

009-001-002-00 2018 Est. T.C.V. THOMSEN ALLEN C & BETTY J
 Property Class: 401 6731 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE 10K					10000	100		10,000
315 Actual Front Feet, 0.57 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 Concrete	3.35	1.00	144	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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: 18 Inch (Unfinished)

Base Cost	14.85	768	11,405
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 16,222

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 9,733
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 9,538

2018 Est. T.C.V. 009-001-002-00 = 20,013

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/1998 for 130,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,600	9,600	9,600	7,043	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	147	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	7,190	7,190	7,190	7,190

009-001-003-00	2018 Est. T.C.V.	T J'S TRUCKING INC
Property Class: 401		W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
60 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	8,000

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	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

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

Base Cost	15.45	624	9,641
Automatic Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 13,787

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	8,962
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		8,783

2018 Est. T.C.V. 009-001-003-00 = 17,258

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,300	8,300	8,300	8,300	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	174	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,600	8,600	8,600	8,474	8,474	0	

009-001-004-00 2018 Est. T.C.V. HALE JOSEPH S & SALLY J TRUSTEES
 Property Class: 401 W NORTHSHORE DR
 Map #: 21002685 \$10,000 LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors * 41X104 IRR TRIANGLE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
40 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	8,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1980

(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	19.15	480	9,192
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 13,133

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 9,193
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 10,113

2018 Est. T.C.V. 009-001-004-00 = 18,113

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/29/2010 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,800	8,800	8,800	5,491	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	115	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,100	9,100	9,100	5,606	5,606	0	

009-002-001-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 450/FF	2640.00	972.41	1.0000	1.0000	450	100		1,188,000
2640 Actual Front Feet, 58.93 Total Acres							Total Est. Land Value =	1,188,000

2018 Est. T.C.V. 009-002-001-00 = 1,188,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
594,000	594,000	594,000	332,739	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,467	1,467	0	6,163	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
594,000	594,000	594,000	339,726	339,726	0			

009-002-001-95	2018 Est. T.C.V.	GLASHOWER THOMAS J & KIMERLY A
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	75.02	261.29	0.9352	1.1250	1100	100		86,819
75 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 86,819

2018 Est. T.C.V. 009-002-001-95 = 86,819

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/15/2017 for 100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	964	2.10			
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
43,400	0	0	0	43,400	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
43,400	43,400	43,400	984	43,400	0		

009-002-002-00 2018 Est. T.C.V. WEBSTER DALE A & SHARON
 Property Class: 401 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
		0.350 Acres			0	100		0
		0.35 Total Acres			Total Est. Land Value =			6,000

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

(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: Pole Foundation: 18 Inch (Unfinished)

Base Cost	10.13	1536	15,560
Automatic Doors	375.00	1	375
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 22,956

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 17,676
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 17,322

2018 Est. T.C.V. 009-002-002-00 = 23,322

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,900	11,900	11,900	10,027	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	210	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,700	11,700	11,700	10,237	10,237	0	

009-002-002-25 2018 Est. T.C.V. CORRIGAN TERRY D & MICHELLE L
 Property Class: 401 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
		0.350 Acres			0	100		0
		0.35 Total Acres			Total Est. Land Value =			6,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1998

(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) Porches

CCP (1 Story), Standard	52.78	24	1,267
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(17) Garages

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

Base Cost	10.46	1120	11,715
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 18,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 16,108
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 15,785

2018 Est. T.C.V. 009-002-002-25 = 21,785

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,200	11,200	11,200	9,336	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	196	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,900	10,900	10,900	9,532	9,532	9,532	

009-002-002-50	2018 Est. T.C.V.	ELENBAAS LYNN J & LUANNE TURST
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	12.30	Acres	2000	100		24,600
			12.30	Total Acres			Total Est. Land Value =	24,600

2018 Est. T.C.V. 009-002-002-50 = 24,600

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/13/2016 for 38,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
12,300	12,300	12,300	12,300	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		
12,300	12,300	12,300	12,558	12,300	0		

009-002-003-00 2018 Est. T.C.V. ROGERS CORY L & RACHEL R TRUST
Property Class: 401 7200 W WHITE BIRCH AVE
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Table with 6 columns: Description, Frontage, Depth, Front Depth, Rate %Adj, Reason, Value. Includes 'Residentia 30 - 65 \$2000' and '38.37 Total Acres'.

Land Improvement Cost Estimates

Table with 6 columns: Description, Rate, CountyMult, Size, %Good, Cash Value. Includes 'LAND IMPROVE 10000' and 'Total Estimated Land Improvements True Cash Value = 10,000'.

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool

Table with 8 columns: Stories, Exterior, Foundation, Rate, Bsmnt-Adj, Heat-Adj, Size, Cost. Includes '1.75 Story Siding' and '1 Story Siding'.

Other Additions/Adjustments Rate Size Cost

(13) Plumbing table with 4 columns: Description, Rate, Size, Cost. Includes 'Average Fixture(s)' and '3 Fixture Bath'.

(14) Water/Sewer table with 4 columns: Description, Rate, Size, Cost. Includes 'Well, 100 Feet' and '1000 Gal Septic'.

(15) Built-Ins & Fireplaces table with 4 columns: Description, Rate, Size, Cost. Includes 'Appliance Allowance'.

(16) Porches table with 4 columns: Description, Rate, Size, Cost. Includes 'WCP (1 Story), Standard'.

(16) Deck/Balcony table with 4 columns: Description, Rate, Size, Cost. Includes 'Treated Wood,Standard'.

(17) Garages table with 4 columns: Description, Rate, Size, Cost. Includes 'Base Cost', 'Common Wall: 1 Wall', and 'Automatic Doors'.

County Multiplier = 1.38 => Cost New = 345,907

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 311,317
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 305,090

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011

Costs are taken from the Shed, Utility, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65

Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.080
Ave. Floor Area: 1,631 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 12.58

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 17.237

Total Floor Area: 1,631 Base Cost New of Upper Floors = 28,114

Reproduction/Replacement Cost = 28,114

009-002-003-36 2018 Est. T.C.V. VERBERKMOES DANIEL D & DAWN TRUST
 Property Class: 402 S CAROLYN AVE
 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 J> CAROLYN'S AREA			4000	100				4,000
73 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								4,000

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

(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

3 Fixture Bath	2400.00	-1	-2,400
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(17) Garages

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

Base Cost	10.91	1280	13,965
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Automatic Doors	375.00	1	375
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County Multiplier = 1.38 => Cost New = 16,477

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 16,312

ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 16,475

2018 Est. T.C.V. 009-002-003-36 = 20,475

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/22/2017 for 6,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	179	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
10,200	0	0	0	8,200	2,000	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,200	10,200	10,200	8,382	10,200	0	

009-002-003-37	2018 Est. T.C.V.	FAUGHT MICHAEL
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
42 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-002-003-37 = 6,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/11/2017 for 6,000

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	-500	0	-74	0				
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	3,138	3,000	3,000			

009-002-003-38	2018 Est. T.C.V.	RHODE ROY & MARY ANN
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
N OF LK MI SUB	290,681	1,500	0.35	Acres	75000	100		26,250
			0.35	Total Acres			Total Est. Land Value =	26,250

2018 Est. T.C.V. 009-002-003-38 = 26,250

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,100	13,100	13,100	2,291	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	48	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,100	13,100	13,100	2,339	2,339	0	

009-002-003-40 2018 Est. T.C.V. MULDER JOHN A
 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 * 70X200

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.32	Acres	75000	100			24,075
		0.32	Total Acres				Total Est. Land Value =	24,075

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

(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: Pole Foundation: 18 Inch (Unfinished)

Base Cost	10.13	2230	22,590
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.38 => Cost New = 32,623

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 27,730
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 30,503

2018 Est. T.C.V. 009-002-003-40 = 54,578

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,600	26,600	26,600	17,905	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	376	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,300	27,300	27,300	18,281	18,281	0	

009-002-003-43 2018 Est. T.C.V. MCKINNON DONALD J
 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 * 140X180 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681,500	0.58	Acres	75000	100			43,425
		0.58	Total Acres				Total Est. Land Value =	43,425

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

Base Cost	13.50	2400	32,400
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County Multiplier = 1.38 => Cost New = 44,712

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 35,770
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 39,347

2018 Est. T.C.V. 009-002-003-43 = 82,772

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,500	40,500	40,500	18,564	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	389	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,400	41,400	41,400	18,953	18,953	0	

009-002-003-47 2018 Est. T.C.V. STANHOPE ROBERT G ETAL
 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 * 78X160 IRR
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 N OF LK MI SUB 290,681,500 0.29 Acres 75000 100 21,525
 0.29 Total Acres Total Est. Land Value = 21,525

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

(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: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 10.13 3200 32,416
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 45,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 38,845
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 42,730

2018 Est. T.C.V. 009-002-003-47 = 64,255
 Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2000 for 45,000
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 31,200 31,200 31,200 24,497 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 900 0 0 514 0
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 32,100 32,100 32,100 25,011 25,011 0

009-002-003-50	2018 Est. T.C.V.	MIC LIMITED
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800		11.77	Acres		2800	100		32,959
		11.77	Total Acres				Total Est. Land Value =	32,959

2018 Est. T.C.V. 009-002-003-50 = 32,959

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,700	12,700	12,700	5,742	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,103	303	0	-20	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,500	16,500	16,500	5,862	5,862	0	

009-002-003-65	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$65 /FF	400.00	1006.24	1.0000	1.0000	65	100		26,000
400 Actual Front Feet, 9.24 Total Acres Total Est. Land Value =								26,000

2018 Est. T.C.V. 009-002-003-65 = 26,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,000	13,000	13,000	10,888	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	228	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	11,116	11,116	0	

009-002-003-80 2018 Est. T.C.V. VEURINK RUTH M 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 *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> GROUP E 10K					10000	100		10,000
<Site Value F> SITE 10K					10000	100		10,000
210 Actual Front Feet, 4.00 Total Acres Total Est. Land Value =								20,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	95	817
Total Estimated Land Improvements True Cash Value =					817

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2014

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

(14) Water/Sewer

Well, 100 Feet 2550.00 1 2,550

(17) Garages

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

Base Cost	9.71	2414	23,440
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 36,832

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 35,359

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 34,652

2018 Est. T.C.V. 009-002-003-80 = 55,469

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/18/2016 for 90,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,700	27,700	27,700	27,700	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	
27,700	27,700	27,700	28,281	27,700	0	

009-002-003-85	2018 Est. T.C.V.	MILLER JUDITH A TRUST
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	RURAL SITES				15000	100		15,000
110 Actual Front Feet,	2.65	Total Acres			Total Est.		Land Value =	15,000

2018 Est. T.C.V. 009-002-003-85 = 15,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	4,614	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	96	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	4,710	4,710	0	

009-002-003-87	2018 Est. T.C.V.	VEURINK RUTH M TRUST
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
100 Actual Front Feet, 1.91 Total Acres								Total Est. Land Value = 8,000

 2018 Est. T.C.V. 009-002-003-87 = 8,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2002 for 8,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	4,000	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	
4,000	4,000	4,000	4,084	4,000	0	

009-002-003-89	2018 Est. T.C.V.	ROGERS CORY L & RACHEL R TRUST
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	99.74	214.00	1.0000	1.0000	40	100		3,990
100 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								3,990

2018 Est. T.C.V. 009-002-003-89 = 3,990

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/29/2016 for 2,700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	2,000	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	
2,000	2,000	2,000	2,042	2,000	2,000	

009-002-003-90 2018 Est. T.C.V. LEHMAN DUANE S TRUST
 Property Class: 401 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
			0.640 Acres		0	100		0
			0.64 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	9	85	23
Total Estimated Land Improvements True Cash Value =					23

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: Pole Foundation: 18 Inch (Unfinished)

Base Cost	9.71	1536	14,915
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County Multiplier = 1.38 => Cost New = 20,582

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 17,495
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 17,145

2018 Est. T.C.V. 009-002-003-90 = 32,168

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/15/2017 for 50,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
12,300	12,300	12,300	10,215	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	5,885	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,100	16,100	16,100	10,429	16,100	0

009-002-003-95 2018 Est. T.C.V. MORRIS EDWARD H JR
 Property Class: 401 7149 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
BACK LOT 125/FF	312.88	236.68	1.0000	1.0000	125	100		39,110
313 Actual Front Feet, 1.70 Total Acres Total Est. Land Value =								39,110

Cost Est. for Res. Bldg:	1	Single Family	GRG	Cls	CD	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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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(15) Built-Ins & Fireplaces

Fireplace: Wood Stove	1125.00	1	1,125
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(17) Garages

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

Base Cost	14.70	784	11,525
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County Multiplier = 1.38 =>	Cost New =	18,326
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 13,745

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 13,470

2018 Est. T.C.V. 009-002-003-95 = 52,580

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,100	26,100	26,100	9,793	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	205	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,300	26,300	26,300	9,998	9,998	9,998	

009-002-004-00	2018 Est. T.C.V.	BARTHOLOMEW SAMUEL & EDITH 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 * DOCKING ONLY

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE 10K					10000	100		10,000
225 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	10,000

2018 Est. T.C.V. 009-002-004-00 = 10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/12/2014 for 10,000

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	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	5,105	5,000	0			

009-002-005-00	2018 Est. T.C.V.	PRAY JOSEPH E
Property Class: 402		S CAROLYN AVE
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
GROUP I 100/FF	298.001463	21	1.0000	1.0000	100	100		29,800
298 Actual Front Feet, 10.01 Total Acres				Total Acres	Total Est. Land Value =			29,800

2018 Est. T.C.V. 009-002-005-00 = 29,800

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,900	14,900	14,900	5,497	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	115	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,900	14,900	14,900	5,612	5,612	0	

009-002-006-00	2018 Est. T.C.V.	LAKE MISSAUKEE ISLAND ASSOC
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
<Site Value F> SITE 10K					10000	100	ACCESS POINT ONLY	10,000
150 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	10,000

2018 Est. T.C.V. 009-002-006-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	317	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	6	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	323	323	0	

009-002-006-50	2018 Est. T.C.V.	LAKE MISSAUKEE ISLAND ASSOC
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 * TRIANGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE 10K					10000	100	ACCESS POINT ONLY	10,000
175 Actual Front Feet, 0.04 Total Acres							Total Est. Land Value =	10,000

2018 Est. T.C.V. 009-002-006-50 = 10,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	211	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	4	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	215	215	0	

009-002-007-00	2018 Est. T.C.V.	LAKE MISSAUKEE ISLAND ASSOC
Property Class: 402		ISLAND IN LAKE MISSAUKEE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

	* Factors *		ISLAND			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value F> SITE 10K					10000 100	10,000
76 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =	10,000

2018 Est. T.C.V. 009-002-007-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,000	5,000	5,000	533	2.10	
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	11	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	544	544	0

009-002-008-00	2018 Est. T.C.V.	PIEKACZ KENNETH & WEBER LISA
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
 * Factors * 268'X13'(TO WATERS EDGE)

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100	ACCESS POINT ONLY	8,000
268 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =			8,000

2018 Est. T.C.V. 009-002-008-00	=	8,000			
Est. TCV/Total Floor Area =	0.00				
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,000	4,000	4,000	692	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	14	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	706	706	0

009-002-009-00	2018 Est. T.C.V.	FITZPATRICK JOSEPH T & ELIZABETH A
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
220 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	8,000

2018 Est. T.C.V. 009-002-009-00 = 8,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/14/2008 for 500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,000	4,000	4,000	1,534	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	32	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
4,000	4,000	4,000	1,566	1,566	0			

009-003-001-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	3547.00	4713.83	1.0000	0.0000	40	100*		0
Residentia LAKEMISS@	\$4000	383.50 Acres			4000	100		1,534,000
* denotes lines that do not contribute to the total acreage calculation.								
3547 Actual Front Feet, 383.50 Total Acres								Total Est. Land Value = 1,534,000

2018 Est. T.C.V. 009-003-001-00 = 1,534,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
767,700	767,700	767,700	481,879	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	818	1,518	0	9,165		0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
767,000	767,000	767,000	491,998	491,998		0

009-003-001-90	2018 Est. T.C.V.	MORTENSON RONDAL L TRUST
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> S OAKDR BACKLOT					12000	100		12,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-003-001-90 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/13/2017 for 12,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
0	0	0	144	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
6,000	0	0	0	6,000	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	147	6,000	0			

009-003-001-91	2018 Est. T.C.V.	SILVER MICHAL & BONNIE
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> S OAKDR BACKLOT					12000	100		12,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-003-001-91 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/13/2017 for 12,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
0	0	0	144	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
6,000	0	0	0	6,000	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	147	6,000	0			

009-003-001-92	2018 Est. T.C.V.	HELMSTADTER DONALD
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	INDIAN LK SPLIT				18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 18,000

2018 Est. T.C.V. 009-003-001-92 = 18,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/09/2017 for 18,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
0	0	0	214	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
9,000	0	0	0	9,000	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
9,000	9,000	9,000	218	9,000	0		

009-003-001-93	2018 Est. T.C.V.	MOORE GABRIEL G & STACY L
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	18,000

2018 Est. T.C.V. 009-003-001-93 = 18,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/12/2017 for 18,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
0	0	0	214	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
9,000	0	0	0	9,000	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
9,000	9,000	9,000	218	9,000	0			

009-003-001-94	2018 Est. T.C.V.	LANTERMAN BRENT R & SUSANNE M
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D>	INDIAN LK SPLIT				18000	100		18,000
75 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 18,000

2018 Est. T.C.V. 009-003-001-94 = 18,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/12/2017 for 18,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	239	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,000	0	0	0	9,000	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	244	9,000	0	

009-003-001-95	2018 Est. T.C.V.	ESAU STEVEN & PICARD ROBERTA
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> BACK LOT					25000	100		25,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	25,000

2018 Est. T.C.V. 009-003-001-95 = 25,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/09/2016 for 36,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	3,500	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	9,000	0	0	73	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,500	12,500	12,500	3,573	3,573	0			

009-003-001-96	2018 Est. T.C.V.	BLACKHURST SCOTT D & CHRISTINE M
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> S OAKDR BACKLOT					12000	100		12,000
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	12,000

2018 Est. T.C.V. 009-003-001-96 = 12,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2011 for 18,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,000	9,000	9,000	9,000	2.10				
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	-3,000	0	-3,000	0				
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	9,189	6,000	0			

009-003-001-97 2018 Est. T.C.V. GIZINSKI THOMAS & CLAUDIA
 Property Class: 401 S OAK DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								18,000

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

(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

3 Fixture Bath	2400.00	-1	-2,400
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(17) Garages

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

Base Cost	10.13	1216	12,318
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No Floor Deduction	-3.15	1216	-3,830
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County Multiplier = 1.38 => Cost New = 8,401

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 8,317

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 11,228

2018 Est. T.C.V. 009-003-001-97 = 29,228

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2011 for 18,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,800	12,800	12,800	12,800	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	1,700	100	0	1,700	100	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	14,768	14,600	0	

009-003-001-98	2018 Est. T.C.V.	ROBINSON BARRY C
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	18,000

2018 Est. T.C.V. 009-003-001-98 = 18,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2011 for 18,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	9,000	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	
9,000	9,000	9,000	9,189	9,000	0	

009-003-001-99	2018 Est. T.C.V.	BOUGHNER JOHN A & CARON
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> BACK LOT					25000	100		25,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	25,000

2018 Est. T.C.V. 009-003-001-99 = 25,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/14/2006 for 10,000

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	9,000	0	64	0				
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,500	12,500	12,500	3,138	3,138	0			

009-004-001-30	2018 Est. T.C.V.	QUINT WILLIAM
Property Class: 401		9520 ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	220.00	1653.30	1.0000	1.0000	400	100		88,000
220 Actual Front Feet, 8.35 Total Acres Total Est. Land Value =								88,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	18.00	1.00	80	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 =					2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1001 SF Floor Area = 1001 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	48.45	0.00	0.66	1001	49,159

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	625.00	1	625

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
	525.00	1	525

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
	1235.00	1	1,235
Fireplace: Wood Stove	Rate	Size	Cost
	950.00	1	950

(16) Porches

WGEP (1 Story), Standard	Rate	Size	Cost
	28.50	217	6,185
WGEP (1 Story), Standard	Rate	Size	Cost
	31.33	174	5,451
WPP, Standard	Rate	Size	Cost
	7.51	448	3,364

(17) Garages

Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.95	720	7,884
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	720	-2,160
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.05	780	8,619
Automatic Doors	375.00	1	375
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.95	720	7,884

County Multiplier = 1.38 => Cost New = 131,882

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 98,911
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 138,476

2018 Est. T.C.V. 009-004-001-30 = 228,826

Est. TCV/Total Floor Area = 228.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
111,900	111,900	111,900	61,887	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	1,299	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,400	114,400	114,400	63,186	63,186	63,186

009-004-001-38	2018 Est. T.C.V.	QUINT WILLIAM & ELEANOR
Property Class: 402		ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	220.00	512.82	1.0000	1.0000	40	100		8,800
220 Actual Front Feet, 2.59 Total Acres								Total Est. Land Value = 8,800

2018 Est. T.C.V. 009-004-001-38 = 8,800

Est. TCV/Total Floor Area = 8.79, Most recent sale 02/24/2006 for 18,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,400	4,400	4,400	4,400	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	
4,400	4,400	4,400	4,492	4,400	4,400	

009-004-001-40 2018 Est. T.C.V. BREWSTER CAROL
 Property Class: 401 9566 ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	220.00	836.35	1.0000	1.0000	400	100		88,000
220 Actual Front Feet, 4.22 Total Acres Total Est. Land Value =								88,000

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1991

(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	Piers	47.49	-11.89	0.66	1104	40,031

Other Additions/Adjustments	Rate	Size	Cost
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(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) Deck/Balcony

Treated Wood,Standard	5.99	336	2,013
Treated Wood,Standard	9.97	46	459

County Multiplier = 1.38 => Cost New = 70,459

Notes: PATRIOT 1993.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	52,844
ECF (402R - CROOKED LAKE RESIDENTIAL) 0.600 => TCV of Bldg: 1 =		31,707

2018 Est. T.C.V. 009-004-001-40 = 119,707

Est. TCV/Total Floor Area = 108.43

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,900	59,900	59,900	59,900	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	
59,900	59,900	59,900	61,157	59,900	59,900	

009-004-001-44	2018 Est. T.C.V.	REID COLLEEN K
Property Class: 402		ANDERSON TRL
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			5.300	Acres	2,700	100		14,310
		5.30	Total Acres		Total Est.		Land Value =	14,310

2018 Est. T.C.V. 009-004-001-44 = 14,310

Est. TCV/Total Floor Area = 12.96

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,200	7,200	7,200	3,646	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	76	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	3,722	3,722	0	

009-004-001-48	2018 Est. T.C.V.	BREWSTER CAROL
Property Class: 402		ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
220 Actual Front Feet, 1.92 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-004-001-48 = 5,000

Est. TCV/Total Floor Area = 4.53

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	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	
2,500	2,500	2,500	2,552	2,500	0	

009-004-001-50	2018 Est. T.C.V.	EDWARDS JANE A
Property Class: 401		9730 ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	220.002667	0.06	1.0000	1.0000	400	100		88,000
220 Actual Front Feet, 13.47 Total Acres								Total Est. Land Value = 88,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.78	1.00	312	50	1,370
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
TRAVEL TRAILER	1.00	1.00	6698.0	50	3,349
Total Estimated Land Improvements True Cash Value =					4,719

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1912 SF Floor Area = 2390 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	73.29	0.00	2.55	1912	145,006

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 & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	67.30	16	1,077
WCP (1 Story), Standard	17.24	440	7,586

(16) Deck/Balcony

Treated Wood, Standard	7.39	160	1,182
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(17) Garages

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

Base Cost	20.98	384	8,056
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Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	17.84	672	11,988
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Common Wall: 1.5 Wall	-1925.00	1	-1,925
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Automatic Doors	375.00	1	375
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County Multiplier = 1.38 => Cost New = 254,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 228,783

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	7.39	160	1,182
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County Multiplier = 1.38 => Cost New = 1,632

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 1,224

Total Depreciated Cost = 230,007

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 322,010

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003

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

Parcel Number: 009-004-001-50

Page: 2

009-004-001-58	2018 Est. T.C.V.	MENDEZ EDWARD J & KATHY M
Property Class: 401		9707 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
257 Actual Front Feet, 1.14 Total Acres								Total Est. Land Value = 5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.95	1.00	30	94	337
Total Estimated Land Improvements True Cash Value =					337

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 2001
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(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.24	0.00	1.87	1344	78,100

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 & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	29.89	80	2,391
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(16) Deck/Balcony

Treated Wood, Standard	16.26	20	325
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County Multiplier = 1.38 =>	Cost New =	124,588
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	112,129
ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 =		67,278

2018 Est. T.C.V. 009-004-001-58	=	72,615
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Est. TCV/Total Floor Area = 54.03, Most recent sale 11/17/2014 for 74,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,300	36,300	36,300	36,300	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
36,300	36,300	36,300	37,062	36,300	36,300

009-004-001-60 2018 Est. T.C.V. POSTEMA ROGER E SR TRUST
 Property Class: 401 9596 ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	220.00	2160.18	1.0000	1.0000	400	100		88,000
220 Actual Front Feet, 10.91 Total Acres Total Est. Land Value =								88,000

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 BOCA/STATE Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1352 SF Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	56.18	-11.73	0.00	1352	60,096

Other Additions/Adjustments Rate Size Cost

(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 & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125

(17) Garages

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

Base Cost	18.90	440	8,316
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County Multiplier = 1.38 => Cost New = 109,023

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 87,219

Separately Depreciated Items:

Unit-in-Place Cost Items:

TRAVEL TRAILER	1.00	1500	1,500
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County Multiplier = 1.38 => Cost New = 2,070

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 1,449

Total Depreciated Cost = 88,668

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.010 => TCV of Bldg: 1 = 89,554

2018 Est. T.C.V. 009-004-001-60 = 178,524

Est. TCV/Total Floor Area = 132.04

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,600	86,600	86,600	60,581	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	1,272	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,300	89,300	89,300	61,853	61,853	61,853	

009-004-001-68	2018 Est. T.C.V.	HUDSON ROBERT B & DENISE S
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
220 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	5,000

 2018 Est. T.C.V. 009-004-001-68 = 5,000

Est. TCV/Total Floor Area = 3.70, Most recent sale 08/01/1998 for 3,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,303	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	48	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,351	2,351	0	

009-004-001-70	2018 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	220.132355	5.60	1.0000	1.0000	400	100		88,052
220 Actual Front Feet, 11.90 Total Acres								Total Est. Land Value = 88,052

2018 Est. T.C.V. 009-004-001-70 = 88,052

Est. TCV/Total Floor Area = 65.13

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,000	44,000	44,000	27,429	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	576	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,000	44,000	44,000	28,005	28,005	0	

009-004-001-78	2018 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 401		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
220 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-004-001-78 = 5,000

Est. TCV/Total Floor Area = 3.70

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	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	
2,500	2,500	2,500	2,552	2,500	0	

009-004-001-80 2018 Est. T.C.V. DERRICKSON CHRISTOPHER &
 Property Class: 401 9631 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
221 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								5,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.55	-8.19	0.00	1296	62,675

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 & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WGEP (1 Story), Standard	46.28	79	3,656
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(16) Deck/Balcony

Treated Wood, Standard	12.51	32	400
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(17) Carports

Aluminum	7.50	364	2,730
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County Multiplier = 1.38 => Cost New = 108,918

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 92,580
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 55,548

2018 Est. T.C.V. 009-004-001-80 = 60,548

Est. TCV/Total Floor Area = 46.72, Most recent sale 03/10/2006 for 41,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,300	30,300	30,300	21,179	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	444	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,300	30,300	30,300	21,623	21,623	21,623	

009-004-001-82 2018 Est. T.C.V. WILDER CHARLES G
 Property Class: 401 9646 ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	220.00	2239.38	1.0000	1.0000	400	100		88,000
220 Actual Front Feet, 11.31 Total Acres Total Est. Land Value =								88,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Picket, 12-24	8.31	1.00	200	0	0
Fencing: Wd, Split, 2 Rail	7.50	1.00	100	0	0
Shed: Wood Frame	10.15	1.00	100	94	954
Dock: Light posts	19.57	1.00	80	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	97	1,455
Total Estimated Land Improvements True Cash Value =					2,409

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 = 1600 SF Floor Area = 1600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.63	-7.74	0.00	1600	75,024

Other Additions/Adjustments	Rate	Size	Cost
(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 & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Porches			
WCP (1 Story), Standard	18.73	276	5,169
WSEP (1 Story), Shallow	24.96	122	3,045
(16) Deck/Balcony			
Treated Wood, Standard	6.63	230	1,525
Treated Wood, Standard	6.42	283	1,817
Treated Wood, Standard	7.81	108	843

County Multiplier = 1.38 => Cost New = 133,707

Phy./Ab.Phy./Func./Econ./Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 113,651
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 159,111

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1999

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: 9 Height per Story Multiplier: 0.980
 Ave. Floor Area: 804 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 8.08

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 11.076

Total Floor Area: 804 Base Cost New of Upper Floors = 8,905

Reproduction/Replacement Cost = 8,905

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 4,809

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 1 = 5,771
 Replacement Cost/Floor Area= 11.08 Est. TCV/Floor Area= 7.18

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1999
 Description of Occupancy: NORTH BLDG

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: 10 Height per Story Multiplier: 1.000
 Ave. Floor Area: 735 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 8.25

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 11.303

Total Floor Area: 735 Base Cost New of Upper Floors = 8,307

Reproduction/Replacement Cost = 8,307
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 4,486

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.200 => TCV of Bldg: 2 = 5,383
 Replacement Cost/Floor Area= 11.30 Est. TCV/Floor Area= 7.32

Total Estimated True Cash Value of Commercial/Industrial Buildings = 11,154

2018 Est. T.C.V. 009-004-001-82 = 260,674

Est. TCV/Total Floor Area = 83.04

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
127,500	127,500	127,500	114,923	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	2,413	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,300	130,300	130,300	117,336	117,336	117,336	

009-004-002-00	2018 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 700		W COOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			4.35 Acres		2800	100		12,188
			4.35 Total Acres				Total Est. Land Value =	12,188

2018 Est. T.C.V. 009-004-002-00 = 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	

009-004-003-00	2018 Est. T.C.V.	LAKE TOWNSHIP OAK GROVE CEMETERY
Property Class: 700		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	274.00	359.00	1.0000	1.0000	40	100		10,960
274 Actual Front Feet, 2.26 Total Acres								Total Est. Land Value = 10,960

2018 Est. T.C.V. 009-004-003-00 = 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	

009-004-004-00 2018 Est. T.C.V. BRICKER SUSAN & CHARLES JR TRUST
 Property Class: 401 9845 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	213.00	236.00	1.0000	1.0000	400	100		85,200
213 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =								85,200

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	825	0	0
D/W/P: 4in Concrete	3.35	1.00	80	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1966

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.24	0.00	1.87	1344	78,100

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 11.25 1100 12,375

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1415.00 1 1,415
 Fireplace: Interior 1 Story 2900.00 2 5,800

(16) Porches
 CCP (1 Story), Standard 58.68 20 1,174
 WGEF (1 Story), Standard 28.69 240 6,886
 CCP (1 Story), Standard 35.35 54 1,909

(16) Deck/Balcony
 Treated Wood,Standard 5.98 512 3,062

(16) Breezeways
 Frame Wall,Finished 27.25 160 4,360

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 16.58 720 11,938
 Common Wall: 1 Wall -1225.00 1 -1,225
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 187,014

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 121,559
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 170,183

2018 Est. T.C.V. 009-004-004-00 = 260,133

Est. TCV/Total Floor Area = 193.55, Most recent sale 10/07/2016 for 347,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
127,000	127,000	127,000	127,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	2,667	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,100	130,100	130,100	129,667	129,667	129,667	

009-004-004-07 2018 Est. T.C.V. BRICKER SUSAN & CHARLES JR TRUST
 Property Class: 401 N ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	120.00	161.75	1.0000	1.0000	40	100		4,800
120 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								4,800

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	1856	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

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

(11) Heating System: Space Heater

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

3 Fixture Bath	2400.00	-1	-2,400
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(17) Garages

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

Base Cost	10.13	3456	35,009
Automatic Doors	375.00	3	1,125

County Multiplier = 1.38 => Cost New = 46,553

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 44,691
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 60,333

2018 Est. T.C.V. 009-004-004-07 = 69,883

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/07/2016 for 347,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,700	34,700	34,700	34,700	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	0	200	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,900	34,900	34,900	35,428	34,900	34,900	

009-004-004-10 2018 Est. T.C.V. COLLINS SALLY
 Property Class: 401 9770 W ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	127.71	178.22	1.0000	1.0000	400	100		51,084
128 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								51,084

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 1.5S Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 768 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	80.28	-9.40	0.00	768	54,436

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 & Fireplaces

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

Treated Wood, Standard	6.81	192	1,308
Pine w/Roof, Standard	50.75	16	812

County Multiplier = 1.38 => Cost New = 91,108

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 74,709

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	6.20	384	2,381
County Multiplier = 1.38 =>			Cost New = 3,286
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,			Depr.Cost = 3,253

Total Depreciated Cost = 77,961

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 109,146

2018 Est. T.C.V. 009-004-004-10 = 161,200

Est. TCV/Total Floor Area = 139.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,700	78,700	78,700	36,251	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	761	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,600	80,600	80,600	37,012	37,012	37,012	

009-004-004-15 2018 Est. T.C.V. COLLINS THOMAS J & CINDY M
 Property Class: 401 9768 W ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ACCESS	65.00	438.38	1.0000	1.0000	400	100		26,000
JENNINGS	92.00	438.38	1.0000	1.0000	40	100		3,680
157 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								29,680

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	85	821
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 =					1,791

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

(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	59.58	0.00	0.00	1512	90,085

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

(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
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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	6.39	454	2,901
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County Multiplier = 1.38 => Cost New = 146,650

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 140,784
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 197,097

2018 Est. T.C.V. 009-004-004-15 = 228,568

Est. TCV/Total Floor Area = 151.17, Most recent sale 12/13/2007 for 58,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
110,800	110,800	110,800	87,229	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	1,831	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,300	114,300	114,300	89,060	89,060	0

009-004-004-20	2018 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 401		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			7.02 Acres		2800	100		19,656
			7.02 Total Acres				Total Est. Land Value =	19,656

2018 Est. T.C.V. 009-004-004-20 = 19,656

Est. TCV/Total Floor Area = 13.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,500	9,500	9,500	4,299	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	90	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,800	9,800	9,800	4,389	4,389	0	

009-004-004-25	2018 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	357.68	636.93	1.0000	1.0000	40	100		14,307
358 Actual Front Feet, 5.23 Total Acres								Total Est. Land Value = 14,307

2018 Est. T.C.V. 009-004-004-25 = 14,307

Est. TCV/Total Floor Area = 9.46

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,200	7,200	7,200	3,217	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	67	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,200	7,200	7,200	3,284	3,284	0		

009-004-004-29	2018 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	154.45	366.64	1.0000	1.0000	40	100		6,178
154 Actual Front Feet, 1.30 Total Acres								Total Est. Land Value = 6,178

2018 Est. T.C.V. 009-004-004-29 = 6,178

Est. TCV/Total Floor Area = 4.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,100	3,100	3,100	817	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	17	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,100	3,100	3,100	834	834	0		

009-004-004-30	2018 Est. T.C.V.	BRAVATA DANIEL J
Property Class: 402		W ANDERSON TRL
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			2.340	Acres	5,128	100		12,000
		2.34	Total Acres		Total Est.		Land Value =	12,000

2018 Est. T.C.V. 009-004-004-30 = 12,000

Est. TCV/Total Floor Area = 7.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	5,273	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	110	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	5,383	5,383	0	

009-004-004-34 2018 Est. T.C.V. BRAVATA THOMAS E JR
 Property Class: 401 9898 W ANDERSON TRL
 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 2.330 Acres 5,150 100 12,000
 2.33 Total Acres Total Est. Land Value = 12,000

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 Estimates for Res. Building: 1 Mobile Home Class: Average Quality >
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	36.79	0.49	0	900	33,552
Other Additions/Adjustments			Rate			Size	Cost
(2) Skirting							
	Metal/Vinyl		5.70			174	992
(9) Foundation							
	Foundation Wall: Concrete		6.92			0	0
(13) Plumbing							
	Average Fixture(s)		530.00			1	530
(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
County Multiplier = 1.38 =>						Cost New =	57,206
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,						Depr.Cost =	20,022
ECF (424 - JENNINGS RESIDENTIAL) 0.400 =>						TCV of Bldg: 1 =	8,009

2018 Est. T.C.V. 009-004-004-34 = 20,979
 Est. TCV/Total Floor Area = 23.31
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 10,500 10,500 10,500 10,500 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
 10,500 10,500 10,500 10,720 10,500 10,500

009-004-004-36	2018 Est. T.C.V.	MCCASLIN CINDY
Property Class: 401		735 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	199.93	544.69	1.0000	1.0000	40	100		7,997
200 Actual Front Feet, 2.50 Total Acres								Total Est. Land Value = 7,997

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 BOCA/STATE Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF Floor Area = 936 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	60.17	-12.93	0.00	936	44,217

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 & Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Deck/Balcony

Treated Wood,Standard 7.95 100 795

County Multiplier = 1.38 => Cost New = 72,452

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 65,207
ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 39,124

2018 Est. T.C.V. 009-004-004-36 = 48,091

Est. TCV/Total Floor Area = 51.38

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,000	24,000	24,000	17,067	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	358	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,000	24,000	24,000	17,425	17,425	17,425	

009-004-004-39 2018 Est. T.C.V. BREWSTER CAROL
 Property Class: 401 9912 W CROOKED LAKE PARK 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
50/FF	199.94	425.98	1.0000	1.0000	50	100		9,997
40/FF	199.40	425.99	1.0000	1.0000	40	100		7,976
399 Actual Front Feet, 3.90 Total Acres Total Est. Land Value =								17,973

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+5 Blt 2004

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1404 SF Floor Area = 2106 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.78	-9.38	0.00	1404	105,862

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, 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
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(16) Porches

WPP, Standard	14.97	96	1,437
WPP, Standard	30.74	20	615
WPP, Standard	30.74	20	615

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

Base Cost	10.91	1200	13,092
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 183,858
 Notes: 9912 CROOKED LANE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 165,472
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 99,283

Cost Est. for Res. Bldg: 2 Single Family BOCA/STATE Cls D Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1280 SF Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.12	-11.42	0.66	1280	45,261

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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County Multiplier = 1.38 => Cost New = 74,266
 Notes: 9911 CROOKED LAKE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 62,383
 Parcel Number: 009-004-004-39 Page: 2

ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 2 = 37,430

Ag. Bld 1 0, 4 Wall Barn, Free-Stall Class:D,Pole Quality:Low Cost
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 7.30 1.038 1.434 0.00 400 1.38 5,998
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 2,699
 ECF (424 - JENNINGS RESIDENTIAL) 1.150 => TCV of Bldg: 1 = 3,104

Total Estimated True Cash Value of Agricultural Buildings = 3,104

2018 Est. T.C.V. 009-004-004-39 = 158,730

Est. TCV/Total Floor Area = 46.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,400	79,400	79,400	60,561	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,271	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,400	79,400	79,400	61,832	61,832	0	

009-004-004-40	2018 Est. T.C.V.	WILDER CHARLES
Property Class: 402		W ANDERSON TRL
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			6.630	Acres	2,700	100		17,901
		6.63	Total Acres		Total Est.		Land Value =	17,901

2018 Est. T.C.V. 009-004-004-40 = 17,901

Est. TCV/Total Floor Area = 5.29

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	2,730	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	
9,000	9,000	9,000	2,787	2,787	0	

009-004-004-45 2018 Est. T.C.V. BREWSTER CAROL A
 Property Class: 401 9870 W CROOKED LAKE PARK RD
 Map #: 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
50/FF	200.00	799.76	1.0000	1.0000	50	100		10,000
200 Actual Front Feet, 3.67 Total Acres Total Est. Land Value =								10,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1088 SF Floor Area = 1088 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Piers 58.40 -12.43 0.00 1088 50,015

Other Additions/Adjustments Rate Size Cost

(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 & Fireplaces
 Appliance Allowance 1415.00 1 1,415

(17) Garages
 Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 12.02 768 9,231
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 95,305
 Notes: DUTCH #5748Y

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 76,244

Separately Depreciated Items:

(16) Deck/Balcony
 Treated Wood,Standard 6.51 260 1,693
 County Multiplier = 1.38 => Cost New = 2,336
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 2,055

Total Depreciated Cost = 78,300
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 31,320

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

(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
 3 Fixture Bath 2400.00 -1 -2,400

(17) Garages
 Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 10.91 2640 28,802
 Automatic Doors 375.00 4 1,500

County Multiplier = 1.38 => Cost New = 38,505

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 36,580
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 2 = 21,948

2018 Est. T.C.V. 009-004-004-45 = 63,268

Est. TCV/Total Floor Area = 58.15, Most recent sale 09/28/2009 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
37,500	37,500	37,500	36,525	2.10

2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,900	0	-4,925	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,600	31,600	31,600	37,292	31,600	0

009-004-004-48 2018 Est. T.C.V. FULLER RAYMOND
 Property Class: 402 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
199 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								5,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D 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:D Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	11.76	606	7,127
No Floor Deduction	-3.00	606	-1,818

County Multiplier = 1.38 => Cost New = 7,326

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 6,593
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 3,956

2018 Est. T.C.V. 009-004-004-48 = 8,956

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	1,534	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	32	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	1,566	1,566	0	

009-004-004-50	2018 Est. T.C.V.	QUINT WILLIAM & ELEANOR
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.71 Acres		2000	100		19,420
			9.71 Total Acres				Total Est. Land Value =	19,420

2018 Est. T.C.V. 009-004-004-50 = 19,420

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/2001 for 11,700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,200	9,200	9,200	4,193	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	88	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	4,281	4,281	4,281	

009-004-004-58 2018 Est. T.C.V. NARVA GREGORY B
 Property Class: 401 9837 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A	\$5000				5000	100		5,000
199 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =			5,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.27	1.00	96	50	493
Shed: Wood Frame	9.54	1.00	140	50	668
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	97	485
Total Estimated Land Improvements True Cash Value =					1,646

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 55.50 -7.93 0.00 1456 69,262

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 & Fireplaces

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

Treated Wood, Standard	20.60	9	185
Treated Wood, Standard	15.72	21	330
Treated Wood w/Roof, Standard	23.55	80	1,884
Treated Wood, Standard	8.47	80	678

(17) Garages

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

Base Cost	16.02	768	12,303
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 130,903

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 111,268
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 66,761

2018 Est. T.C.V. 009-004-004-58 = 73,407

Est. TCV/Total Floor Area = 50.42, Most recent sale 08/04/2015 for 53,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,700	36,700	36,700	31,737	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	666	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,700	36,700	36,700	32,403	32,403	32,403

009-004-004-60	2018 Est. T.C.V.	POSTEMA ROGER E SR TRUST
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.47 Acres		2000	100		18,940
			9.47 Total Acres				Total Est. Land Value =	18,940

2018 Est. T.C.V. 009-004-004-60 = 18,940

Est. TCV/Total Floor Area = 13.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	3,719	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	78	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	3,797	3,797	0	

009-004-004-68 2018 Est. T.C.V. NELSON JULIUS G & MARILYN R
 Property Class: 401 9799 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
199 Actual Front Feet, 0.84 Total Acres Total Est. Land Value =								5,000

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	1500	0	0
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 HUD Cls C Blt 2002

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

Ground Area = Size for Rates = 1352 SF Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.81	-9.03	-0.78	1352	73,008

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 & Fireplaces

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

Treated Wood,Standard	6.85	240	1,644
Treated Wood,Standard	16.98	20	340
Treated Wood,Standard	16.98	20	340

(17) Garages

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

Base Cost	16.72	768	12,841
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 137,182

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 123,464
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 49,385

2018 Est. T.C.V. 009-004-004-68 = 55,355

Est. TCV/Total Floor Area = 40.94, Most recent sale 09/01/2004 for 93,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
35,900	35,900	35,900	24,339	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,200	0	0	511	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,700	27,700	27,700	24,850	24,850	24,850	

009-004-004-70	2018 Est. T.C.V.	EDWARDS BENJAMIN I & JANE A
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.48 Acres		2000	100		18,960
			9.48 Total Acres				Total Est. Land Value =	18,960

2018 Est. T.C.V. 009-004-004-70 = 18,960

Est. TCV/Total Floor Area = 14.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	4,133	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	86	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	4,219	4,219	4,219	

009-004-004-78 2018 Est. T.C.V. EDWARDS BENJAMIN I & JANE A
 Property Class: 402 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	99.00	189.20	1.0000	1.0000	40	100		3,960
99 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								3,960

2018 Est. T.C.V. 009-004-004-78 = 3,960

Est. TCV/Total Floor Area = 2.93, Most recent sale 12/14/2001 for 11,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,000	2,000	2,000	875	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	18	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,000	2,000	2,000	893	893	893		

009-004-004-79 2018 Est. T.C.V. EDWARDS BENJAMIN I & JANE A
 Property Class: 402 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	99.00	189.20	1.0000	1.0000	40	100		3,960
99 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								3,960

2018 Est. T.C.V. 009-004-004-79 = 3,960

Est. TCV/Total Floor Area = 2.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,000	2,000	2,000	875	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	18	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,000	2,000	2,000	893	893	893		

009-004-005-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP C \$700	650.00	150.00	1.0000	1.0000	700	100		455,000	
SALES & 2012 EQ RATE			6.390	Acres	2,269	100		14,500	
650 Actual Front Feet, 8.63 Total Acres								Total Est. Land Value =	469,500

2018 Est. T.C.V. 009-004-005-00 = 469,500

Est. TCV/Total Floor Area = 347.26

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
267,300	267,300	267,300	267,300	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-32,500	0	0	-32,500	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
234,800	234,800	234,800	272,913	234,800	0	

009-004-006-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CARPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D	1320.00	200.00	1.0000	1.0000	500	100		660,000
GROUP C \$700	730.00	1606.95	1.0000	1.0000	700	100		511,000
2050 Actual Front Feet, 32.99 Total Acres Total Est. Land Value =								1,171,000

2018 Est. T.C.V. 009-004-006-00 = 1,171,000

Est. TCV/Total Floor Area = 866.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
553,600	553,600	553,600	409,404	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,900	0	0	8,597	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
585,500	585,500	585,500	418,001	418,001	0	

009-005-001-00	2018 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	258.00	165.00	1.0000	1.0000	20	100		5,160
258 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								5,160

2018 Est. T.C.V. 009-005-001-00 = 5,160

Est. TCV/Total Floor Area = 3.82, Most recent sale 01/09/2015 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,600	2,600	2,600	2,600	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	
2,600	2,600	2,600	2,654	2,600	0	

009-005-002-00	2018 Est. T.C.V.	VANUSKIRK JOHN & JOY
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS	50.00	165.00	1.0000	1.0000	40	100		2,000
50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 2,000

2018 Est. T.C.V. 009-005-002-00 = 2,000

Est. TCV/Total Floor Area = 1.48

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	967	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	20	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	987	987	0	

009-005-003-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	164.28	Acres		1200	100		197,136
		164.28	Total Acres				Total Est. Land Value =	197,136

2018 Est. T.C.V. 009-005-003-00 = 197,136

Est. TCV/Total Floor Area = 145.81

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,600	98,600	98,600	48,276	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,013	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,600	98,600	98,600	49,289	49,289	0	

009-005-004-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	126.12	Acres		1200	100		151,344
		126.12	Total Acres				Total Est. Land Value =	151,344

2018 Est. T.C.V. 009-005-004-00 = 151,344

Est. TCV/Total Floor Area = 111.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,700	75,700	75,700	44,901	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	942	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,700	75,700	75,700	45,843	45,843	0	

009-005-005-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	160.00	Acres		1200	100		192,000
		160.00	Total Acres				Total Est. Land Value =	192,000

2018 Est. T.C.V. 009-005-005-00 = 192,000

Est. TCV/Total Floor Area = 142.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,000	96,000	96,000	50,885	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,068	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,000	96,000	96,000	51,953	51,953	0	

009-005-006-00 2018 Est. T.C.V. ROSTED DOUGLAS R
 Property Class: 401 137 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								1,000

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	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 0

(11) Heating System: Space Heater

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	47.07	-8.11	-1.89	768	28,470
1	Story Siding	Basement	47.07	0.00	-1.89	384	17,349

Other Additions/Adjustments	Rate	Size	Cost
No Concrete Floor Deduction	-2.34	384	-899

(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 & Fireplaces
 Appliance Allowance 1235.00 1 1,235

(16) Porches
 WCP (1 Story), Standard 22.42 144 3,228

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 14.60 720 10,512
 Mechanical Doors 325.00 1 325
 No Floor Deduction -3.00 720 -2,160

County Multiplier = 1.38 => Cost New = 87,949

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 57,167
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 28,583

2018 Est. T.C.V. 009-005-006-00 = 30,058

Est. TCV/Total Floor Area = 26.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,000	15,000	15,000	9,992	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	209	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,000	15,000	15,000	10,201	10,201	10,201

009-005-007-00 2018 Est. T.C.V. TRIBLEY ANTHONY JAMES & JANELLE RAE
 Property Class: 401 119 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
132 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								6,000

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	264	71	645
Total Estimated Land Improvements True Cash Value =					645

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1242 SF Floor Area = 1242 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	66.22	-9.23	0.00	1242	70,782

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, 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 1 Story	3875.00	1	3,875

(16) Porches

CCP (1 Story), Standard	67.30	16	1,077
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(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 = 1.42 => Cost New = 134,903

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 87,687
 ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 43,844

2018 Est. T.C.V. 009-005-007-00 = 50,489

Est. TCV/Total Floor Area = 40.65, Most recent sale 05/23/2000 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,700	25,700	25,700	23,236	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	487	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,200	25,200	25,200	23,723	23,723	23,723	

009-005-008-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S ASPEN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	77.97	Acres		1200	100		93,564
		77.97	Total Acres				Total Est. Land Value =	93,564

2018 Est. T.C.V. 009-005-008-00 = 93,564

Est. TCV/Total Floor Area = 75.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,800	46,800	46,800	27,726	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	582	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,800	46,800	46,800	28,308	28,308	0	

009-005-009-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		11.09	Acres		2000	100		22,180
		11.09	Total Acres				Total Est. Land Value =	22,180

2018 Est. T.C.V. 009-005-009-00 = 22,180

Est. TCV/Total Floor Area = 17.86

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	7,233	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	151	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	7,384	7,384	0	

009-006-001-00	2018 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 700		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2000		165.44	Acres		2000	100		330,880
		165.44	Total Acres				Total Est. Land Value =	330,880

2018 Est. T.C.V. 009-006-001-00 = 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	

009-006-002-00	2018 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 700		X W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300	\$2000	260.21	Acres		2000	100		520,420
		260.21	Total Acres				Total Est. Land Value =	520,420

2018 Est. T.C.V. 009-006-002-00 = 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	

009-006-003-00	2018 Est. T.C.V.	JEWELL HAROLD B REV LIVING TRUST
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	80.00	Acres	1200	100			96,000
		80.00	Total Acres				Total Est. Land Value =	96,000

2018 Est. T.C.V. 009-006-003-00 = 96,000

Est. TCV/Total Floor Area = 77.29

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,000	48,000	48,000	25,584	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	537	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,000	48,000	48,000	26,121	26,121	0	

009-006-004-00	2018 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 700		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@\$2000		80.00	Acres		2000	100		160,000
		80.00	Total Acres				Total Est. Land Value =	160,000

2018 Est. T.C.V. 009-006-004-00	=	0
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Est. TCV/Total Floor Area =	0.00
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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	

009-006-005-00 2018 Est. T.C.V. PINGEL KELLY A
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	73.94	Acres		1200	100		88,728
73.94 Total Acres Total Est. Land Value =								88,728

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	38.35	0.00	0	720	27,612

Other Additions/Adjustments	Rate	Size	Cost
Expando	21.00	72	1,512

(2) Skirting			
Metal/Vinyl	5.43	144	782

(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

(13) Plumbing			
Average Fixture(s)	405.00	1	405

(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

(16) Deck/Balcony			
Pine,Standard	6.61	72	476
Pine,Standard	13.83	16	221

County Multiplier = 1.38 => Cost New = 51,596

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 18,058

Separately Depreciated Items:

Unit-in-Place Cost Items:

TRAVEL TRAILER	1.00	2000	2,000
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County Multiplier = 1.38 => Cost New = 2,760

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 2,622

Total Depreciated Cost = 20,680

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 10,340

2018 Est. T.C.V. 009-006-005-00 = 99,068

Est. TCV/Total Floor Area = 137.59, Most recent sale 06/28/1991 for 31,600

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
49,500	49,500	49,500	35,143	2.10

2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	738	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,500	49,500	49,500	35,881	35,881	0

009-007-001-00 2018 Est. T.C.V. CALVERT TODD R
 Property Class: 401 11745 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	149.00	0.00	1.0000	1.0000	280	100		41,720
2008-11 SALES & 11EQ			10.100	Acres	2,100	100		21,210
149 Actual Front Feet, 10.10 Total Acres Total Est. Land Value =								62,930

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 1S Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1176 SF Floor Area = 1176 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.26	0.00	0.00	1176	76,746

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
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(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: Wood Stove	1350.00	1	1,350

(16) Deck/Balcony

Pine w/Roof, Standard	20.80	100	2,080
Treated Wood, Standard	6.40	448	2,867

(17) Garages

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

Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 141,542

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 120,310
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 156,404

2018 Est. T.C.V. 009-007-001-00 = 221,709

Est. TCV/Total Floor Area = 188.53, Most recent sale 04/24/2015 for 224,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,800	107,800	107,800	106,752	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	2,241	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,900	110,900	110,900	108,993	108,993	0	

009-007-001-40 2018 Est. T.C.V. BEILHARZ DOUGLAS & EDWARD
 Property Class: 401 11725 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	149.00	0.00	1.0000	1.0000	280	100	LOCATION	41,720
RES 7 RATE 2200/A			10.14 Acres		2200	100		22,308
149 Actual Front Feet, 10.14 Total Acres Total Est. Land Value =								64,028

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	605	94	3,020
Shed: Wood Frame	13.98	1.00	127	94	1,669
Total Estimated Land Improvements True Cash Value =					4,689

< Cost Estimates for Res. Building: 1 Mobile Home Class: Good Quality >
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Hardboard	Comp.Shingle	53.72	0.00	0	374	20,091
Other Additions/Adjustments Rate Size Cost							
(2) Skirting							
	Sim.Stone/Brick			9.54		92	878
(9) Foundation							
	Foundation Wall: Concrete			7.38		0	0
(13) Plumbing							
	Average Fixture(s)			645.00		1	645
(14) Water/Sewer							
	Well, 50 Feet			1575.00		1	1,575
	1000 Gal Septic			2720.00		1	2,720
(15) Built-Ins & Fireplaces							
	Appliance Allowance			1235.00		1	1,235
(16) Porches							
	WCP (1 Story), Standard			24.44		118	2,884
(16) Deck/Balcony							
	Treated Wood,Standard			15.57		20	311
	Treated Wood,Standard			8.78		63	553
County Multiplier = 1.38 =>							Cost New = 42,632
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,							Depr.Cost = 37,089
ECF (408 - ROUND LAKE RESIDENTIAL) 0.600 => TCV of Bldg: 1 =							22,254

2018 Est. T.C.V. 009-007-001-40							=	90,971
Est. TCV/Total Floor Area = 243.24								
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
45,500	45,500	45,500	37,675	2.10				
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	791	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
45,500	45,500	45,500	38,466	38,466		0		

009-007-001-60 2018 Est. T.C.V. HAMMACK EDWARD C & ALICE J
 Property Class: 401 11749 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	149.00	0.00	1.0000	1.0000	280	100		41,720
RES 7 RATE 1900/A			10.10 Acres		1900	100		19,190
149 Actual Front Feet, 10.10 Total Acres Total Est. Land Value =								60,910

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	320	94	1,266
Shed: Wood Frame	11.06	1.00	120	94	1,247
Shed: Wood Frame	9.83	1.00	192	94	1,774
Total Estimated Land Improvements True Cash Value =					4,287

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2007

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Pine Logs	Basement	96.02	0.00	0.00	1120	107,542

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	210	2,153
Walk out Basement Door(s)	775.00	2	1,550
(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 & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
WCP (1 Story), Standard	18.75	320	6,000
CPP, Standard	15.73	96	1,510
WCP (1 Story), Standard	25.55	128	3,270

County Multiplier = 1.38 => Cost New = 183,382

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 168,711

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1120	12,824
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County Multiplier = 1.38 => Cost New = 17,697

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 8,849

Total Depreciated Cost = 177,560

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 230,828

2018 Est. T.C.V. 009-007-001-60 = 296,025

Est. TCV/Total Floor Area = 176.21

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,100	139,100	139,100	93,184	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,900	0	1,956	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,000	148,000	148,000	95,140	95,140	0	

009-007-001-80 2018 Est. T.C.V. DOWLER DANNY L & ANNA M TRUST
 Property Class: 401 11701 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	155.00	0.00	1.0000	1.0000	280	100		43,400
RES 7 RATE 2200/A			10.11 Acres		2200	100		22,242
155 Actual Front Feet, 10.11 Total Acres Total Est. Land Value =								65,642

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	224	0	0
Fencing: Wd, Split, 2 Rail	7.50	1.00	50	0	0
Shed: Wood Frame	10.75	1.00	80	97	834
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 =					3,259

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1472 SF Floor Area = 1472 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.96	-8.82	0.00	1232	66,700
1	Story Siding	Crawl Space	62.96	-8.82	0.00	240	12,994

Other Additions/Adjustments Rate Size Cost

(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 & Fireplaces

Appliance Allowance 1915.00 1 1,915
 Fireplace: Direct-Vented Gas 1200.00 1 1,200

(16) Porches

CCP (1 Story), Standard 25.51 140 3,571
 CCP (1 Story), Standard 25.51 140 3,571
 WGEF (1 Story), Standard 30.68 224 6,872
 WPP, Standard 33.70 16 539

(16) Deck/Balcony

Composite,Standard 7.06 278 1,963

(17) Garages

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

Base Cost 18.78 864 16,226
 Automatic Doors 375.00 2 750

County Multiplier = 1.38 => Cost New = 169,529

Notes: DOUBLE WIDE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 110,194
 ECF (408 - ROUND LAKE RESIDENTIAL) 0.900 => TCV of Bldg: 1 = 99,174

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 440 SF Floor Area = 440 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	73.69	-12.78	0.00	440	26,800

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s) 630.00 1 630

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

County Multiplier = 1.38 => Cost New = 39,807

Parcel Number: 009-007-001-80

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 23,884
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 2 = 31,049

2018 Est. T.C.V. 009-007-001-80 = 199,124

Est. TCV/Total Floor Area = 104.14

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,600	95,600	95,600	64,871	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	1,362	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,600	99,600	99,600	66,233	66,233	66,233	

009-007-002-00	2018 Est. T.C.V.	AKR LLC
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000		33.11 Acres		2000	100		66,220
			33.11 Total Acres				Total Est. Land Value =	66,220

2018 Est. T.C.V. 009-007-002-00 = 66,220

Est. TCV/Total Floor Area = 34.63

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,100	33,100	33,100	26,818	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	563	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,100	33,100	33,100	27,381	27,381	0	

009-007-002-40	2018 Est. T.C.V.	BEILHARZ DOUGLAS & EDWARD
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	18.62	Acres	2000	100		37,240
			18.62	Total Acres			Total Est. Land Value =	37,240

2018 Est. T.C.V. 009-007-002-40 = 37,240

Est. TCV/Total Floor Area = 19.48

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,600	18,600	18,600	7,767	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	163	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,600	18,600	18,600	7,930	7,930	0	

009-007-002-55 2018 Est. T.C.V. JEWELL HAROLD B REV LIVING TRUST
 Property Class: 401 11722 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	94	603
Total Estimated Land Improvements True Cash Value =					603

Cost Est. for Res. Bldg: 1 Single Family 1S C1s D B1t 1980

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 520 SF Floor Area = 520 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.79	-11.12	-0.78	520	23,863

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 & Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Porches

CGEP (1 Story), Standard 44.85 80 3,588

(16) Deck/Balcony

Treated Wood w/Roof,Standard 17.90 144 2,578

County Multiplier = 1.38 => Cost New = 49,795

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 34,857

Separately Depreciated Items:

(17) Garages

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

Base Cost 9.61 960 9,226

No Floor Deduction -3.00 960 -2,880

County Multiplier = 1.38 => Cost New = 8,757

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 7,443

Total Depreciated Cost = 42,300

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 41,454

2018 Est. T.C.V. 009-007-002-55 = 82,057

Est. TCV/Total Floor Area = 157.80

2017 Assessed MBOR S.E.V. Base for Cap C.P.I.

40,200 40,200 40,200 23,083 2.10

2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 800 0 0 484 0

2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

41,000 41,000 41,000 23,567 23,567 0

009-007-002-65	2018 Est. T.C.V.	WEBSTER BARRY
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	225.00	0.00	1.0000	1.0000	280	100		63,000
RES 7 RATE 1900/A			11.19 Acres		1900	100		21,261
225 Actual Front Feet, 11.19 Total Acres Total Est. Land Value =								84,261

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	71	455
Total Estimated Land Improvements True Cash Value =					455

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1937

(11) Heating System: Space Heater

Ground Area = Size for Rates = 700 SF Floor Area = 700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Crawl Space	68.61	-9.28	-1.89	700	40,208

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 & Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Porches

CGEP (1 Story), Standard 28.90 224 6,474

County Multiplier = 1.38 => Cost New = 72,777

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,027

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 52,035

2018 Est. T.C.V. 009-007-002-65 = 136,751

Est. TCV/Total Floor Area = 195.36

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,400	66,400	66,400	38,294	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	804	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,400	68,400	68,400	39,098	39,098	0	

009-007-002-85 2018 Est. T.C.V. FILE ROBERT S & VICKI S
 Property Class: 401 11871 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	210.00	0.00	1.0000	1.0000	280	100		58,800
RES 7 RATE 1900/A			10.01 Acres		1900	100		19,019
210 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								77,819

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	50	767
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 =					3,192

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+10 Blt 1941

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1430 SF Floor Area = 1430 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Crawl Space	72.72	-9.78	0.00	1430	90,004

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 & Fireplaces

Appliance Allowance 1915.00 1 1,915

(16) Porches

CCP (1 Story), Standard 20.41 272 5,552
CCP (1 Story), Standard 31.51 84 2,647

County Multiplier = 1.38 => Cost New = 147,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 95,676
ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 124,379

2018 Est. T.C.V. 009-007-002-85 = 205,390

Est. TCV/Total Floor Area = 143.63, Most recent sale 08/03/2007 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
100,300	100,300	100,300	47,705	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	1,001	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,700	102,700	102,700	48,706	48,706	0

009-007-002-90 2018 Est. T.C.V. COX CHARLES T & ALICE TRUSTEES
 Property Class: 401 11817 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	210.00	0.00	1.0000	1.0000	280	100		58,800
RES 7 RATE 1900/A			10.01 Acres		1900	100		19,019
210 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								77,819

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	708	50	1,133
Shed: Wood Frame	9.48	1.00	144	50	683
Total Estimated Land Improvements True Cash Value =					1,816

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1939

(11) Heating System: Space Heater

Ground Area = Size for Rates = 594 SF Floor Area = 594 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Crawl Space	71.22	-10.06	-2.85	594	34,636

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 & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450

County Multiplier = 1.38 => Cost New = 61,550

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 49,240
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 64,012

2018 Est. T.C.V. 009-007-002-90 = 143,647

Est. TCV/Total Floor Area = 241.83

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,600	70,600	70,600	39,996	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	839	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,800	71,800	71,800	40,835	40,835	0	

009-007-003-00 2018 Est. T.C.V. BURNS THOMAS & EVELYN L
 Property Class: 401 11903 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	200.00	0.00	1.0000	1.0000	280	100		56,000
RES 7 RATE 1900/A			10.01 Acres		1900	100		19,019
200 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								75,019

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	260	0	0
Shed: Wood Frame	11.40	1.00	100	95	1,083
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 =					2,033

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1943

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1446 SF Floor Area = 1446 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Piers	65.95	-12.86	0.00	631	33,500
1	Story Siding	Crawl Space	63.13	-8.87	0.00	815	44,222

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 & Fireplaces Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches WCP (1 Story), Standard	32.91	69	2,271
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(16) Deck/Balcony Treated Wood, Standard	6.45	400	2,580
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County Multiplier = 1.38 => Cost New = 125,935

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,858
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 106,415

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2006

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

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 1,536 Perimeter: 160 Perim. Multiplier: 1.051
 Refined Square Foot Cost for Upper Floors: 16.12

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 22.088

Total Floor Area: 1,536 Base Cost New of Upper Floors = 33,927

Reproduction/Replacement Cost = 33,927
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 27,820

ECF (408 - ROUND LAKE RESIDENTIAL) 1.000 => TCV of Bldg: 1 = 27,820
 Replacement Cost/Floor Area= 22.09 Est. TCV/Floor Area= 18.11

Total Estimated True Cash Value of Commercial/Industrial Buildings = 27,820

2018 Est. T.C.V. 009-007-003-00 = 211,287

Est. TCV/Total Floor Area = 70.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,700	103,700	103,700	56,212	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,900	0	0	1,180	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,600	105,600	105,600	57,392	57,392	0	

009-007-003-50 2018 Est. T.C.V. SCOTT BARRY & BETH MILLARD
 Property Class: 401 11939 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	200.00	0.00	1.0000	1.0000	280	100		56,000
RES 7 RATE 1900/A			10.01 Acres		1900	100		19,019
200 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								75,019

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	440	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 GRG Cls CD Blt 1990

(11) Heating System: Space Heater

Ground Area = Size for Rates = 660 SF Floor Area = 660 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.25	-11.58	-2.85	660	33,541

Other Additions/Adjustments Rate Size Cost

(16) Deck/Balcony

Treated Wood,Standard	7.27	144	1,047
Roof Cover Only,Standard	17.30	45	779

County Multiplier = 1.38 => Cost New = 48,806

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 36,604
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 47,586

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C+10 Blt 2013

(11) Heating System: Forced Air w/ Ducts

(Heating system cost adjusted in area(s): 1)

Ground Area = Size for Rates = 1425 SF Floor Area = 1425 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.59	0.00	-4.35	1425	92,967

Other Additions/Adjustments Rate Size Cost
 Walk out Basement Door(s) 775.00 1 775

(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 & Fireplaces

Appliance Allowance 1915.00 1 1,915

(16) Porches

WPP, Standard	8.06	461	3,716
WCP (1 Story), Standard	16.79	471	7,908
WCP (1 Story), Standard	36.90	50	1,845

(17) Garages

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

Base Cost	10.13	1080	10,940
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 175,689

Notes: 2013

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 168,662
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 2 = 219,260

Cost Est. for Res. Bldg: 3 Single Family GRG Cls C Blt 2017

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Parcel Number: 009-007-003-50

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments				Rate		Size	Cost
(13)	Plumbing						
	3 Fixture Bath		2400.00			-1	-2,400
(17)	Garages						
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
	Base Cost		10.13			2112	21,395
	Automatic Doors		375.00			2	750
County Multiplier = 1.38 =>						Cost New =	27,247
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,						Depr.Cost =	26,975
ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 =>						TCV of Bldg: 3 =	35,068

2018 Est. T.C.V. 009-007-003-50						=	377,883
Est. TCV/Total Floor Area = 181.24							
2017 Assessed	MBOR	S.E.V.		Base for Cap	C.P.I.		
163,900	163,900	163,900		121,330	2.10		
2018	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
	17,700	7,300	0	17,700	2,547	0	
2018 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT	
188,900	188,900	188,900		141,577	141,577	141,577	

009-007-003-90 2018 Est. T.C.V. HEATLIE CLAUDIA P & MIGDA CAROL P &
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	200.00	0.00	1.0000	1.0000	280	100		56,000
RES 7 RATE 1900/A			10.01 Acres		1900	100		19,019
200 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								75,019

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.46	1.00	144	71	865
Total Estimated Land Improvements True Cash Value =					865

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1939

(11) Heating System: Space Heater

Ground Area = Size for Rates = 594 SF Floor Area = 594 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	71.22	-10.76	-1.89	594	34,791

Other Additions/Adjustments Rate Size Cost

(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 & Fireplaces

Appliance Allowance 1235.00 1 1,235
 Fireplace: Exterior 1 Story 3050.00 1 3,050

County Multiplier = 1.38 => Cost New = 61,749

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 33,962
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 44,150

2018 Est. T.C.V. 009-007-003-90 = 120,034

Est. TCV/Total Floor Area = 202.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,300	58,300	58,300	33,908	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700		0		712	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	34,620	34,620		0

009-007-003-95 2018 Est. T.C.V. PARFITT CHRIS & MIGDA C & PARFITT C
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	200.00	0.00	1.0000	1.0000	280	100		56,000
RES 7 RATE 1500/A			10.15 Acres		1500	100		15,225
200 Actual Front Feet, 10.15 Total Acres Total Est. Land Value =								71,225

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	120	95	340
Total Estimated Land Improvements True Cash Value =					340

Cost Est. for Res. Bldg: 1 Single Family LOG Cls D Blt 1938

(11) Heating System: Space Heater

Ground Area = Size for Rates = 240 SF Floor Area = 240 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	77.90	-11.86	-1.89	240	15,396

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	1650.00	-1	-1,650
No Plumbing	-2725.00	1	-2,725

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 16,913

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 9,302
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 12,093

2018 Est. T.C.V. 009-007-003-95 = 83,658

Est. TCV/Total Floor Area = 348.57, Most recent sale 01/29/2016 for 55,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,400	41,400	41,400	41,400	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	400	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,800	41,800	41,800	42,269	41,800	0

009-007-004-00 2018 Est. T.C.V. GUNNERSON GORDON C LIFE LEASE
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	190.00	2310.97	1.0000	1.0000	280	100		53,200
190 Actual Front Feet, 10.08 Total Acres Total Est. Land Value =								53,200

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 660 SF Floor Area = 660 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.25	-9.78	-2.85	660	34,729

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

CGEP (1 Story), Standard	34.65	160	5,544
CGEP (1 Story), Standard	34.65	160	5,544

County Multiplier = 1.38 => Cost New = 72,218

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 43,331

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 56,330

2018 Est. T.C.V. 009-007-004-00 = 109,530

Est. TCV/Total Floor Area = 165.95

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,600	52,600	52,600	23,333	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	489	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,800	54,800	54,800	23,822	23,822	0	

009-007-004-15	2018 Est. T.C.V.	AKR LLC
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

		* Factors *		433' X APROX 1953'			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
RES 7 RATE 1900/A			19.42 Acres		1900	100	36,898
			19.42 Total Acres		Total Est. Land Value =		36,898

2018 Est. T.C.V. 009-007-004-15 = 36,898

Est. TCV/Total Floor Area = 55.91

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,400	18,400	18,400	18,400	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	
18,400	18,400	18,400	18,786	18,400	0	

009-007-004-30	2018 Est. T.C.V.	LOONEY SELWYN & DIANA
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

							* Factors *		559'X AVG 1027'
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
RES 7 RATE	3400/A		13.18 Acres		3400	100			44,812
			13.18 Total Acres				Total Est. Land Value =		44,812

2018 Est. T.C.V. 009-007-004-30	=	44,812
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Est. TCV/Total Floor Area = 67.90, Most recent sale 06/01/1999 for 35,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,400	22,400	22,400	22,400	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	
22,400	22,400	22,400	22,870	22,400	0	

009-007-004-45	2018 Est. T.C.V.	GUNNERSON GORDON C LIFE LEASE
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

		* Factors *		369' X 1032'		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
RES 7 RATE 3400/A			8.75 Acres		3400 100	
			8.75 Total Acres		Total Est. Land Value =	
						Value
						29,750
						29,750

2018 Est. T.C.V. 009-007-004-45 = 29,750

Est. TCV/Total Floor Area = 45.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,900	14,900	14,900	14,900	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	
14,900	14,900	14,900	15,212	14,900	0	

009-007-004-60 2018 Est. T.C.V. GUNNERSON GORDON C LIFE LEASE
 Property Class: 402 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

			* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason				Value	
RES 7 RATE 5K/A			8.10	Acres	5000	100					40,500	
			8.10	Total Acres					Total Est. Land Value =		40,500	

2018 Est. T.C.V. 009-007-004-60 = 40,500

Est. TCV/Total Floor Area = 61.36

2017 Assessed		MBOR	S.E.V.		Base for Cap		C.P.I.					
20,300		20,300	20,300		20,300		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			
20,300		20,300	20,300		20,726		20,300		0			

009-007-004-70 2018 Est. T.C.V. FREEMAN JACK & LINDA FAMILY TRUST
 Property Class: 401 11659 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	150.00	0.00	1.0000	1.0000	280	100		42,000
RES 7 RATE 1000/A			10.20 Acres		1000	100		10,200
150 Actual Front Feet, 10.20 Total Acres Total Est. Land Value =								52,200

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	8.13	1.00	192	0	0
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 1.75S Cls C-5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1248 SF Floor Area = 1716 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	89.13	0.00	3.20	624	57,614
1	Story Siding	Basement	61.40	0.00	1.82	624	39,449

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	2	4,800

(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
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(16) Porches

WSEP (1 Story), Standard	23.98	240	5,755
WPP, Standard	14.97	96	1,437

(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 166,656

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 146,658

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	624	7,145
County Multiplier = 1.38 =>			Cost New = 9,860
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 4,930

Total Depreciated Cost = 151,588

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 197,064

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2010

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: 10	Height per Story Multiplier: 1.000
Ave. Floor Area: 1,200	Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 8.25	

009-007-004-80 2018 Est. T.C.V. GUY THOMAS P & SALLY Y
 Property Class: 401 11665 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	149.00	0.00	1.0000	1.0000	280	100		41,720
2008-11 SALES & 11EQ			10.100	Acres	2,100	100		21,210
149 Actual Front Feet, 10.10 Total Acres Total Est. Land Value =								62,930

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1160 SF Floor Area = 1160 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	47.00	-8.09	2.59	720	29,880
1	Story Siding	Crawl Space	47.00	-8.09	2.59	440	18,260

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

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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County Multiplier = 1.38 => Cost New = 75,962

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 60,770

Separately Depreciated Items:

Square footage # 2 is depreciated at 94 %Good...	Base Cost Was =	18,260
County Multiplier = 1.38 =>	Cost New =	25,199
Phy/Ab.+hy/Func/Econ/Comb.%Good= 14/100/100/100/14.0,	Depr.Cost =	3,528

(16) Porches

WGEP (1 Story), Standard	35.48	128	4,541
County Multiplier = 1.38 =>	Cost New =	6,267	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,	Depr.Cost =	5,891	

(17) Garages

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

Base Cost	16.77	704	11,806
Common Wall: 1/2 Wall	-625.00	1	-625
County Multiplier = 1.38 =>	Cost New =	15,430	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,	Depr.Cost =	14,504	

Total Depreciated Cost = 84,693

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 110,101

2018 Est. T.C.V. 009-007-004-80 = 173,031

Est. TCV/Total Floor Area = 149.16, Most recent sale 07/22/2016 for 166,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,400	84,400	84,400	84,400	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	1,772	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,500	86,500	86,500	86,172	86,172	86,172	

009-007-007-00	2018 Est. T.C.V.	CORRION JULIAN L & RITA F
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	78.00	Acres		2000	100		156,000
		78.00	Total Acres				Total Est. Land Value =	156,000

2018 Est. T.C.V. 009-007-007-00 = 156,000

Est. TCV/Total Floor Area = 134.48

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,000	78,000	78,000	28,164	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	591	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,000	78,000	78,000	28,755	28,755	0	

009-007-008-00	2018 Est. T.C.V.	AKR LLC
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000		32.22	Acres		2000	100		64,440
		32.22	Total Acres				Total Est. Land Value =	64,440

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 2000
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(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.75	-10.11	-2.85	1152	51,598

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 & Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Porches

CCP (1 Story), Standard 17.99 384 6,908

County Multiplier = 1.38 => Cost New = 91,075

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 81,967
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 80,328

2018 Est. T.C.V. 009-007-008-00 = 144,768

Est. TCV/Total Floor Area = 125.67

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,200	71,200	71,200	56,828	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	1,193	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,400	72,400	72,400	58,021	58,021	0	

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 16 Height per Story Multiplier: 1.120
 Ave. Floor Area: 2,410 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 13.05

County Multiplier: 1.37, Final Square Foot Cost for Upper Floors = 17.876

Total Floor Area: 2,410 Base Cost New of Upper Floors = 43,081

Reproduction/Replacement Cost = 43,081
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 35,326

ECF (416 RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 38,859
 Replacement Cost/Floor Area= 17.88 Est. TCV/Floor Area= 16.12

Total Estimated True Cash Value of Commercial/Industrial Buildings = 38,859

2018 Est. T.C.V. 009-007-009-00 = 293,665

Est. TCV/Total Floor Area = 66.71, Most recent sale 07/30/2012 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
154,400	154,400	154,400	115,136	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,600	0	0	2,417	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,800	146,800	146,800	117,553	117,553	0	

009-007-009-30 2018 Est. T.C.V. SCOTT ARTHUR W & SHANNON A
 Property Class: 401 11365 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	313.69	277.73	1.0000	1.0000	40	100		12,548
314 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								12,548

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 BOCA/STATE Cls CD Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1864 SF Floor Area = 1864 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.46	-7.43	1.87	1864	89,286

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 & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	21.20	209	4,431
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(17) Garages

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

Base Cost	17.01	683	11,618
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 154,524

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 148,343
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 103,840

2018 Est. T.C.V. 009-007-009-30 = 116,863

Est. TCV/Total Floor Area = 62.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,700	55,700	55,700	48,734	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	1,023	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,400	58,400	58,400	49,757	49,757	49,757	

009-007-009-35 2018 Est. T.C.V. THOMAS BERNARD JR & ELAINE
 Property Class: 401 11095 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			10.12 Acres		2000	100		20,240
			10.12 Total Acres				Total Est. Land Value =	20,240

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 512 SF Floor Area = 768 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	74.06	0.00	-2.83	512	36,470

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	625.00	1	625

(13) Plumbing	Average Fixture(s)	Rate	Size	Cost
		525.00	1	525

(14) Water/Sewer	1000 Gal Septic	Rate	Size	Cost
		2720.00	1	2,720

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

County Multiplier = 1.38 => Cost New = 57,373

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 48,193

Separately Depreciated Items:

(16) Deck/Balcony	Treated Wood,Standard	Rate	Size	Cost
		8.73	64	559
County Multiplier = 1.38 =>				Cost New = 771
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,				Depr.Cost = 756

Local Cost Items:

GENERATOR	Rate	Size	Cost
	1500.00	1	1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost = 1,425

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 49,367

2018 Est. T.C.V. 009-007-009-35 = 69,607

Est. TCV/Total Floor Area = 90.63, Most recent sale 06/01/1999 for 81,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
33,500	33,500	33,500	27,823	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	584	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,800	34,800	34,800	28,407	28,407	0

009-007-009-42	2018 Est. T.C.V.	THOMAS BERNARD JR & ELAINE
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.80	Acres		2000	100		21,600
		10.80	Total Acres				Total Est. Land Value =	21,600

2018 Est. T.C.V. 009-007-009-42 = 21,600

Est. TCV/Total Floor Area = 28.13

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,300	10,300	10,300	8,928	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	187	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,800	10,800	10,800	9,115	9,115	0	

009-007-009-50	2018 Est. T.C.V.	CARLSTROM KEREY &
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	80.00	Acres		2000	100		160,000
		80.00	Total Acres				Total Est. Land Value =	160,000

2018 Est. T.C.V. 009-007-009-50 = 160,000

Est. TCV/Total Floor Area = 208.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,000	88,000	88,000	24,210	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	508	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,000	80,000	80,000	24,718	24,718	0	

009-007-010-00	2018 Est. T.C.V.	TARCHALA JOHN & LINDA TRUST
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value	
			Front	Depth					
MINOR RD TYPE	35.00	487.70	0.9417	1.0000	40	100		1,318	
MINOR RD TYPE	100.00	434.73	0.9417	1.0000	40	100		3,767	
135 Actual Front Feet, 1.39 Total Acres								Total Est. Land Value =	5,085

2018 Est. T.C.V. 009-007-010-00 = 5,085

Est. TCV/Total Floor Area = 6.62, Most recent sale 11/04/2005 for 25,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	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	
2,500	2,500	2,500	2,552	2,500	2,500	

009-007-010-35	2018 Est. T.C.V.	TARCHALA JOHN & LINDA TRUST
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C	152.00	363.95	1.0000	1.0000	100	100		15,200
152 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value = 15,200

2018 Est. T.C.V. 009-007-010-35 = 15,200

Est. TCV/Total Floor Area = 19.79

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,600	7,600	7,600	7,600	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	
7,600	7,600	7,600	7,759	7,600	7,600	

009-007-010-80 2018 Est. T.C.V. BURNS ROBERT L & JUDITH M
 Property Class: 401 1933 S SEELEY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	179.00	272.55	1.0000	1.0000	280	100		50,120
179 Actual Front Feet, 1.12 Total Acres Total Est. Land Value =								50,120

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	480	0	0
D/W/P: Crushed Rock	1.24	1.00	1500	0	0
Fencing: Wire Mesh, #9	1.90	1.00	2400	0	0
Shed: Metal Prefab	8.69	1.00	120	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+10 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1360 SF Floor Area = 1360 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.13	0.00	0.00	1360	95,377

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	680	7,786
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

(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
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(16) Porches

WPP, Standard	11.50	168	1,932
WPP, Standard	24.75	32	792

(17) Garages

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

Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	11.14	768	8,556
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 190,220

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 163,589
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 212,666

2018 Est. T.C.V. 009-007-010-80 = 265,161

Est. TCV/Total Floor Area = 194.97

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
128,500	128,500	128,500	49,494	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	1,039	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,600	132,600	132,600	50,533	50,533	50,533	

009-007-010-90 2018 Est. T.C.V. HOUGHTON CARL O & SANDY
 Property Class: 401 1883 S SEELEY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A SITE 45					45000	100		45,000
204 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.65	1.00	144	50	767
Shed: Wood Frame	12.61	1.00	64	50	404
Total Estimated Land Improvements True Cash Value =					1,170

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.94	-9.88	0.00	960	65,338

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, 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
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(16) Porches

WPP, Standard	9.00	331	2,979
WPP, Standard	16.87	68	1,147

(17) Garages

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

Base Cost	19.37	566	10,963
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 123,182

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,545
 ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 128,109

2018 Est. T.C.V. 009-007-010-90 = 174,279

Est. TCV/Total Floor Area = 145.23

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,700	84,700	84,700	44,380	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	931	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,100	87,100	87,100	45,311	45,311	45,311	

009-007-011-00 2018 Est. T.C.V. VANDYKE JAMES A ETAL
 Property Class: 401 S SEELEY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7. ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B	227.00	352.41	1.0000	1.0000	125	100		28,375
227 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =								28,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1944

(11) Heating System: Space Heater

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

County Multiplier = 1.38 => Cost New = 0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 0

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 0

2018 Est. T.C.V. 009-007-011-00 = 28,375

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,200	14,200	14,200	12,042	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	252	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,200	14,200	14,200	12,294	12,294	0	

County Multiplier = 1.38 => Cost New = 70,156

Notes: 1270 S LA CHANCE RD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,555
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 2 = 12,277

2018 Est. T.C.V. 009-008-002-00 = 82,298

Est. TCV/Total Floor Area = 36.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,300	39,300	39,300	36,223	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	760	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,100	41,100	41,100	36,983	36,983	28,847	

009-008-003-00	2018 Est. T.C.V.	HELMER BRIAN & CALVIN
Property Class: 401		1468 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	264.00	165.00	1.0000	1.0000	40	100		10,560
264 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								10,560

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	480	0	0
Shed: Metal Prefab	8.66	1.00	70	45	273

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 =					748

< Cost Estimates for Res. Building: 1 Mobile Home Class: Fair Quality >
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.52	-0.79	-5	720	23,043

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.35	1472	6,403

(9) Foundation
 Foundation Wall: Block 6.92 144 996

(13) Plumbing
 Average Fixture(s) 465.00 1 465

(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

(16) Porches
 CSEP (1 Story), Standard 26.44 160 4,230

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.20 624 10,109
 Mechanical Doors 350.00 2 700

County Multiplier = 1.38 => Cost New = 72,210

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 25,274
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 12,637

2018 Est. T.C.V. 009-008-003-00 = 23,945

Est. TCV/Total Floor Area = 33.26

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,000	12,000	12,000	11,334	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	238	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	11,572	11,572	11,572	

009-008-004-00 2018 Est. T.C.V. MAHON JASON M & JENIFER M
 Property Class: 401 1204 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	26.67	Acres	2000	100		53,340
26.67 Total Acres Total Est. Land Value =								53,340

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1272 SF Floor Area = 1272 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	46.46	-8.90	0.66	1272	48,616

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

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
Fireplace: Interior 1 Story	2600.00	1	2,600

(16) Porches

CCP (1 Story), Standard	31.88	64	2,040
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(17) Garages

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

Base Cost	22.27	378	8,418
Common Wall: 1 Wall	-1372.00	1	-1,372
Mechanical Doors	325.00	1	325

County Multiplier = 1.42 => Cost New = 95,896

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 52,743
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 51,688

2018 Est. T.C.V. 009-008-004-00 = 105,028

Est. TCV/Total Floor Area = 82.57, Most recent sale 11/26/2012 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,400	50,400	50,400	40,322	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	846	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	41,168	41,168	0	

009-008-004-35	2018 Est. T.C.V.	MAHON JASON M & JENNIFER
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * 439 X 2649

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	26.70	Acres	2000	100		53,400
			26.70	Total Acres			Total Est. Land Value =	53,400

2018 Est. T.C.V. 009-008-004-35 = 53,400

Est. TCV/Total Floor Area = 41.98, Most recent sale 02/11/2011 for 50,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,700	26,700	26,700	20,892	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	438	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,700	26,700	26,700	21,330	21,330	0	

009-008-004-70	2018 Est. T.C.V.	MAHON JASON M & JENNIFER
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	26.67	Acres	2000	100		53,340
26.67 Total Acres Total Est. Land Value =								53,340

2018 Est. T.C.V. 009-008-004-70 = 53,340

Est. TCV/Total Floor Area = 41.93, Most recent sale 08/19/2005 for 8,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
26,700	26,700	26,700	20,892	2.10			
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	438	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
26,700	26,700	26,700	21,330	21,330	0		

009-008-006-00	2018 Est. T.C.V.	CORRION ROBERT R & RHEA B
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	80.00	Acres		2000	100		160,000
		80.00	Total Acres				Total Est. Land Value =	160,000

2018 Est. T.C.V. 009-008-006-00 = 160,000

Est. TCV/Total Floor Area = 109.89

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,000	88,000	88,000	22,828	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	479	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,000	80,000	80,000	23,307	23,307	0	

009-008-007-00	2018 Est. T.C.V.	MAHON JEROME P SR & ALICE F
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	80.00	Acres		2000	100		160,000
		80.00	Total Acres				Total Est. Land Value =	160,000

2018 Est. T.C.V. 009-008-007-00 = 160,000

Est. TCV/Total Floor Area = 109.89

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,000	88,000	88,000	22,828	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	479	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,000	80,000	80,000	23,307	23,307	0	

009-008-008-00	2018 Est. T.C.V.	THOMAS BERNARD JR & ELAINE
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000		43.65 Acres		2000	100		87,300
			43.65 Total Acres				Total Est. Land Value =	87,300

2018 Est. T.C.V. 009-008-008-00 = 87,300

Est. TCV/Total Floor Area = 59.96

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,700	43,700	43,700	22,628	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	475	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,700	43,700	43,700	23,103	23,103	0	

009-008-008-50 2018 Est. T.C.V. THOMPSON MICHAEL J
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000		45.65 Acres		2000	100		91,300
45.65 Total Acres Total Est. Land Value =								91,300

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2001

(11) Heating System: Wall/Floor Furnace

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 (Finished)

Base Cost	20.80	576	11,981
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County Multiplier = 1.38 => Cost New = 16,534

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 14,053
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 13,772

2018 Est. T.C.V. 009-008-008-50 = 105,072

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/1999 for 46,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,300	52,300	52,300	29,075	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	200	0	610	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	29,685	29,685	0	

009-008-009-00	2018 Est. T.C.V.	BLOOM CHAWNELL
Property Class: 401		1754 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>10@\$2000		20.00	Acres		2000	100		40,000
		20.00	Total Acres				Total Est. Land Value =	40,000

Cost Est. for Res. Bldg: 1	Single Family	1+S		Cls D	Blt 1961
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 572 SF Floor Area = 572 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Block	Slab	59.28	-10.86	0.66	572	28,074

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1235.00	1	1,235
Fireplace: Exterior 1 Story		3050.00	1	3,050

(17) Garages

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

Base Cost		22.66	364	8,248
Common Wall: 1 Wall		-1372.00	1	-1,372
Mechanical Doors		325.00	1	325
Storage area over garage		3.75	500	1,875

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

Base Cost		12.70	1152	14,630
Mechanical Doors		325.00	1	325

County Multiplier = 1.42 =>	Cost New =	86,919
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	47,805
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		46,849

2018 Est. T.C.V. 009-008-009-00	=	86,849
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Est. TCV/Total Floor Area = 151.83, Most recent sale 04/29/2014 for 77,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,500	41,500	41,500	40,177	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	843	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,400	43,400	43,400	41,020	41,020	41,020	

009-008-009-50 2018 Est. T.C.V. ODREN RONALD G ETAL
 Property Class: 401 1990 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
40.00 Total Acres Total Est. Land Value =								80,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2009

(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	2400	23,304
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 32,643

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 31,010
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 30,390

2018 Est. T.C.V. 009-008-009-50 = 110,390

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,100	55,100	55,100	41,471	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	870	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,200	55,200	55,200	42,341	42,341	0	

009-008-010-00 2018 Est. T.C.V. SPECK MARK & MELINDA
 Property Class: 401 10371 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			8.48 Acres		2000	100		16,960
			8.48 Total Acres				Total Est. Land Value =	16,960

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 BOCA/STATE Cls D Blt 1996

(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	Piers	43.98	-10.61	0.66	400	13,612
1	Story Siding	Piers	43.98	-10.61	0.66	1280	43,558

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	1650.00	1	1,650
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(14) Water/Sewer

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

(17) Garages

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

Base Cost	9.91	900	8,919
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 101,477

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 81,182
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 56,827

2018 Est. T.C.V. 009-008-010-00 = 74,737

Est. TCV/Total Floor Area = 44.49, Most recent sale 12/17/2015 for 25,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,900	34,900	34,900	31,783	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	667	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,400	37,400	37,400	32,450	32,450	0	

009-008-010-05 2018 Est. T.C.V. BAILEY DENNIS L
 Property Class: 401 10300 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	316.00	232.96	1.0000	1.0000	40	100		12,640
316 Actual Front Feet, 1.69 Total Acres Total Est. Land Value =								12,640

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.12	1.00	790	0	0
Shed: Wood Frame	9.59	1.00	80	50	384

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 =					1,334

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1792 SF Floor Area = 1792 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.51	-7.19	1.51	1792	67,791

Other Additions/Adjustments	Rate	Size	Cost
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(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

WPP, Standard	8.10	351	2,843
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(16) Breezeways

Frame Wall,Finished	26.75	105	2,809
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(17) Garages

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

Base Cost	17.65	576	10,166
Automatic Doors	350.00	1	350

County Multiplier = 1.38 =>

Cost New = 127,670

Notes: DOUBLE WIDE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 95,753
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 67,027

2018 Est. T.C.V. 009-008-010-05 = 81,001

Est. TCV/Total Floor Area = 45.20, Most recent sale 06/01/2000 for 7,400

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,100	38,100	38,100	34,205	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	718	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,500	40,500	40,500	34,923	34,923	34,923

009-008-010-15 2018 Est. T.C.V. CORSON PATRICIA
 Property Class: 401 10265 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
209 Actual Front Feet, 1.00 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: 4in Ren. Conc.	3.78	1.00	351	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 HUD Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1404 SF Floor Area = 1404 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.80	-8.01	0.00	1404	67,097

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 & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Direct-Vented Gas	925.00	1	925

(17) Garages

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

Base Cost	10.81	960	10,378
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>

Cost New = 121,736

Notes: 2015-02587 AFFMAN CROWN REGIS 1997 USED, S/N Y9744993ABW HUD LABEL RAD972457 RAD972458

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 109,563
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 60,260

2018 Est. T.C.V. 009-008-010-15 = 68,735

Est. TCV/Total Floor Area = 48.96, Most recent sale 07/29/2015 for 63,750

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,400	34,400	34,400	29,160	2.10	
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	0	0	0	612	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,400	34,400	34,400	29,772	29,772	29,772

009-008-010-20 2018 Est. T.C.V. SCARBROUGH TODD M
 Property Class: 401 10441 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
400 Actual Front Feet, 3.92 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 5 ft.	13.85	1.00	28	0	0
Shed: Wood Frame	7.66	1.00	336	50	1,287
Total Estimated Land Improvements True Cash Value =					1,287

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 = 1608 SF Floor Area = 2088 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	54.60	0.00	0.00	1128	61,589
2	Story Siding	Crawl Space	85.62	-7.73	0.00	480	37,387

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 & Fireplaces

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

Treated Wood,Standard	12.07	35	422
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(17) Garages

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

Base Cost	24.38	320	7,802
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 157,065

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 125,652
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 123,139

2018 Est. T.C.V. 009-008-010-20 = 132,426

Est. TCV/Total Floor Area = 63.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,500	63,500	63,500	55,411	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	1,163	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,200	66,200	66,200	56,574	56,574	56,574	

009-008-010-30 2018 Est. T.C.V. HALL ANGEL M
 Property Class: 401 10252 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
200 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.15	1.00	100	75	761
Total Estimated Land Improvements True Cash Value =					761

< Cost Estimates for Res. Building: 1 Mobile Home Class: Fair Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	28.32	0.00	-5	1280	34,437

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting			
Metal/Vinyl	5.60	196	1,098

(9) Foundation			
Foundation Wall: Concrete	7.28	0	0

(13) Plumbing			
Average Fixture(s)	465.00	1	465

(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

County Multiplier = 1.38 => Cost New = 58,484

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 20,469

Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood w/Roof,Standard	17.90	160	2,864
County Multiplier = 1.38 =>			Cost New = 3,952
Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0,			Depr.Cost = 2,450

Total Depreciated Cost =			22,920
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.500 =>	TCV of Bldg: 1 =	11,460

2018 Est. T.C.V. 009-008-010-30 = 18,221

Est. TCV/Total Floor Area = 14.24, Most recent sale 05/19/2011 for 23,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,600	9,600	9,600	9,600	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,100	9,100	9,100	9,801	9,100	9,100	

009-008-010-40 2018 Est. T.C.V. HELMER MARION
 Property Class: 401 10370 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
140 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								6,000

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.26	0.00	0	560	17,506

Other Additions/Adjustments	Rate	Size	Cost
Addition/Slab	28.45	408	11,608
Free Standing Roof	4.15	1040	4,316

(9) Foundation
 Foundation Wall: Block 6.84 560 3,833

(13) Plumbing
 Average Fixture(s) 405.00 1 405

(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

(17) Garages
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.40 480 8,352
 Mechanical Doors 325.00 1 325

County Multiplier = 1.38 => Cost New = 72,760

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 25,466
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 12,733

2018 Est. T.C.V. 009-008-010-40 = 18,733

Est. TCV/Total Floor Area = 19.35

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	8,678	-8,500	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,400	9,400	9,400	8,678	8,678	8,678	

009-008-010-47 2018 Est. T.C.V. DAVIDSON GENEVA & BUDD LEON
 Property Class: 401 10340 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	60.00	233.01	1.0000	1.0000	40	100		2,400
60 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								2,400

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794

Other Additions/Adjustments	Rate	Size	Cost
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(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

(13) Plumbing			
Average Fixture(s)	405.00	1	405

(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

County Multiplier = 1.38 => Cost New = 39,440

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 13,804

Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood w/Roof,Standard	20.65	96	1,982
County Multiplier = 1.38 =>			Cost New = 2,736
Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost = 1,231

	Total Depreciated Cost =	15,035
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.500 => TCV of Bldg: 1 =	7,517

2018 Est. T.C.V. 009-008-010-47 = 9,917

Est. TCV/Total Floor Area = 13.77, Most recent sale 10/04/2016 for 25,000

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	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	5,105	5,000	5,000	

009-008-010-50	2018 Est. T.C.V.	KING LARRY WELLS
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			16.42 Acres		2000	100		32,840
			16.42 Total Acres				Total Est. Land Value =	32,840

2018 Est. T.C.V. 009-008-010-50 = 32,840

Est. TCV/Total Floor Area = 45.61, Most recent sale 09/01/1998 for 6,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
15,600	15,600	15,600	8,304	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	174	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
16,400	16,400	16,400	8,478	8,478	0		

009-008-010-58	2018 Est. T.C.V.	RONGEY JUDY
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES					15000	100		15,000
391 Actual Front Feet, 2.09 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-008-010-58 = 15,000

Est. TCV/Total Floor Area = 20.83

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	6,366	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,500	500	0	0	3,316	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	6,499	6,499	0	

009-008-010-59	2018 Est. T.C.V.	FREDELL CHARLES
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
196 Actual Front Feet, 1.05 Total Acres								Total Est. Land Value = 6,000

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	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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: Pole Foundation: 18 Inch (Unfinished)

Base Cost	11.14	840	9,358
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 13,396

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	12,057
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		11,816

2018 Est. T.C.V. 009-008-010-59 = 20,191

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,400	10,400	10,400	2,565	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	53	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,100	10,100	10,100	2,618	2,618	2,618	

009-008-010-60 2018 Est. T.C.V. GEERS DAVID SCOTT
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
200 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								5,000

 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	631	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 GRG Cls C 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

(13) Plumbing

3 Fixture Bath	2400.00	-1	-2,400
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(17) Garages

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

Base Cost	13.16	576	7,580
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 7,666

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,	Depr.Cost =	7,589
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		7,438

 2018 Est. T.C.V. 009-008-010-60 = 13,388

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/12/2017 for 75,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
4,200	0	0	4,200	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,700	6,700	6,700	6,752	6,700	6,700	6,700

009-008-010-70 2018 Est. T.C.V. GEERS DAVID SCOTT
 Property Class: 401 10464 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
200 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								5,000

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	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1148 SF Floor Area = 1148 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	57.79	-12.26	0.00	1064	48,444
1	Story Siding	Piers	57.79	-12.26	0.00	84	3,825

Other Additions/Adjustments Rate Size Cost

(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 & Fireplaces

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

Treated Wood,Standard	6.88	184	1,266
Treated Wood,Standard	15.72	21	330

County Multiplier = 1.38 => Cost New = 87,395

Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 69,916
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.550 => TCv of Bldg: 1 = 38,454

2018 Est. T.C.V. 009-008-010-70 = 43,929

Est. TCv/Total Floor Area = 38.27, Most recent sale 12/12/2017 for 75,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,200	18,200	18,200	18,200	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
1,900	1,900	0	1,900	382	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,000	22,000	22,000	20,482	20,482	20,482	

009-008-010-90 2018 Est. T.C.V. FREDELL CHARLES
 Property Class: 401 10110 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	100.00	200.00	1.0000	1.0000	40	100		4,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								4,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	6.45	1.00	800	50	2,580
Total Estimated Land Improvements True Cash Value =					2,580

Cost Est. for Res. Bldg: 1 Single Family 1S C1s D B1t 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1592 SF Floor Area = 1592 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	44.34	-7.42	0.66	1592	59,827

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

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	45.46	30	1,364
WPP, Standard	9.44	222	2,096

(16) Deck/Balcony

Treated Wood, Standard	10.82	40	433
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(17) Garages

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

Base Cost	11.48	640	7,347
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County Multiplier = 1.38 => Cost New = 107,601

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,941
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 68,542

2018 Est. T.C.V. 009-008-010-90 = 75,122

Est. TCV/Total Floor Area = 47.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,500	36,500	36,500	24,061	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	505	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,600	37,600	37,600	24,566	24,566	24,566	

009-008-011-00	2018 Est. T.C.V.	RYAN KATHRYN E
Property Class: 401		1680 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000		33.94 Acres		2000	100		67,878
			33.94 Total Acres				Total Est. Land Value =	67,878

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls D	Blt 1952
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 840 SF Floor Area = 840 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.45	0.00	0.66	600	30,666
1	Story Siding	Slab	50.45	-9.87	0.66	240	9,898

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

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

CCP (1 Story), Standard	20.50	200	4,100
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(17) Garages

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

Base Cost	17.40	480	8,352
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>

Cost New = 83,139

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	45,726
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		44,812

2018 Est. T.C.V. 009-008-011-00 = 112,690

Est. TCV/Total Floor Area = 134.15

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,500	54,500	54,500	43,652	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	916	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,300	56,300	56,300	44,568	44,568	44,568	

009-008-011-90 2018 Est. T.C.V. SCARBROUGH TODD M & ELLEN R
 Property Class: 401 1680 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	6.06	Acres	1200	100			7,273
6.06 Total Acres Total Est. Land Value =								7,273

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

(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

3 Fixture Bath	2400.00	-1	-2,400
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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	1	350
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County Multiplier = 1.38 => Cost New = 22,334

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 22,111

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 21,668

2018 Est. T.C.V. 009-008-011-90 = 28,941

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/08/2016 for 7,500

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		
10,900	0	10,900	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,500	14,500	14,500	14,575	14,500	14,500	

009-009-001-10	2018 Est. T.C.V.	ROHLINGER C& WINN B & ROHLINGER A
Property Class: 402		1169 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000		62.76	Acres	2000	100		125,520
Residentia LTDACCESS@	\$1200		8.00	Acres	1200	100	WETLAND AREA	9,600
Residentia ROW @ ZERO			0.26	Acres	0	100	ROW 768'X15'	0
			71.02	Total Acres			Total Est. Land Value =	135,120

2018 Est. T.C.V. 009-009-001-10 = 135,120

Est. TCY/Total Floor Area = 187.67

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	48,804	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
67,600	0	0	49,828	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,600	67,600	67,600	49,828	49,828	49,828	

009-009-002-00 2018 Est. T.C.V. ROHLINGER CAROL G LE
 Property Class: 401 1181 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			3.01 Acres		2800	100		8,431
			3.01 Total Acres				Total Est. Land Value =	8,431

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 D Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	46.40	-8.89	0.66	1280	48,858

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

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

CCP (1 Story), Standard	27.35	100	2,735
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(16) Deck/Balcony

Roof Cover Only, Standard	8.95	288	2,578
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(17) Garages

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

Base Cost	12.04	576	6,935
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County Multiplier = 1.42 => Cost New = 96,575

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 57,945

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 56,786

2018 Est. T.C.V. 009-009-002-00 = 65,692

Est. TCV/Total Floor Area = 51.32

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,800	30,800	30,800	24,881	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	522	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,800	32,800	32,800	25,403	25,403	25,403	

009-009-004-00 2018 Est. T.C.V. HANSON BRADLEY E & APRIL J
 Property Class: 401 1381 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	71	611
Total Estimated Land Improvements True Cash Value =					611

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

(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
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
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

CCP (1 Story), Standard	37.36	48	1,793
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(17) Garages

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

Base Cost	10.74	832	8,936
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County Multiplier = 1.38 => Cost New = 101,327

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 68,902
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 67,524

2018 Est. T.C.V. 009-009-004-00 = 76,135

Est. TCV/Total Floor Area = 70.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,000	37,000	37,000	30,294	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	636	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,100	38,100	38,100	30,930	30,930	30,930	

009-009-005-00 2018 Est. T.C.V. WARREN ROBERT E
 Property Class: 401 1407 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	19.43	Acres	2000	100		38,860
19.43 Total Acres Total Est. Land Value =								38,860

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	48	71	109
Shed: Wood Frame	10.75	1.00	80	61	525
Total Estimated Land Improvements True Cash Value =					634

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

(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	Slab	57.75	-10.11	0.00	1152	54,881

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 & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CSEP (1 Story), Standard	45.27	48	2,173
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(17) Garages

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

Base Cost	14.72	832	12,247
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County Multiplier = 1.38 =>

Cost New = 105,972

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 68,882

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 67,504

2018 Est. T.C.V. 009-009-005-00 = 106,998

Est. TCV/Total Floor Area = 92.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	38,217	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	802	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,500	53,500	53,500	39,019	39,019	39,019	

009-009-006-00	2018 Est. T.C.V.	WARREN ROBERT E
Property Class: 401		1407 S LA CHANCE 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
GROUP I 100/FF	82.002656	10	1.0000	1.0000	100	100		8,200
82 Actual Front Feet, 5.00 Total Acres								Total Est. Land Value = 8,200

Cost Est. for Res. Bldg: 1	Single Family	1+S		Cls D	Blt	0
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(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 448 SF Floor Area = 448 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Piers	75.93	-15.20	-2.49	448	26,092

Other Additions/Adjustments	Rate	Size	Cost
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County Multiplier = 1.38 => Cost New = 36,006

Notes: CABIN?

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 19,803

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 19,407

2018 Est. T.C.V. 009-009-006-00 = 27,607

Est. TCV/Total Floor Area = 61.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,000	13,000	13,000	8,409	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	176	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	8,585	8,585	8,585	

009-009-009-20 2018 Est. T.C.V. BALDWIN DANIEL ETAL
 Property Class: 401 1465 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	1240.00	1.0000	1.0000	40	100		6,600
40/FF	165.00	998.72	1.0000	1.0000	40	100		6,600
330 Actual Front Feet, 8.48 Total Acres Total Est. Land Value =								13,200

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D+10 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1160 SF Floor Area = 1160 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.70	-8.90	0.72	1160	50,483

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100

(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) Deck/Balcony

Treated Wood, Standard	12.81	26	333
Treated Wood, Standard	11.39	36	410

County Multiplier = 1.38 => Cost New = 81,739

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 65,391
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 45,774

2018 Est. T.C.V. 009-009-009-20 = 58,974

Est. TCV/Total Floor Area = 50.84, Most recent sale 10/01/1998 for 7,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
27,900	27,900	27,900	24,720	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	519	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,500	29,500	29,500	25,239	25,239	25,239	

009-009-010-00 2018 Est. T.C.V. HAYNES STEVEN A & CHARLOTTE J
 Property Class: 401 1675 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			11.58 Acres		2000	100		23,160
			11.58 Total Acres				Total Est. Land Value =	23,160

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 832 SF Floor Area = 1040 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.25 Story Pine Logs Basement 77.96 0.00 0.00 832 64,863

Other Additions/Adjustments Rate Size Cost
 Walk out Basement Door(s) 700.00 1 700

(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

County Multiplier = 1.38 => Cost New = 99,467

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 89,521
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 87,730

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 2004

(11) Heating System: Space Heater

Ground Area = Size for Rates = 320 SF Floor Area = 320 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Pine Logs Piers 77.90 -16.20 -2.85 320 18,832

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 630.00 1 630

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

County Multiplier = 1.38 => Cost New = 28,810

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 25,929
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 2 = 25,411

2018 Est. T.C.V. 009-009-010-00 = 136,301

Est. TCV/Total Floor Area = 100.22, Most recent sale 01/01/1999 for 35,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,800	65,800	65,800	49,136	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,031	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,200	68,200	68,200	50,167	50,167	42,642	

009-009-010-80 2018 Est. T.C.V. SOLTOW JACK D TRUST
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	508.00	858.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$2000		10.00 Acres			2000	100		20,000
* denotes lines that do not contribute to the total acreage calculation.								
508 Actual Front Feet, 10.00 Total Acres Total Est. Land Value =								20,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2010

(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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(13) Plumbing

3 Fixture Bath	1975.00	-1	-1,975
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(16) Deck/Balcony

Roof Cover Only,Standard	8.00	571	4,568
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(17) Garages

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

Base Cost	9.71	1362	13,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 22,312

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,	Depr.Cost =	20,973
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		20,554

2018 Est. T.C.V. 009-009-010-80 = 40,554

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/22/2010 for 22,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,500	19,500	19,500	14,661	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	307	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,300	20,300	20,300	14,968	14,968	0	

009-009-011-00 2018 Est. T.C.V. TINGAY LAURAN S
 Property Class: 401 1639 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	107.00	429.00	1.0000	1.0000	40	100		4,280
107 Actual Front Feet, 1.05 Total Acres Total Est. Land Value =								4,280

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2005

(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

(13) Plumbing

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1415.00	1	1,415
Fireplace: Wood Stove		1125.00	1	1,125

(16) Porches

WCP (1 Story), Standard		20.24	216	4,372
WCP (1 Story), Standard		23.76	140	3,326
WCP (1 Story), Standard		25.37	120	3,044

(16) Deck/Balcony

Treated Wood, Standard		7.27	144	1,047
Wood Balcony		15.00	144	2,160

(17) Garages

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

Base Cost		15.16	864	13,098
Automatic Doors		375.00	2	750
Storage area over garage		3.85	384	1,478

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

Base Cost		23.81	336	8,000
Mechanical Doors		350.00	1	350

County Multiplier = 1.38 => Cost New = 141,416

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 124,446
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 121,957

2018 Est. T.C.V. 009-009-011-00 = 126,237

Est. TCV/Total Floor Area = 125.24

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
61,300	61,300	61,300	43,979	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	923	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,100	63,100	63,100	44,902	44,902	0	

009-009-013-00 2018 Est. T.C.V. HUBBARD GEORGE TOM JR
 Property Class: 401 1563 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	214.50	214.50	1.0000	1.0000	40	100		8,580
215 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								8,580

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	71	545
Shed: Wood Frame	9.17	1.00	96	95	836
Total Estimated Land Improvements True Cash Value =					1,381

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 640 SF Floor Area = 640 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.21	-10.56	-1.89	640	26,726

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

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

CCP (1 Story), Standard	67.40	8	539
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(16) Deck/Balcony

Treated Wood, Standard	6.53	196	1,280
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County Multiplier = 1.38 => Cost New = 48,922

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 31,799
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 31,163

2018 Est. T.C.V. 009-009-013-00 = 41,124

Est. TCV/Total Floor Area = 64.26, Most recent sale 09/29/2010 for 11,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,100	0	0	0	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
20,600	0	16,553	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,600	20,600	20,600	16,553	16,553	16,553

009-009-014-00 2018 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 401 1571 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	214.50	429.00	1.0000	1.0000	40	100		8,580
Residentia 3 - 7 @\$2800			2.11 Acres		2800	100		5,914
215 Actual Front Feet, 4.22 Total Acres Total Est. Land Value =								14,494

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	3000	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 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1354 SF Floor Area = 2057 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	81.26	0.00	0.00	1354	110,026
1	Story Siding	Overhang	37.06	0.00	0.00	26	964

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 & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	13.86	112	1,552
WPP, Standard	11.17	180	2,011

(16) Breezeways

Frame Wall,Finished	27.75	48	1,332
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(17) Carports

Comp.Shingle	7.85	900	7,065
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(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

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

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

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

Base Cost	10.13	2244	22,732
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 246,723

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 209,714
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 205,520

2018 Est. T.C.V. 009-009-014-00 = 222,389

Est. TCV/Total Floor Area = 108.11, Most recent sale 07/12/2007 for 135,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,300	108,300	108,300	93,240	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	1,958	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,200	111,200	111,200	95,198	95,198	95,198	

009-009-016-00 2018 Est. T.C.V. OUDMAN TRISHA L
 Property Class: 401 1771 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	299.80	646.57	1.0000	1.0000	40	100		11,992
300 Actual Front Feet, 4.45 Total Acres Total Est. Land Value =								11,992

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	139	95	448
Shed: Wood Frame	7.92	1.00	184	95	1,384
Total Estimated Land Improvements True Cash Value =					1,832

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D+5 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1220 SF Floor Area = 1220 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.86	-8.38	0.69	884	36,394
1	Story Siding	Crawl Space	48.86	-8.38	0.69	336	13,833

Other Additions/Adjustments	Rate	Size	Cost
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(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
Fireplace: Wood Stove	950.00	1	950

(16) Porches

CCP (1 Story), Standard	24.34	126	3,067
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(16) Deck/Balcony

Treated Wood, Standard	7.84	90	706
Treated Wood, Standard	15.57	20	311
Treated Wood, Standard	15.57	20	311

(17) Garages

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

Base Cost	13.09	919	12,030
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =>

Cost New = 105,546

Notes: HOLLY PARK # 1HP991079

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,	Depr.Cost =	93,936
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 =		65,755

2018 Est. T.C.V. 009-009-016-00 = 79,579

Est. TCV/Total Floor Area = 65.23, Most recent sale 03/29/2011 for 63,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,400	37,400	37,400	32,893	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	690	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,800	39,800	39,800	33,583	33,583	33,583	

009-009-016-20 2018 Est. T.C.V. OUDMAN TRISHA L
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	90.00	218.00	1.0000	1.0000	40	100		3,600
90 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								3,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	66	423
Total Estimated Land Improvements True Cash Value =					423

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 512 SF Floor Area = 512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.08	-10.11	-2.49	512	23,286

Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

1000 Gal Septic	2720.00	1	2,720
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County Multiplier = 1.38 => Cost New = 35,888

Notes: GUEST COTTAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 19,738
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 19,344

2018 Est. T.C.V. 009-009-016-20 = 23,367

Est. TCV/Total Floor Area = 45.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	4,384	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	92	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,700	11,700	11,700	4,476	4,476	0	

009-009-016-25	2018 Est. T.C.V.	GUBBINS GENE & ELLEN & GUBBINS S JT
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	299.80	741.01	1.0000	1.0000	40	100		11,992
300 Actual Front Feet, 5.10 Total Acres								Total Est. Land Value = 11,992

2018 Est. T.C.V. 009-009-016-25 = 11,992

Est. TCV/Total Floor Area = 23.42, Most recent sale 07/12/2013 for 13,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	6,000	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	
6,000	6,000	6,000	6,126	6,000	6,000	

009-009-016-50 2018 Est. T.C.V. POLLOCK VERN
 Property Class: 401 1845 S LA CHANCE 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			10.000	Acres	2,100	100		21,000
		10.00	Total	Acres			Total Est. Land Value =	21,000

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

(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	Crawl Space	59.23	-8.74	0.00	1008	50,894

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 & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125

(16) Deck/Balcony

Treated Wood,Standard	17.35	18	312
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(17) Garages

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

Base Cost	10.04	960	9,638
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 96,337

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 81,887
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 80,249

2018 Est. T.C.V. 009-009-016-50 = 101,249

Est. TCV/Total Floor Area = 100.45, Most recent sale 05/02/2012 for 52,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
49,400	49,400	49,400	41,680	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	875	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,600	50,600	50,600	42,555	42,555	0	

	86,800		86,800		86,800		71,036		2.10		
2018	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
	0		2,500		0		0		1,491		0
2018	Assessed		MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
	89,300		89,300		89,300		72,527		72,527		72,527

009-009-017-30	2018 Est. T.C.V.	SILVERS JOSEPH P
Property Class: 401		9900 W JENNINGS 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			10.000	Acres	2,100	100		21,000
		10.00	Total	Acres	Total	Est.	Land Value =	21,000

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	900	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	1.25S		Cls D	Blt 1984
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(11) Heating System: Forced Air w/ Ducts

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	Crawl Space	54.84	-8.17	0.83	1120	53,200

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

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

CGEP (1 Story), Standard	30.00	200	6,000
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(16) Deck/Balcony

Treated Wood, Standard	6.73	170	1,144
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(16) Breezeways

Frame Wall, Finished	26.75	240	6,420
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(17) Garages

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

Base Cost	17.65	576	10,166
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	720	-2,160

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

Base Cost	10.95	720	7,884
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 124,489

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	93,367
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		91,499

2018 Est. T.C.V. 009-009-017-30 = 113,449

Est. TCV/Total Floor Area = 81.03, Most recent sale 10/01/1995 for 52,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,300	55,300	55,300	31,189	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	654	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,700	56,700	56,700	31,843	31,843	31,843

009-009-018-00 2018 Est. T.C.V. PANASIEWICZ WILLIAM & KAREN TRUST
 Property Class: 401 9780 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	658.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.99 Total Acres Total Est. Land Value =								13,200

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	672	0	0
D/W/P: 3.5 Concrete	3.44	1.00	65	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 1976

(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	Basement	62.23	0.00	0.00	1152	71,689

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

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
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(16) Deck/Balcony

Treated Wood,Standard	6.78	256	1,736
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(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	2	700

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

Base Cost	9.71	1120	10,875
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 145,133

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 94,337
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 92,450

2018 Est. T.C.V. 009-009-018-00 = 108,025

Est. TCV/Total Floor Area = 93.77, Most recent sale 11/01/1995 for 77,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,600	52,600	52,600	44,109	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	926	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,000	54,000	54,000	45,035	45,035	0

009-009-019-00 2018 Est. T.C.V. ODELL LAURA
 Property Class: 401 9710 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	659.34	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	168	0	0
D/W/P: Asphalt Paving	1.51	1.00	3500	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 1985

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1464 SF Floor Area = 1464 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	55.45	0.00	1.87	1464	83,916

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 & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	22.45	180	4,041
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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	2	700

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

Base Cost	10.81	960	10,378
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 164,445

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 115,112
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 112,809

2018 Est. T.C.V. 009-009-019-00 = 128,384

Est. TCV/Total Floor Area = 87.69, Most recent sale 05/25/2017 for 135,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,400	65,400	65,400	53,694	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	10,506	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,200	64,200	64,200	54,821	64,200	64,200	64,200

009-009-019-25 2018 Est. T.C.V. FARRIS PATRICK & MINA
 Property Class: 402 W JENNINGS 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			9.980 Acres		2,103	100		20,986
		9.98	Total Acres				Total Est. Land Value =	20,986

2018 Est. T.C.V. 009-009-019-25 = 20,986

Est. TCV/Total Floor Area = 15.61, Most recent sale 07/31/2009 for 25,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
10,500	10,500	10,500	10,500	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		
10,500	10,500	10,500	10,720	10,500	0		

009-009-019-50 2018 Est. T.C.V. SPRIK RYDDER L & BRENDA
 Property Class: 401 9570 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.72 Acres		2000	100		19,440
Residentia ROAD @ ZERO			0.25 Acres		0	100		0
			9.97 Total Acres				Total Est. Land Value =	19,440

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.83	1.00	192	50	943
					Total Estimated Land Improvements True Cash Value = 943

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C-5 Blt 2017

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1152 SF Floor Area = 2304 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	98.37	-10.88	-7.50	1152	92,148

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	2400.00	-1	-2,400
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County Multiplier = 1.38 => Cost New = 123,853

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 122,614

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 120,162

60 % Completed => Est. True Cash Value 2018 = 72,097

2018 Est. T.C.V. 009-009-019-50 = 92,480

Est. TCV/Total Floor Area = 40.14, Most recent sale 12/31/2015 for 15,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,200	9,200	9,200	9,200	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
37,000	0	0	37,000	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,200	46,200	46,200	46,393	46,200	0	0

009-009-019-75	2018 Est. T.C.V.	SHETENHELM LARRY E & KATHLEEN R
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		9.73 Acres	2000	100				19,460
Residentia ROAD @ ZERO		0.25 Acres	0	100				0
		9.98 Total Acres	Total Est. Land Value =					19,460

2018 Est. T.C.V. 009-009-019-75 = 19,460

Est. TCV/Total Floor Area = 8.45, Most recent sale 11/20/2009 for 22,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,200	9,200	9,200	9,200	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	193	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	9,393	9,393	0	

009-009-020-00	2018 Est. T.C.V.	WHITAKER BOBBY
Property Class: 401		9440 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000		30.00	Acres	2000	100		60,000
		30.00	Total Acres		Total Est.		Land Value =	60,000

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
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 =					1,541

Cost Est. for Res. Bldg: 1	Single Family	1.5S		Cls CD	Blt 2003
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF Floor Area = 1344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	77.41	-9.02	0.00	896	61,277

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
	630.00	1	630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
	1415.00	1	1,415

(16) Porches

WCP (1 Story), Standard	Rate	Size	Cost
	17.24	384	6,620
WCP (1 Story), Standard	16.43	448	7,361
WPP, Standard	7.47	492	3,675

(17) Garages

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

Base Cost	Rate	Size	Cost
	9.71	1440	13,982
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>

Cost New = 140,009

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	126,008
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		123,488

Cost Est. for Res. Bldg: 2	Single Family	GRG		Cls CD	Blt 1995
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(11) Heating System: Space Heater

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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(15) Built-Ins & Fireplaces

Fireplace: Wood Stove	Rate	Size	Cost
	1125.00	1	1,125

(16) Porches

CCP (1 Story), Standard	Rate	Size	Cost
	42.21	40	1,688

(17) Garages

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

Base Cost	Rate	Size	Cost
	15.90	576	9,158

County Multiplier = 1.38 =>

Cost New = 16,521

Notes: GRG WORKSHOP

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	14,043
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 2 =		13,762

2018 Est. T.C.V. 009-009-020-00	=	198,791
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Parcel Number: 009-009-020-00

Page: 2

Est. TCV/Total Floor Area = 147.91

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,300	97,300	97,300	74,576	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100		0	0	1,566	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,400	99,400	99,400	76,142	76,142	76,142	

009-009-021-00	2018 Est. T.C.V.	NILES DAVID M ETAL
Property Class: 401		9490 W JENNINGS 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
GROUP H \$75/FF	148.50	264.00	1.0000	1.0000	75	100		11,138
149 Actual Front Feet, 0.90 Total Acres								Total Est. Land Value = 11,138

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	400	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 1974
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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
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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 & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.38 =>	Cost New =	83,317
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	54,156
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		53,073

2018 Est. T.C.V. 009-009-021-00	=	64,686
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Est. TCV/Total Floor Area = 61.26

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,500	31,500	31,500	25,488	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	535	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,300	32,300	32,300	26,023	26,023	0	

009-009-022-00 2018 Est. T.C.V. DADO ANDREW W & SANDRA L TRUST
 Property Class: 401 9410 W JENNINGS 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
GROUP I 100/FF	94.25	264.00	1.0000	1.0000	100	100		9,425
94 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								9,425

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	265	0	0
Fencing: Wd, Split, 2 Rail	7.50	1.00	80	0	0
Shed: Wood Frame	10.15	1.00	100	50	508
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 =					1,458

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF Floor Area = 896 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.71	0.00	0.00	896	54,396

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 & Fireplaces

Appliance Allowance 1415.00 1 1,415

(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

County Multiplier = 1.38 => Cost New = 98,861

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 59,317

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 58,130

2018 Est. T.C.V. 009-009-022-00 = 69,013

Est. TCV/Total Floor Area = 77.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,800	31,800	31,800	25,396	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	533	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,500	34,500	34,500	25,929	25,929	25,929	

009-009-023-00	2018 Est. T.C.V.	WATSON JUSTIN
Property Class: 401		9400 W JENNINGS 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
GROUP I 100/FF	74.00	264.00	1.0000	1.0000	100	100		7,400
74 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 7,400

Cost Est. for Res. Bldg: 1	Single Family	1.25S		Cls C	Blt 1974
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(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 816 SF Floor Area = 984 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	80.62	0.00	2.42	672	55,803
1	Story Siding	Crawl Space	70.11	-10.32	1.92	144	8,886

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, 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
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(16) Deck/Balcony

Treated Wood,Standard	13.06	32	418
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(17) Garages

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

Base Cost	11.60	768	8,909
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>

Cost New = 114,783

Notes: 2014 MLS WHO DOESN'T LOVE NEW? THAT'S EXACTLY WHAT YOU'LL GET WITH THIS RECENTLY REMODELED HOME. , THIS PROPERTY

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	80,348
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		78,741

2018 Est. T.C.V. 009-009-023-00	=	86,141
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Est. TCV/Total Floor Area = 87.54, Most recent sale 11/14/2014 for 89,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,900	41,900	41,900	37,545	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,200	0	788	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,100	43,100	43,100	38,333	38,333	38,333	

009-009-024-00 2018 Est. T.C.V. BURCH PHILIP & SHELLY
 Property Class: 401 9450 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	663.00	530.21	1.0000	1.0000	40	100		26,520
663 Actual Front Feet, 8.07 Total Acres Total Est. Land Value =								26,520

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 BOCA/STATE Cls C Blt 1973

(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	Basement	66.55	0.00	0.00	1056	70,277

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, 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
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(16) Porches

CPP, Standard	27.80	25	695
CPP, Standard	24.21	36	872

(17) Garages

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

Base Cost	11.60	768	8,909
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.15	768	-2,419

County Multiplier = 1.38 => Cost New = 120,257

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 84,180
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 58,926

2018 Est. T.C.V. 009-009-024-00 = 86,386

Est. TCV/Total Floor Area = 81.80, Most recent sale 07/28/2009 for 98,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,100	41,100	41,100	37,030	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	777	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,200	43,200	43,200	37,807	37,807	37,807

009-009-026-00 2018 Est. T.C.V. MASON BRADLEY D & ADELYNE L
 Property Class: 401 9332 W JENNINGS 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
GROUP H \$75/FF	158.00	230.00	1.0000	1.0000	75	100		11,850
158 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								11,850

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.45	1.00	48	95	476
Total Estimated Land Improvements True Cash Value =					476

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+5 Blt 1967

(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 Block	Slab	51.18	-9.90	0.69	1008	42,306

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

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
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CGEP (1 Story), Standard	28.16	240	6,758
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(16) Breezeways

Frame Wall,Finished	26.75	96	2,568
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(17) Garages

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

Base Cost	19.80	480	9,504
Mechanical Doors	325.00	2	650

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

Base Cost	12.60	576	7,258
Mechanical Doors	350.00	2	700

County Multiplier = 1.42 =>

Cost New = 113,172

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0,	Depr.Cost =	72,430
ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 =		70,982

2018 Est. T.C.V. 009-009-026-00 = 83,308

Est. TCV/Total Floor Area = 82.65, Most recent sale 05/01/1995 for 45,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,600	40,600	40,600	33,908	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	712	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,700	41,700	41,700	34,620	34,620	34,620	

009-009-027-00 2018 Est. T.C.V. LIZOTTE ROBERT GILLES
 Property Class: 401 9366 W JENNINGS 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
GROUP H \$75/FF	158.00	264.00	1.0000	1.0000	75	100		11,850
158 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								11,850

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.66	1.00	336	95	2,445
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 =					4,945

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1983

(11) Heating System: Forced Heat & Cool

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	1.87	1080	55,901

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 & Fireplaces

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

Treated Wood,Standard	6.49	264	1,713
Treated Wood,Standard	8.47	80	678

(17) Garages

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

Base Cost	13.84	576	7,972
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 104,988

Notes: REDMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 73,492
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.700 => TCV of Bldg: 1 = 51,444

2018 Est. T.C.V. 009-009-027-00 = 68,239

Est. TCV/Total Floor Area = 63.18, Most recent sale 10/21/2005 for 84,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,300	32,300	32,300	19,139	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	401	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,100	34,100	34,100	19,540	19,540	19,540	

009-009-028-00 2018 Est. T.C.V. RUPPEL DANNY R
 Property Class: 401 9350 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres	2000	100			20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	576	0	0
D/W/P: Asphalt Paving	1.51	1.00	900	0	0
Shed: Wood Frame	9.24	1.00	160	50	739
Shed: Wood Frame	8.54	1.00	212	50	905
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 =					4,020

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 = 1200 SF Floor Area = 1395 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	66.47	0.00	0.00	780	51,847
1	Story Siding	Crawl Space	57.31	-8.35	0.00	420	20,563

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
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

WGEP (1 Story), Standard	31.31	192	6,012
WGEP (1 Story), Standard	42.75	100	4,275

(16) Deck/Balcony

Treated Wood, Standard	7.02	168	1,179
Treated Wood, Standard	5.97	516	3,081

(17) Garages

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

Base Cost	9.71	1152	11,186
Mechanical Doors	350.00	2	700

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

Base Cost	16.80	576	9,677
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	1	350

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

Base Cost	18.70	560	10,472
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>

Cost New = 176,924

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 123,847
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 121,370

2018 Est. T.C.V. 009-009-028-00 = 145,390

Est. TCV/Total Floor Area = 104.22

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,300	70,300	70,300	57,351	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	1,204	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,700	72,700	72,700	58,555	58,555	58,555

009-009-029-00 2018 Est. T.C.V. WHITMOYER DANIEL & CORRINA
 Property Class: 401 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.73	1.00	124	50	541
Shed: Wood Frame	10.66	1.00	16	50	85

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 = 1,577

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

(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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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

(17) Garages

Class:D Exterior: Pole Foundation: 42 Inch (Finished)

Base Cost	16.39	576	9,441
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 23,143

Notes: USED AS DWELLING - NO EGRESS. (FRONT DOOR ONLY)

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 19,672
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 19,279

2018 Est. T.C.V. 009-009-029-00 = 40,856

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/06/2015 for 42,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,600	19,600	19,600	19,600	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	411	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,400	20,400	20,400	20,011	20,011	0	

009-009-030-00 2018 Est. T.C.V. CHASE MICHAEL P & DENISE R
Property Class: 402
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000	10.00	Acres	2000	100				20,000
	10.00	Total Acres					Total Est. Land Value =	20,000

2018 Est. T.C.V. 009-009-030-00 = 20,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/02/2006 for 20,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	5,175	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	108	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	5,283	5,283	0	

009-009-031-00 2018 Est. T.C.V. EISING TERRY V JR
 Property Class: 401 9310 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	346.60	538.92	1.0000	1.0000	40	100		13,864
40/FF	317.00	538.92	1.0000	1.0000	40	100		12,680
664 Actual Front Feet, 8.21 Total Acres Total Est. Land Value =								26,544

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.23	1.00	135	45	439
Total Estimated Land Improvements True Cash Value =					439

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C-5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1004 SF Floor Area = 1394 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	81.21	0.00	0.00	780	63,344
1	Story Siding	Crawl Space	63.79	-9.28	0.00	224	12,210

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

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 1 Story	3875.00	1	3,875

(16) Porches

WCP (1 Story), Standard	45.75	36	1,647
WSEP (1 Story), Standard	23.36	260	6,074

(16) Deck/Balcony

Treated Wood, Standard	14.72	24	353
Treated Wood, Standard	10.56	48	507
Roof Cover Only, Standard	11.50	180	2,070

(17) Garages

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

Base Cost	10.74	910	9,773
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 152,163

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 98,906
 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.980 => TCV of Bldg: 1 = 96,928

2018 Est. T.C.V. 009-009-031-00 = 123,911

Est. TCV/Total Floor Area = 88.89, Most recent sale 02/21/2014 for 102,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,500	60,500	60,500	55,255	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	1,160	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,000	62,000	62,000	56,415	56,415	56,415	

009-009-032-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W JENNINGS 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. 009-009-032-00 = 64,000

Est. TCV/Total Floor Area = 45.91

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,000	32,000	32,000	16,536	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	347	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,000	32,000	32,000	16,883	16,883	0	

009-009-033-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	1335.00	985.86	1.0000	0.0000	40	100*		0
Residentia 1 -	2.99	@\$5500	30.09	Acres	5500	100		165,495
* denotes lines that do not contribute to the total acreage calculation.								
1335 Actual Front Feet,	30.09	Total Acres	Total Est. Land Value =					165,495

2018 Est. T.C.V. 009-009-033-00 = 165,495

Est. TCV/Total Floor Area = 118.72

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,700	82,700	82,700	38,802	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	814	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,700	82,700	82,700	39,616	39,616	0	

009-009-033-27	2018 Est. T.C.V.	TOASO RICK & DONNA
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-009-033-27 = 6,000

Est. TCV/Total Floor Area = 4.30, Most recent sale 07/09/2014 for 6,600

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,000	3,000	3,000	3,000	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			
3,000	3,000	3,000	3,063	3,000	0			

009-009-033-28 2018 Est. T.C.V. SIETSEMA MARK EDWARD & DEBRA LYNN
 Property Class: 402 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * 2 LOTS
 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
 100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 12,000

2018 Est. T.C.V. 009-009-033-28 = 12,000
 Est. TCV/Total Floor Area = 8.61, Most recent sale 11/19/2010 for 12,000
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 6,000 6,000 6,000 3,842 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 0 0 0 80 0
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 6,000 6,000 6,000 3,922 3,922 0

009-009-033-29 2018 Est. T.C.V. CLOUSTON WILLIAM A & ELENA L
 Property Class: 402 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA
 * Factors * 2 LOTS
 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
 100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 12,000

2018 Est. T.C.V. 009-009-033-29 = 12,000
 Est. TCV/Total Floor Area = 8.61, Most recent sale 10/22/2010 for 14,000
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 6,000 6,000 6,000 3,842 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 0 0 0 80 0
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 6,000 6,000 6,000 3,922 3,922 0

009-009-033-30	2018 Est. T.C.V.	KOETJE IVAN
Property Class: 401		1265 S HUNTERS RIDGE
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
NON SUB LK FRNT	165.002824	80.00	1.0000	1.0000	1000	100		165,000
165 Actual Front Feet, 10.70 Total Acres								Total Est. Land Value = 165,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	884	0	0
D/W/P: Asphalt Paving	1.86	1.00	161	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 5000	5000.00	1.00	1.5	97	7,275
Total Estimated Land Improvements True Cash Value =					7,275

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1702 SF Floor Area = 1702 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	74.53	0.00	0.00	1702	126,850

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer 8.80 952 8,378

(9) Basement Finish

Basement Living Finish 19.75 816 16,116

Walk out Basement Door(s) 1025.00 3 3,075

(13) Plumbing

Average Fixture(s) 1120.00 1 1,120

3 Fixture Bath 3525.00 2 7,050

(14) Water/Sewer

Well, 100 Feet 3050.00 1 3,050

1000 Gal Septic 3550.00 1 3,550

(15) Built-Ins & Fireplaces

Appliance Allowance 2610.00 1 2,610

Fireplace: Interior 1 Story 4100.00 1 4,100

(16) Porches

CCP (1 Story), Standard 75.37 15 1,131

(16) Deck/Balcony

Treated Wood, Standard 7.68 256 1,966

Treated Wood, Standard 10.23 72 737

(17) Garages

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

Base Cost 23.44 784 18,377

Common Wall: 1 Wall -1425.00 1 -1,425

Automatic Doors 425.00 1 425

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

Base Cost 20.95 1344 28,157

Automatic Doors 425.00 2 850

County Multiplier = 1.38 => Cost New = 312,040

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 265,234

ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 360,718

2018 Est. T.C.V. 009-009-033-30 = 532,993

Est. TCV/Total Floor Area = 313.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
250,300	250,300	250,300	179,813	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,200	0	0	3,776	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
266,500	266,500	266,500	183,589	183,589	0

009-009-033-80	2018 Est. T.C.V.	ICK PROPERTIES LLC
Property Class: 402		S BAYBERRY LN
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
GROUP I 100/FF	1288.00	113.00	1.0000	0.0000	100	100*		0
Residentia 3 - 7 @\$2800		84.13 Acres			2800	100		235,564
* denotes lines that do not contribute to the total acreage calculation.								
1288 Actual Front Feet, 84.13 Total Acres								Total Est. Land Value = 235,564

2018 Est. T.C.V. 009-009-033-80 = 235,564

Est. TCV/Total Floor Area = 138.40, Most recent sale 05/01/1996 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,200	126,200	126,200	70,903	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-8,400	0	1,488	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,800	117,800	117,800	72,391	72,391	0	

009-009-033-85	2018 Est. T.C.V.	KOETJE PROPERTIES PARTNERSHIP LLC
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
<Site Value B> Back Lots	600				6000	100		6,000
274 Actual Front Feet, 1.34 Total Acres							Total Est. Land Value =	6,000

2018 Est. T.C.V. 009-009-033-85 = 6,000

Est. TCV/Total Floor Area = 3.53, Most recent sale 10/13/2015 for 1,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,000	3,000	3,000	3,000	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			
3,000	3,000	3,000	3,063	3,000	0			

009-009-033-90 2018 Est. T.C.V. KOETJE PROPERTIES PARTNERSHIP
 Property Class: 401 1277 S HUNTERS RIDGE
 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
NON SUB LK FRNT	100.004399	56	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 10.10 Total Acres Total Est. Land Value =								100,000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1990

(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 Pine Logs	Basement	94.27	0.00	0.00	1232	116,141

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

(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 1 Story	3875.00	1	3,875

(16) Porches

CSEP (1 Story), Standard	26.83	192	5,151
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(16) Deck/Balcony

Pine w/Roof, Standard	16.50	200	3,300
Treated Wood, Standard	7.34	168	1,233
Wood Balcony	17.50	32	560

(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
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County Multiplier = 1.38 => Cost New = 197,954

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 158,363
 ECF (410- SAPPHIRE LAKE AREA) 1.360 => TCV of Bldg: 1 = 215,374

2018 Est. T.C.V. 009-009-033-90 = 317,724

Est. TCV/Total Floor Area = 171.93, Most recent sale 10/28/2009 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
149,100	149,100	149,100	119,103	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,800	0	0	2,501	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,900	158,900	158,900	121,604	121,604	0	

