANDEWEIDE STEPHEN E TRUST
Property Class: 402		W JENNINGS 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	240.00	150.00	1.0000	1.0000	30	100		7,200
240 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								7,200

2018 Est. T.C.V. 009-690-016-00 = 7,200

Est. TCV/Total Floor Area = 6.52, Most recent sale 11/18/2016 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,600	3,600	3,600	3,600	2.10			
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,600	3,600	3,600	3,675	3,600	0		

009-690-018-00	2018 Est. T.C.V.	KRAFVE LOIS A TRUSTEE
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	159.00	150.00	1.0000	1.0000	30	100		4,770
159 Actual Front Feet, 0.55 Total Acres								Total Est. Land Value =
								4,770

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 2018 Est. T.C.V. 009-690-018-00 = 4,770

Est. TCV/Total Floor Area = 4.32

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,400	2,400	2,400	2,400	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,400	2,400	2,400	2,450	2,400	0	

009-690-020-00                      2018 Est. T.C.V.                      RUSSELL FRANK A & MARY  
 Property Class: 401                      W JENNINGS 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	93.00	150.00	1.0000	1.0000	30	100		2,790
93 Actual Front Feet, 0.32 Total Acres                      Total Est. Land Value =								2,790

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost
(16) Deck/Balcony			
Roof Cover Only, Standard	10.50	220	2,310

(16) Deck/Balcony

Roof Cover Only, Standard                      10.50                      220                      2,310

(17) Garages

Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)

Base Cost	14.36	480	6,893
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =&gt;                      Cost New =                      13,148

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      8,546

ECF (690 VI-MI-KA SUB, JENNINGS ROAD)    0.950 =&gt; TCV of Bldg: 1 =                      8,119

2018 Est. T.C.V. 009-690-020-00                      =                      10,909

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/14/2017 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,200	5,200	5,200	5,200	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	300	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,500	5,500	5,500	5,309	5,500	0	

009-690-021-00	2018 Est. T.C.V.	DAVIS KATHRYN L
Property Class: 401		6262 W JENNINGS 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	120.00	150.00	1.0000	1.0000	30	100		3,600
120 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 3,600

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1700	0	0
D/W/P: 3.5 Concrete	3.44	1.00	130	0	0

## Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	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 1972

## (11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1357 SF Floor Area = 1357 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.58	0.00	0.00	1357	82,207

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

## (14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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## (16) Porches

CCP (1 Story), Standard	31.51	84	2,647
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## (16) Deck/Balcony

Roof Cover Only, Standard	10.20	240	2,448
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## (17) Garages

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

Base Cost	15.75	672	10,584
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =&gt; Cost New = 149,483

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	97,164
ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.980 => TCV of Bldg: 1 =		95,221

2018 Est. T.C.V. 009-690-021-00 = 101,196

Est. TCV/Total Floor Area = 74.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,700	46,700	46,700	41,642	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	874	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,600	50,600	50,600	42,516	42,516	42,516	



009-690-022-25                      2018 Est. T.C.V.                      REDMAN ROBERT L & SHAWN  
 Property Class: 402                      W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	75.00	150.00	1.0000	1.0000	30	100		2,250
75 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								2,250

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 Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	1000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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 2018 Est. T.C.V. 009-690-022-25                      =                      2,725

Est. TCV/Total Floor Area = 2.01, Most recent sale 02/01/2003 for 8,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,400	1,400	1,400	1,400	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,400	1,400	1,400	1,429	1,400	1,400	

009-690-023-00                      2018 Est. T.C.V.                      ACM VISION V LLC  
 Property Class: 401                      6320 W JENNINGS 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	210.00	150.00	1.0000	1.0000	30	100		6,300
210 Actual Front Feet, 0.72 Total Acres                      Total Est. Land Value =								6,300

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	3961	50	5,902
Total Estimated Land Improvements True Cash Value =					5,902

Cost Est. for Res. Bldg: 1    Single Family    BOCA/STATE                      Cls D-10    Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2192 SF    Floor Area = 2192 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	38.05	0.00	0.59	2032	78,516
1	Story Siding	Crawl Space	38.05	-6.13	0.59	160	5,202

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior							
Brick Veneer		7.85		116		911	

(13) Plumbing							
2 Fixture Bath		1100.00		1		1,100	

(14) Water/Sewer							
Well, 50 Feet		1575.00		1		1,575	
1000 Gal Septic		2720.00		1		2,720	

(15) Built-Ins & Fireplaces							
Fireplace: Interior 1 Story		2600.00		1		2,600	

(16) Porches							
CCP (1 Story), Standard		22.36		160		3,578	

(16) Deck/Balcony							
Treated Wood, Standard		6.79		160		1,086	

(16) Breezeways							
Frame Wall, Finished		26.75		360		9,630	

(17) Garages

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

Base Cost	12.40		1152		14,285
Mechanical Doors	325.00		2		650

County Multiplier = 1.38 =&gt;                      Cost New =    168,156

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    92,486  
 ECF (690 VI-MI-KA SUB, JENNINGS ROAD)    0.750 =>    TCV of Bldg: 1 =    69,365

2018 Est. T.C.V. 009-690-023-00                      =    81,567

Est. TCV/Total Floor Area = 37.21, Most recent sale 10/24/2012 for 11,800

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
36,200	36,200	36,200	36,200	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	0	760	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,800	40,800	40,800	36,960	36,960	0		

009-690-024-00	2018 Est. T.C.V.	JONES PHILLIP
Property Class: 401		6366 W JENNINGS 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	100.00	150.00	1.0000	1.0000	30	100		3,000
100 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 3,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	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 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1260 SF Floor Area = 1260 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.75	-9.65	0.00	1260	73,206

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	38.96	48	1,870
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(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt;

Cost New = 131,233

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 104,986

ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.980 =&gt; TCV of Bldg: 1 = 102,886

2018 Est. T.C.V. 009-690-024-00 = 108,386

Est. TCV/Total Floor Area = 86.02, Most recent sale 11/30/2012 for 86,450

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,000	50,000	50,000	40,820	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	857	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,200	54,200	54,200	41,677	41,677	41,677

009-690-025-00                      2018 Est. T.C.V.                      GUNNERSON MATTHEW A  
Property Class: 401                      6400 W JENNINGS 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      93.00      150.00      1.0000      1.0000      30      100                      2,790  
93 Actual Front Feet, 0.32 Total Acres              Total Est. Land Value =              2,790

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000  
Description                                      Rate      CountyMult.      Size      %Good      Cash Value  
D/W/P: 4in Concrete                      3.61      1.00      80      94      271  
D/W/P: Asphalt Paving                      1.61      1.00      2000      94      3,027  
Total Estimated Land Improvements True Cash Value =              3,298

Cost Estimates for Commercial/Industrial Building/Section: 1              Built 1970  
Description of Occupancy: CONVERTED HOUSE

Costs are taken from the Office Building cost schedules.  
<<<<<                      Calculator Cost Computations                      >>>>>  
Class: D      Quality: Average      Percent Adj: +0

Base Rate for Upper Floors = 73.65  
Storage Basement, Base Rate for Basement = 23.25  
  
(10) Heating system: Forced Air Furnace      Cost/SqFt: 0.00      100%  
Bsmnt Heating system: Forced Air Furnace      Cost/SqFt: 6.00  
Elevator Adjustment (Applied to upper floors rate)              Cost/Sq.Ft.: -1.50  
Adjusted Square Foot Cost for Upper Floors = 72.15  
Adjusted Square Foot Cost for Basement = 29.25

1 Stories                                      Number of Stories Multiplier: 1.000  
Average Height per Story: 8                      Height per Story Multiplier: 0.900  
Ave. Floor Area: 768                      Perimeter: 112                      Perim. Multiplier: 1.252  
Basement Area: 768                      Perimeter: 112                      Basement Perim. Multiplier: 1.252  
Basement Height: 8                      Basement Height Multiplier: 0.900  
Refined Square Foot Cost for Upper Floors: 81.30  
Refined Square Foot Cost for Basement: 32.96

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 111.379  
for Basement = 45.154

Total Floor Area: 768                      Base Cost New of Upper Floors =              85,539  
Basement Area: 768                      Base Cost New of Basement =              34,678  
  
Reproduction/Replacement Cost =              120,217  
Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0  
Total Depreciated Cost =              61,311

<<<<<                      Segregated Cost Computations                      >>>>>  
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals  
Item Description                                      Cost                      # or      Height      Base  
Col.      Rate                      SqFt      Adj.      Adj.                      Cost  
  
(39) Miscellaneous  
Canopies & Marquees:  
Wood Frame                                      1 Up      17.25                      94      1.000      1.000                      1622  
  
Total Base Cost of Lump-Sum Items =              1622  
Total Base Cost New =              1622  
County Multiplier: 1.37      Architectural Multiplier: 1.00      Combined: 1.370

Reproduction/Replacement Cost =              2,221  
Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0  
Total Depreciated Cost =              1,133

ECF (201B COMMERCIAL GROUP B)                      1.010 => TCV of Bldg: 1 =              63,068  
Replacement Cost/Floor Area= 159.43              Est. TCV/Floor Area= 82.12

Cost Estimates for Commercial/Industrial Building/Section: 2              Built 1970

Costs are taken from the Residential Garage cost schedules.  
<<<<<                      Calculator Cost Computations                      >>>>>  
Class: D,Siding      Quality: Average      Percent Adj: +0

Base Rate for Upper Floors = 22.06

Adjusted Square Foot Cost for Upper Floors = 22.06

1 Stories  
 Average Height per Story: 8  
 Refined Square Foot Cost for Upper Floors: 22.06  
 Number of Stories Multiplier: 1.000  
 Height per Story Multiplier: 1.000  
 Height per Story Multiplier: 1.000

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 30.215

Total Floor Area: 410  
 Lin. Ft. of Wall: 0

Base Cost New of Upper Floors = 12,388  
 Wall Rate: 88.71  
 Common wall deduction = 0

Reproduction/Replacement Cost = 12,388  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0  
 Total Depreciated Cost = 5,822

ECF (201B COMMERCIAL GROUP B)  
 Replacement Cost/Floor Area= 30.22

1.010 => TCV of Bldg: 2 = 5,881  
 Est. TCV/Floor Area= 14.34

Total Estimated True Cash Value of Commercial/Industrial Buildings = 68,949

2018 Est. T.C.V. 009-690-025-00 = 75,037

Est. TCV/Total Floor Area = 63.70, Most recent sale 08/01/1995 for 37,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,700	36,700	36,700	30,816	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	647	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	31,463	31,463	0	

009-690-026-00	2018 Est. T.C.V.	DONNELLY WILLIAM J JR
Property Class: 402		W JENNINGS 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	66.00	150.00	1.0000	1.0000	30	100		1,980
66 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								1,980

2018 Est. T.C.V. 009-690-026-00 = 1,980

Est. TCV/Total Floor Area = 1.68

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	1,000	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	1,021	1,000	0	

009-690-027-00	2018 Est. T.C.V.	VANDER WEIDE STEPHEN E TRUST
Property Class: 401		6450 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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 Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 30/FF	141.93	150.00	1.0000	1.0000	30	100		4,258	
GROUP A 30/FF	40.00	150.10	1.0000	1.0000	30	100		1,200	
185 Actual Front Feet, 0.62 Total Acres								Total Est. Land Value =	5,458

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 2018 Est. T.C.V. 009-690-027-00 = 5,458

Est. TCV/Total Floor Area = 4.63, Most recent sale 08/06/2014 for 98,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,700	2,700	2,700	2,700	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	2,756	2,700	0	

009-690-028-00                      2018 Est. T.C.V.                      MUSSELMAN JOSHUA J  
 Property Class: 401                      6450 W JENNINGS RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	200.00	150.10	1.0000	1.0000	75	100		15,000
200 Actual Front Feet, 0.69 Total Acres                      Total Est. Land Value =								15,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	1032	0	0
D/W/P: Asphalt Paving	1.42	1.00	660	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

## (11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF    Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	69.15	0.00	0.00	960	66,384

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)	630.00	1	630
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## (14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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## (16) Porches

CPP, Standard	20.75	44	913
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## (16) Breezeways

Frame Wall,Finished	27.25	176	4,796
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## (17) Garages

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

Base Cost	20.85	440	9,174
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Mechanical Doors	350.00	1	350
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Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	12.60	576	7,258
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Mechanical Doors	350.00	1	350
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Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	17.81	200	3,562
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Common Wall: 1 Wall	-731.25	1	-731
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Mechanical Doors	325.00	1	325
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County Multiplier = 1.38 =>	Cost New =	137,821
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	82,693
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## Separately Depreciated Items:

## (9) Basement Finish

Basement Recreation Finish	11.25	960	10,800
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County Multiplier = 1.38 =>	Cost New =	14,904
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,	Depr.Cost =	7,452
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## (16) Porches

CSEP (1 Story), Standard	22.50	288	6,480
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County Multiplier = 1.38 =>	Cost New =	8,942
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,	Depr.Cost =	7,690
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Total Depreciated Cost =	97,835
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ECF (690 VI-MI-KA SUB, JENNINGS ROAD)    0.980 => TCV of Bldg: 1 =	95,878
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2018 Est. T.C.V. 009-690-028-00	=	113,253
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Est. TCV/Total Floor Area = 117.97, Most recent sale 01/29/2016 for 106,000
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2017 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.
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Parcel Number: 009-690-028-00

Page: 2



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	52,700		52,700		52,700		2.10	
2018	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		3,900	0	0	1,106	0	
2018	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	56,600		56,600	56,600	53,806	53,806	53,806	

009-690-029-00	2018 Est. T.C.V.	HOFFMAN DIANNE L
Property Class: 401		6281 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75	100		9,000
120 Actual Front Feet, 0.82 Total Acres								Total Est. Land Value = 9,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1320 SF Floor Area = 1320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.44	0.00	0.00	1320	92,981

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	220	1,815

(13) Plumbing			
Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches			
CCP (1 Story), Standard	32.35	76	2,459

(16) Deck/Balcony			
Treated Wood, Standard	6.97	216	1,506

(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt; Cost New = 168,642

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 109,617  
ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.980 => TCV of Bldg: 1 = 107,425

2018 Est. T.C.V. 009-690-029-00 = 117,395

Est. TCV/Total Floor Area = 88.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,300	54,300	54,300	42,098	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	884	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,700	58,700	58,700	42,982	42,982	0	

009-690-030-00	2018 Est. T.C.V.	HOFFMAN DIANNE L
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75	100		9,000
120 Actual Front Feet, 0.82 Total Acres								Total Est. Land Value = 9,000

2018 Est. T.C.V. 009-690-030-00 = 9,000

Est. TCV/Total Floor Area = 6.82

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	3,952	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	82	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	4,034	4,034	0	

009-690-031-00	2018 Est. T.C.V.	RANDEL BARBARA J
Property Class: 401		6359 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75	100		9,000
120 Actual Front Feet, 0.82 Total Acres								Total Est. Land Value = 9,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	1980	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1357 SF Floor Area = 1357 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	45.63	0.00	0.66	1357	62,816

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575  
1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1235.00 1 1,235  
Jacuzzi Tub 2995.00 1 2,995  
Fireplace: Wood Stove 950.00 1 950

(16) Porches

WGEP (1 Story), Standard 28.55 216 6,167

(17) Garages

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

Base Cost 14.18 768 10,890  
Mechanical Doors 325.00 1 325

County Multiplier = 1.38 =&gt;

Cost New = 124,473

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 74,684

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish 9.65 1400 13,510

County Multiplier = 1.38 =&gt;

Cost New = 18,644

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 9,322

Total Depreciated Cost = 84,005

ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.750 =&gt; TCV of Bldg: 1 = 63,004

2018 Est. T.C.V. 009-690-031-00 = 72,954

Est. TCV/Total Floor Area = 53.76

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,300	32,300	32,300	29,955	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	629	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,500	36,500	36,500	30,584	30,584	30,584	

009-690-032-00	2018 Est. T.C.V.	CRAWFORD JEANNIE
Property Class: 401		6401 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75	100		9,000
120 Actual Front Feet, 0.82 Total Acres								Total Est. Land Value = 9,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	578	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1	Single Family	BI		Cls CD	Blt 1977
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1424 SF Floor Area = 2278 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 60%	67.68	-2.98	0.00	1424	92,133

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer	8.00	648	5,184
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	2	3,950

(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches

CCP (1 Story), Standard	34.15	60	2,049
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(16) Deck/Balcony

Treated Wood, Standard	7.59	120	911
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(17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

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

Base Cost	10.56	864	9,124
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>	Cost New =	184,703
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	129,292
ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.980 => TCV of Bldg: 1 =		126,706

2018 Est. T.C.V. 009-690-032-00 = 137,131

Est. TCV/Total Floor Area = 60.20, Most recent sale 09/30/2015 for 134,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,400	63,400	63,400	63,400	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,200	0	1,331	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,600	68,600	68,600	64,731	64,731	64,731	

009-690-033-00                                  2018 Est. T.C.V.                                  VANDERWEIDE STEPHEN & DEBRA  
 Property Class: 402  
 Map #:                                                  LAKE TOWNSHIP                                                  LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	66.00	297.00	1.0000	1.0000	75	100		4,950
66 Actual Front Feet, 0.45 Total Acres                          Total Est. Land Value =								4,950

2018 Est. T.C.V. 009-690-033-00                                                                  =                                          4,950

Est. TCV/Total Floor Area = 2.17, Most recent sale 09/01/1998 for 19,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	1,449	2.10				
2018                          New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	30	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	1,479	1,479	0			

009-690-034-00                      2018 Est. T.C.V.                      LYDICK CLAUDE & JANICE  
 Property Class: 401                      6429 W JENNINGS RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	120.00	297.00	1.0000	1.0000	75	100		9,000
120 Actual Front Feet, 0.82 Total Acres      Total Est. Land Value =								9,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	96	71	234
Shed: Metal Prefab	8.48	1.00	140	71	843
Total Estimated Land Improvements True Cash Value =					1,077

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 884 SF    Floor Area = 884 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.33	-10.62	0.00	884	54,552

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      760.00                      1                      760

(14) Water/Sewer

Well, 100 Feet                      2700.00                      1                      2,700

1000 Gal Septic                      3085.00                      1                      3,085

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1915.00                      1                      1,915

(16) Porches

CCP (1 Story), Standard                      38.96                      48                      1,870

CPP, Standard                      16.66                      80                      1,333

(17) Garages

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

Base Cost                      20.34                      510                      10,373

Common Wall: 2 Wall                      -2575.00                      1                      -2,575

Automatic Doors                      375.00                      1                      375

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

Base Cost                      20.90                      480                      10,032

Common Wall: 1 Wall                      -1300.00                      1                      -1,300

Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =&gt;

Cost New = 115,223

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost = 80,656

ECF (690 VI-MI-KA SUB, JENNINGS ROAD)    0.980 =&gt; TCV of Bldg: 1 = 79,043

2018 Est. T.C.V. 009-690-034-00                      = 89,120

Est. TCV/Total Floor Area = 100.81, Most recent sale 06/16/2015 for 83,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,300	41,300	41,300	41,300	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	867	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,600	44,600	44,600	42,167	42,167	42,167	

009-690-035-00 2018 Est. T.C.V. MANSFIELD ROBERT  
 Property Class: 401 6445 W JENNINGS RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	140.00	297.00	1.0000	1.0000	75	100		10,500
140 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								10,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	200	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	144	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	160	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	1200	100	5,052
Fencing: Wd, Solid, 6 ft.	16.41	1.00	192	0	0
Shed: Wood Frame	9.83	1.00	192	50	943
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					8,495

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1008 SF Floor Area = 2016 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev.100%	86.55	0.00	3.83	1008	91,103

Other Additions/Adjustments Rate Size Cost

(13) Plumbing  

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer  

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces  

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches  

CCP (2 Story), Standard	29.22	168	4,909
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(16) Deck/Balcony  

Treated Wood, Standard	7.10	195	1,385
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(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Finished )  

Base Cost	20.23	720	14,566
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	17.35	1600	27,760
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 214,738

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 128,843  
 ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.980 => TCV of Bldg: 1 = 126,266

2018 Est. T.C.V. 009-690-035-00 = 145,261

Est. TCV/Total Floor Area = 72.05, Most recent sale 06/21/2012 for 71,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
56,900	56,900	56,900	41,033	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
11,500	4,200	0	11,500	861	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,600	72,600	72,600	53,394	53,394	53,394



009-690-037-00	2018 Est. T.C.V.	BOUZA LARRY A
Property Class: 401		6451 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 75/FF	218.00	297.00	1.0000	1.0000	75	100		16,350
218 Actual Front Feet, 1.49 Total Acres								Total Est. Land Value = 16,350

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	480	0	0
D/W/P: Asphalt Paving	1.61	1.00	3500	94	5,297
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					7,722

Cost Est. for Res. Bldg: 1 Single Family 2.5S Cls C Blt 1994

## (11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1188 SF Floor Area = 2772 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Basement	119.46	0.00	0.00	1056	126,150
1	Story Siding	Slab	65.14	-11.37	0.00	132	7,098

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

## (14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

## (16) Porches

CCP (1 Story), Standard	35.60	60	2,136
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## (16) Deck/Balcony

Treated Wood, Standard	19.24	16	308
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## (17) Garages

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

Base Cost	15.95	720	11,484
Mechanical Doors	350.00	2	700

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

Base Cost	9.71	1936	18,799
Automatic Doors	375.00	1	375
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt; Cost New = 252,414

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 214,552  
ECF (690 VI-MI-KA SUB, JENNINGS ROAD) 0.980 => TCV of Bldg: 1 = 210,261

2018 Est. T.C.V. 009-690-037-00 = 234,333

Est. TCV/Total Floor Area = 84.54

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,600	108,600	108,600	84,721	2.10		
2018 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	8,600	0	0	1,779	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,200	117,200	117,200	86,500	86,500	86,500	

009-700-001-00	2018 Est. T.C.V.	LEAVER RICHARD
Property Class: 402		BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA  
 \* Factors \*                      EFF - IRRGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	100		15,000
96 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	15,000

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2018 Est. T.C.V. 009-700-001-00	=	15,000			
Est. TCV/Total Floor Area = 5.41, Most recent sale 04/01/1999 for 32,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,500	7,500	7,500	7,500	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	7,657	7,500	7,500

009-700-002-00	2018 Est. T.C.V.	WEBER RONALD J & PATRICIA A
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

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

\* Factors \* FLOOD PLAIN AREA AT LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	100		15,000
58 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	15,000

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2018 Est. T.C.V. 009-700-002-00		=	15,000
Est. TCV/Total Floor Area = 5.41, Most recent sale 01/09/2007 for 60,800			
2017 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
7,500	7,500	7,500	7,500 2.10
2018 New Eq. Adjustment		Loss	Additions Tax Adjustment Losses
0	0	0	0 0 0
2018 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
7,500	7,500	7,500	7,657 7,500 0

009-700-003-00 2018 Est. T.C.V. WEBER RONALD J & PATRICIA A  
 Property Class: 401 BAYBERRY LN  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	93.33	239.35	0.8811	1.0000	250	100		20,558
70 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								20,558

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	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 2008

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1841 SF Floor Area = 2762 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	85.45	0.00	3.16	1841	163,131

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	2	3,200

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	26.63	124	3,302
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(16) Deck/Balcony

Treated Wood, Standard	6.47	380	2,459
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(17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 268,134

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 241,321  
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 328,196

2018 Est. T.C.V. 009-700-003-00 = 351,129

Est. TCV/Total Floor Area = 127.13

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
168,300	168,300	168,300	120,982	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,300	0	2,540	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
175,600	175,600	175,600	123,522	123,522	0	

009-700-004-00 2018 Est. T.C.V. MISHIER THAIS TRUST  
 Property Class: 401 1394 S BAYBERRY LN  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	91.87	251.11	0.7088	1.0000	250	100	LOT 4	16,280
GROUP J 250	81.88	229.02	0.7088	1.0000	250	100	LOT 5	14,510
120 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								30,790

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	3100	50	2,496
Total Estimated Land Improvements True Cash Value =					2,496

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1989

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1232 SF Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	86.59	0.00	0.00	1232	106,679

Other Additions/Adjustments

	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	924	10,580
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650
(16) Porches			
WCP (1 Story), Standard	18.28	352	6,435
WCP (1 Story), Standard	18.28	352	6,435
(16) Deck/Balcony			
Treated Wood, Standard	6.22	528	3,284
Treated Wood, Standard	11.81	40	472
Treated Wood, Standard	8.40	96	806
Solar Room			
No Wall	72.50	160	11,600
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.06	708	11,370
Storage area over garage	3.95	468	1,849
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.55	576	10,109

County Multiplier = 1.38 => Cost New = 252,824

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 202,259  
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 275,072

2018 Est. T.C.V. 009-700-004-00 = 308,358  
 Est. TCV/Total Floor Area = 166.86

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2018 New Eq. Adjustment	Losses
2017	148,100	148,100	148,100	148,100	2.10		
2018	0	6,100	0	0	3,110	0	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	154,200	154,200	154,200	151,210	151,210	151,210	

009-700-006-00                      2018 Est. T.C.V.                      MASTERS MARK D & JOY RENEE  
 Property Class: 401                      1424 S BAYBERRY LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	81.67	233.80	0.7291	1.0000	250	100	LOT 6	14,886
GROUP J 250	78.63	243.94	0.7291	1.0000	250	100	LOT 7	14,332
130 Actual Front Feet, 0.96 Total Acres                      Total Est. Land Value =								29,218

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C-5    Blt 1996

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1380 SF    Floor Area = 2070 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	76.93	0.00	2.72	1380	109,917

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	308	3,527
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WCP (1 Story), Standard	18.12	368	6,668
WGEP (1 Story), Standard	36.83	144	5,304
WPP, Standard	8.17	448	3,660

(17) Garages

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

Base Cost	19.67	768	15,107
Mechanical Doors	350.00	2	700
Storage area over garage	3.95	384	1,517

County Multiplier = 1.38 =&gt;                      Cost New =    223,989

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    167,992  
 ECF (410- SAPPHIRE LAKE AREA)                      1.360 => TCV of Bldg: 1 =    228,469

2018 Est. T.C.V. 009-700-006-00                      =    260,062

Est. TCV/Total Floor Area = 125.63, Most recent sale 08/19/2016 for 255,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
134,900	134,900	134,900	134,900	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,900	0	-4,900	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,000	130,000	130,000	137,732	130,000	0

009-700-009-00                      2018 Est. T.C.V.                      SUTTON HELEN L TR  
 Property Class: 401                      1458 S BAYBERRY LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	81.67	256.74	0.7166	1.0000	250	100	LOT 8	14,631
GROUP J 250	86.74	252.75	0.7166	1.0000	250	100	LOT 9	15,541
132 Actual Front Feet, 1.09 Total Acres                      Total Est. Land Value =								30,172

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	256	84	740
Total Estimated Land Improvements True Cash Value =					740

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C    Blt 1993

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1120 SF    Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	75.73	0.00	-0.34	1120	84,437

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	3	7,200

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WGEP (1 Story), Standard	30.68	224	6,872
WCP (1 Story), Standard	19.13	296	5,662

County Multiplier = 1.38 =>                      Cost New =    152,778

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    122,222

Separately Depreciated Items:

(17) Garages

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

Base Cost	17.55	576	10,109
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County Multiplier = 1.38 =>                      Cost New =    13,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =    12,276

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

Base Cost	15.47	768	11,881
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County Multiplier = 1.38 =>                      Cost New =    16,396

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,    Depr.Cost =    13,772

Total Depreciated Cost =    148,271

ECF (410- SAPPHIRE LAKE AREA)    1.360 => TCV of Bldg: 1 =    201,648

2018 Est. T.C.V. 009-700-009-00                      =    232,560

Est. TCV/Total Floor Area = 166.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,800	111,800	111,800	111,800	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	2,347	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,300	116,300	116,300	114,147	114,147	114,147	

009-700-010-00                      2018 Est. T.C.V.                      PREE CORINNE A  
 Property Class: 401                      1470 S BAYBERRY LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I 40K					45000	100		45,000
49 Actual Front Feet, 0.39 Total Acres                      Total Est. Land Value =								45,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	2150	71	2,458
Total Estimated Land Improvements True Cash Value =					2,458

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

## (11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF    Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.08	-10.16	0.00	720	43,142
1.5	Story Siding	Crawl Space	89.21	-10.16	0.00	320	25,296

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400

## (14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

## (16) Porches

WPP, Standard	8.70	380	3,306
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## (16) Deck/Balcony

Pine                      w/Roof, Standard	26.15	48	1,255
Treated Wood, Standard	7.65	136	1,040

## (17) Garages

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

Base Cost	19.88	432	8,588
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County Multiplier = 1.38    =>                      Cost New =    130,155

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    91,108  
 ECF (410- SAPPHIRE LAKE AREA)                      1.360 => TCV of Bldg: 1 =    123,907

2018 Est. T.C.V. 009-700-010-00                      =    171,365

Est. TCV/Total Floor Area = 142.80, Most recent sale 05/01/1998 for 135,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,900	82,900	82,900	59,904	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	1,257	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,700	85,700	85,700	61,161	61,161	61,161	



009-700-011-00	2018 Est. T.C.V.	PREE CORINNE A
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA  
 \* Factors \* 1/2 LOT 11

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	38.33	222.82	1.0000	1.0000	250	100		9,583
33 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								9,583

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2018 Est. T.C.V. 009-700-011-00	=	9,583			
Est. TCV/Total Floor Area = 7.99					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,800	4,800	4,800	4,800	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,800	4,800	4,800	4,900	4,800	4,800

009-700-012-00                      2018 Est. T.C.V.                      KOETS GARY MILTON  
 Property Class: 401                                                                   1494 S BAYBERRY LN  
 Map #:                                      LAKE TOWNSHIP                              LAKE CITY, MI 49651

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

\* Factors \*                      LOT 12, 13 & 1/2 OF 11

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	38.33	225.93	0.6544	1.0000	250	100		6,271
GROUP J 250	83.33	223.10	0.6544	1.0000	250	100		13,633
GROUP J 250	96.67	164.03	0.6544	1.0000	250	100	LOT 13	15,814
193 Actual Front Feet, 1.05 Total Acres                      Total Est. Land Value =								35,718

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					3,563

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C    Blt 1975

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 840 SF    Floor Area = 1260 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.5 Story    Siding    Crawl Space    88.61    -10.24    -0.40    840    65,495

Other Additions/Adjustments                      Rate                      Size    Cost

(13) Plumbing  
 Average Fixture(s)                              760.00                      1    760  
 3 Fixture Bath                                    2400.00                      1    2,400

(14) Water/Sewer  
 Public Sewer                                    1162.00                      1    1,162  
 Well, 50 Feet                                    1575.00                      1    1,575

(15) Built-Ins & Fireplaces  
 Appliance Allowance                          1915.00                      1    1,915  
 Fireplace: Prefab 1 Story                      2200.00                      1    2,200

(16) Deck/Balcony  
 Treated Wood,Standard                      6.47                              380    2,459  
 Treated Wood,Standard                      7.34                              168    1,233

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                                      17.84                              672    11,988  
 Automatic Doors                                    375.00                              2    750  
 Storage area over garage                      3.95                              336    1,327

County Multiplier = 1.38 =>                      Cost New =    128,705

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    83,658  
 ECF (410- SAPPHIRE LAKE AREA)                      1.360 => TCV of Bldg: 1 =    113,775

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
74,000	74,000	74,000	74,000	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	1,554	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,500	76,500	76,500	75,554	75,554	75,554

2018 Est. T.C.V. 009-700-012-00                      =    153,056

Est. TCV/Total Floor Area = 121.47, Most recent sale 10/06/2011 for 175,000

009-700-014-00                      2018 Est. T.C.V.                      SHAW SUSAN B TRUST  
 Property Class: 401                      BAYBERRY LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	52.00	545.34	1.0000	1.0000	250	100		13,000
52 Actual Front Feet, 0.65 Total Acres                      Total Est. Land Value =								13,000

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Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls	C	Blt	0
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(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments		Rate		Size	Cost
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(17) Garages

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

Base Cost		14.55		1296	18,857
Automatic Doors		375.00		3	1,125
Storage area over garage		3.95		576	2,275

County Multiplier = 1.38 =>		Cost New =	30,715
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	21,500
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ECF (410- SAPPHIRE LAKE AREA)	1.360 => TCV of Bldg: 1 =	29,240
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2018 Est. T.C.V. 009-700-014-00	=	42,240
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Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,800	14,800	14,800	14,113	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
5,600	700	0	5,600	296	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,100	21,100	21,100	20,009	20,009	0	

009-700-015-00	2018 Est. T.C.V.	BOWLIN TRUST
Property Class: 401		BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
<Site Value B> Back Lots	600				6000	100		6,000
106 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 12,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1997

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	9.78	1008	9,858
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 14,570

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 12,531  
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 17,042

2018 Est. T.C.V. 009-700-015-00 = 29,042

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	13,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	289	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,500	14,500	14,500	14,089	14,089	0	

009-700-015-50                      2018 Est. T.C.V.                      BRIGGS MICHAEL F & VICTORIA B  
 Property Class: 401                      BAYBERRY LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
<Site Value B> Back Lots	600				6000	100		6,000
106 Actual Front Feet, 0.45 Total Acres                      Total Est. Land Value =								12,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls D    Blt 2004

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	13.79	960	13,238
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County Multiplier = 1.38 =>                      Cost New =    18,269

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,    Depr.Cost =    17,173  
 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 =    18,890

2018 Est. T.C.V. 009-700-015-50                      =    30,890

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,400	14,400	14,400	14,400	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	302	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	14,702	14,702	0	

009-700-018-00                      2018 Est. T.C.V.                      BRIGGS MICHAEL F & VICTORIA B  
 Property Class: 401                      1473 S BAYBERRY LN  
 Map #:                                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I 40K					45000	100	EAST SIDE	45,000
80 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								45,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls C    Blt 1982

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1079 SF    Floor Area = 1888 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	96.27	-9.58	3.37	1079	97,175

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Porches

WPP, Standard	7.19	607	4,364
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(16) Deck/Balcony

Treated Wood, Standard	7.58	141	1,069
Treated Wood, Standard	9.73	60	584

County Multiplier = 1.38 =&gt;                      Cost New = 155,538

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost = 124,430  
 ECF (410- SAPPHIRE LAKE AREA)                      1.360 => TCV of Bldg: 1 = 169,225

2018 Est. T.C.V. 009-700-018-00                      = 216,650

Est. TCV/Total Floor Area = 114.75

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,600	104,600	104,600	80,354	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,700	0	1,687	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,300	108,300	108,300	82,041	82,041	0	

009-700-019-00                      2018 Est. T.C.V.                      SHAW SUSAN B & DAVID J  
 Property Class: 401                      1459 S BAYBERRY LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I 40K					45000	100	EAST SIDE	45,000
84 Actual Front Feet, 0.28 Total Acres                      Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+10    Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1308 SF    Floor Area = 1962 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.84	-10.02	0.00	1308	104,405

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Porches

WCP (1 Story), Standard	15.20	1080	16,416
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County Multiplier = 1.38    =>                      Cost New =    184,730

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    157,021  
 ECF (410- SAPPHIRE LAKE AREA)    1.360 => TCV of Bldg: 1 =    213,548

2018 Est. T.C.V. 009-700-019-00                      =    260,973

Est. TCV/Total Floor Area = 133.01, Most recent sale 06/01/1995 for 20,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
125,800	125,800	125,800	104,883	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	2,202	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,500	130,500	130,500	107,085	107,085	0

009-700-020-00                      2018 Est. T.C.V.                      BOWLIN TRUST  
 Property Class: 401                      1445 S BAYBERRY LN  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	84.00	162.00	0.8005	1.0000	800	100	EAST SIDE	53,790
GROUP H \$800	42.00	178.00	0.8005	1.0000	800	100	S'LY 1/2 LOT 21	26,895
126 Actual Front Feet, 0.48 Total Acres                      Total Est. Land Value =								80,685

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					1,400

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1985

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1040 SF    Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.89	0.00	-0.21	1040	61,027

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish                      11.25                      1040                      11,700

(13) Plumbing

Average Fixture(s)                      630.00                      1                      630  
3 Fixture Bath                      1975.00                      1                      1,975

(14) Water/Sewer

Public Sewer                      1025.00                      1                      1,025  
Well, 50 Feet                      1575.00                      1                      1,575

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1415.00                      1                      1,415  
Fireplace: Wood Stove                      1125.00                      1                      1,125

(16) Porches

WGEP (1 Story), Basement                      42.87                      144                      6,173

(16) Deck/Balcony

Treated Wood, Standard                      5.85                      708                      4,142  
Treated Wood, Standard                      9.15                      64                      586

County Multiplier = 1.38 =&gt;                      Cost New =                      126,095

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      94,571  
ECF (410- SAPPHIRE LAKE AREA)                      1.360 => TCV of Bldg: 1 =                      128,616

2018 Est. T.C.V. 009-700-020-00                      =                      210,701

Est. TCV/Total Floor Area = 202.60, Most recent sale 09/15/2016 for 230,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,000	104,000	104,000	104,000	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	0	1,400	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,400	105,400	105,400	106,184	105,400	0



009-700-021-50	2018 Est. T.C.V.	BROOKS LEE R
Property Class: 402		BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	42.00	193.00	1.0000	1.0000	800	100		33,600
42 Actual Front Feet, 0.19 Total Acres      Total Est. Land Value =								33,600

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2018 Est. T.C.V. 009-700-021-50 = 33,600

Est. TCV/Total Floor Area = 32.31

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,800	16,800	16,800	13,247	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	278	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,800	16,800	16,800	13,525	13,525	0	

009-700-022-00                      2018 Est. T.C.V.                      BROOKS LEE R  
 Property Class: 401                                           1417 S BAYBERRY LN  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	80.00	218.00	0.9173	1.0000	800	100		58,708
80 Actual Front Feet, 0.40 Total Acres                      Total Est. Land Value =								58,708

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.85	1.00	120	50	591
Shed: Wood Frame	8.05	1.00	280	50	1,126

## Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					4,142

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

## (11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1680 SF    Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.28	0.00	0.00	1232	66,873
1	Story Siding	Piers	54.28	-11.08	0.00	448	19,354

Other Additions/Adjustments	Rate	Size	Cost
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## (9) Basement Finish

Basement Living Finish	16.50	750	12,375
Walk out Basement Door(s)	700.00	1	700

## (13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
2 Fixture Bath	1325.00	1	1,325

## (14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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## (16) Deck/Balcony

Treated Wood,Standard	5.90	560	3,304
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## (17) Garages

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

Base Cost	13.39	960	12,854
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County Multiplier = 1.38 =>                      Cost New =                      170,299

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,    Depr.Cost =                      143,051

## Separately Depreciated Items:

Square footage # 2 is depreciated at 58 %Good...	Base Cost Was =	19,354
County Multiplier = 1.38 =>	Cost New =	26,708
Phy/Ab.Phy/Func/Econ/Comb.%Good=-26/100/100/100/-26.0,	Depr.Cost =	-6,944

## (16) Deck/Balcony

Treated Wood,Standard	5.85	1120	6,552
County Multiplier = 1.38 =>	Cost New =	9,042	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,	Depr.Cost =	8,680	
Treated Wood,Standard	5.90	560	3,304
Treated Wood,Standard	7.10	160	1,136
County Multiplier = 1.38 =>	Cost New =	1,568	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,	Depr.Cost =	1,521	

Total Depreciated Cost =                      146,308

ECF (410- SAPPHIRE LAKE AREA)                      1.360 => TCV of Bldg: 1 =                      198,978

2018 Est. T.C.V. 009-700-022-00                      =                      261,828

Est. TCV/Total Floor Area = 155.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
127,000	127,000	127,000	101,230	2.10

Parcel Number: 009-700-022-00

Page: 2

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2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,900	0	0	2,125	0
2018 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	130,900	130,900	130,900	103,355	103,355	0

009-700-023-00                      2018 Est. T.C.V.                      JORAE KEVIN CHRLES & KING AMY JO  
 Property Class: 401                      1401 S BAYBERRY LN  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	80.00	242.00	0.9173	1.0000	800	100		58,708
80 Actual Front Feet, 0.44 Total Acres                      Total Est. Land Value =								58,708

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls CD    Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 768 SF    Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	89.87	0.00	-0.38	768	68,728

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 100 Feet	2550.00	1	2,550

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

CSEP (1 Story), Standard	25.75	192	4,944
WPP, Standard	8.55	344	2,941

(16) Deck/Balcony

Treated Wood, Standard	12.51	32	400
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(17) Basement Garages

Basement Garage: 1 Car	1525.00	1	1,525
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New = 120,900

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 78,585  
 ECF (410- SAPPHIRE LAKE AREA)                      1.360 => TCV of Bldg: 1 = 106,876

2018 Est. T.C.V. 009-700-023-00                      = 168,009

Est. TCV/Total Floor Area = 125.01, Most recent sale 08/11/2014 for 172,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,100	82,100	82,100	82,100	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	1,724	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,000	84,000	84,000	83,824	83,824	0	

009-700-024-00                      2018 Est. T.C.V.                      WHITCOMB CHARLES & ANGELA  
 Property Class: 401                      1385 S BAYBERRY LN  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	80.00	265.00	0.9173	1.0000	800	100		58,708
80 Actual Front Feet, 0.49 Total Acres                      Total Est. Land Value =								58,708

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C-5    Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 720 SF    Floor Area = 900 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	78.80	0.00	0.00	720	56,736

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	196	2,244
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Deck/Balcony

Treated Wood,Standard	6.81	249	1,696
Treated Wood,Standard	13.84	27	374
Wood Balcony	17.50	32	560

County Multiplier = 1.38    =>                      Cost New =    99,183

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    64,469  
 ECF (410- SAPPHIRE LAKE AREA)    1.360 => TCV of Bldg: 1 =    87,678

2018 Est. T.C.V. 009-700-024-00                      =    148,811

Est. TCV/Total Floor Area = 165.35, Most recent sale 10/14/2005 for 169,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,900	72,900	72,900	70,095	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	1,471	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,400	74,400	74,400	71,566	71,566	0

009-700-025-00	2018 Est. T.C.V.	BALANDA PETER B
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	86.00	187.00	0.8976	1.0000	800	100		61,757
74 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	61,757

2018 Est. T.C.V. 009-700-025-00 = 61,757

Est. TCV/Total Floor Area = 68.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
31,400	31,400	31,400	28,608	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	0	600	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
30,900	30,900	30,900	29,208	29,208	0		

009-700-026-00                      2018 Est. T.C.V.                      O'DOHERTY MARY ELLEN  
 Property Class: 401                      1345 S BAYBERRY LN  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$800	100.00	204.00	0.8579	1.0000	800	100		68,633
100 Actual Front Feet, 0.47 Total Acres                      Total Est. Land Value =								68,633

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

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

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = Size for Rates = 1600 SF    Floor Area = 1600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.14	-8.63	4.71	1600	93,152

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WPP, Standard	8.60	400	3,440
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(16) Deck/Balcony

Treated Wood, Standard	16.98	20	340
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(17) Garages

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

Base Cost	20.98	384	8,056
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New = 156,250

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost = 109,375  
 ECF (410- SAPPHIRE LAKE AREA)                      1.360 => TCV of Bldg: 1 = 148,750

2018 Est. T.C.V. 009-700-026-00                      = 219,808

Est. TCV/Total Floor Area = 137.38

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,500	107,500	107,500	82,224	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,726	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,900	109,900	109,900	83,950	83,950	0	

009-700-027-00                            2018 Est. T.C.V.                            ZMYSLO DENNIS & LAURA  
 Property Class: 401                            1319 S BAYBERRY LN  
 Map #:                            LAKE TOWNSHIP                            LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP G \$1100	76.00	263.50	1.0000	1.0000	1100	100		83,600
76 Actual Front Feet, 0.46 Total Acres            Total Est. Land Value =								83,600

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.40	1.00	100	94	1,072
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					3,497

Cost Est. for Res. Bldg: 1    Single Family    1.5S                            Cls C    Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1344 SF    Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	81.35	-9.04	0.00	1008	72,888
1	Story Siding	Slab	63.87	-11.07	0.00	336	17,741

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

WPP, Standard	8.79	362	3,182
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(16) Deck/Balcony

Treated Wood, Standard	7.34	169	1,240
Wood Balcony	17.50	28	490

(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =&gt;                            Cost New =    163,066

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    105,993  
 ECF (410- SAPPHIRE LAKE AREA)                            1.360 => TCV of Bldg: 1 =    144,150

2018 Est. T.C.V. 009-700-027-00                            =    231,247

Est. TCV/Total Floor Area = 125.13, Most recent sale 06/07/2012 for 217,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,600	108,600	108,600	98,823	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	2,075	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,600	115,600	115,600	100,898	100,898	0	



009-700-028-00	2018 Est. T.C.V.	B & W INVESTMENT COMPANY
Property Class: 700		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	100		15,000
<Site Value F> GROUP F15K/SITE					15000	100		15,000
296 Actual Front Feet, 2.36 Total Acres      Total Est. Land Value =								30,000

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2018 Est. T.C.V. 009-700-028-00 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

009-700-029-00	2018 Est. T.C.V.	WILDWOOD ESTATES SUBDIVISION PARK
Property Class: 700		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 250	360.00	498.00	0.5493	1.0000	250	100		49,437
360 Actual Front Feet, 4.12 Total Acres								Total Est. Land Value = 49,437

2018 Est. T.C.V. 009-700-029-00 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-821-021-00	2018 Est. T.C.V.	COMMERCIAL FOREST CERT # 2013-47-57
Property Class: 700		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			40.000		Acres	1,600	100	64,000
		40.00	Total Acres			Total Est.	Land Value =	64,000

2018 Est. T.C.V. 009-821-021-00 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-821-023-00	2018 Est. T.C.V.	COMMERCIAL FOREST CERT # 2013-47-57
Property Class: 700		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			20.000		Acres	2,100	100	42,000
		20.00	Total	Acres		Total	Est. Land Value =	42,000

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2018 Est. T.C.V. 009-821-023-00 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	