

009-200-001-00                      2018 Est. T.C.V.                      OBRIEN KATHLEEN & STOREMSKI LORI  
 Property Class: 401                      750 SW OAK DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	73.00	309.00	0.8595	1.0000	900	100		56,471
73 Actual Front Feet, 0.52 Total Acres                      Total Est. Land Value =								56,471

## 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	36	94	116
Total Estimated Land Improvements True Cash Value =					116

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

(11) Heating System: Forced Hot Water, Air Conditioning

Ground Area = Size for Rates = 920 SF    Floor Area = 920 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.93	-9.50	5.78	920	56,313

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      760.00                      1                      760

(14) Water/Sewer

Public Sewer                      1162.00                      1                      1,162

Well, 50 Feet                      1575.00                      1                      1,575

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1915.00                      1                      1,915

Fireplace: Wood Stove                      1350.00                      1                      1,350

(16) Porches

CGEP (1 Story), Standard                      40.96                      120                      4,915

(16) Deck/Balcony

Treated Wood, Standard                      7.39                      160                      1,182

(17) Garages

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

Base Cost                      20.70                      396                      8,197

Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =&gt;

Cost New = 107,254

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 69,715

ECF (402R - CROOKED LAKE RESIDENTIAL)    1.400 =&gt; TCV of Bldg: 1 = 97,601

2018 Est. T.C.V. 009-200-001-00                      = 154,188

Est. TCV/Total Floor Area = 167.60, Most recent sale 09/20/2013 for 165,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
82,300	82,300	82,300	76,189	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,200	0	911	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,100	77,100	77,100	77,788	77,100	77,100

009-200-002-00                      2018 Est. T.C.V.                      LYNCH WILLIAM D & CARIN K TRUST  
 Property Class: 401                      760 SW OAK DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	73.00	262.00	0.8595	1.0000	900	100		56,471
73 Actual Front Feet, 0.44 Total Acres                      Total Est. Land Value =								56,471

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	1200	0	0
D/W/P: 3.5 Concrete	3.44	1.00	280	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	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 1967

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 960 SF    Floor Area = 960 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    71.17    -10.37    -0.28    960    58,099

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing							
Average Fixture(s)		760.00		1		760	
(14) Water/Sewer							
Public Sewer		1162.00		1		1,162	
Well, 50 Feet		1575.00		1		1,575	
(15) Built-Ins & Fireplaces							
Appliance Allowance		1915.00		1		1,915	
Fireplace: Interior 1 Story		3250.00		1		3,250	
(16) Porches							
WCP (1 Story), Standard		27.96		108		3,020	
(17) Garages							
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost		16.42		672		11,034	
Mechanical Doors		350.00		2		700	

County Multiplier = 1.38    =>                      Cost New =    112,491

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    73,119  
 ECF (402R - CROOKED LAKE RESIDENTIAL)    1.400 => TCV of Bldg: 1 =    102,367

2018 Est. T.C.V. 009-200-002-00							=	161,213
Est. TCV/Total Floor Area = 167.93								
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
85,700	85,700	85,700	80,124	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	-5,100	0	0	476	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
80,600	80,600	80,600	81,806	80,600	0			

009-200-003-00	2018 Est. T.C.V.	ALLEN DORENE S TRUST
Property Class: 401		770 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	73.00	223.00	0.8595	1.0000	900	100		56,471
73 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 56,471

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	80	0	0
Shed: Wood Frame	10.15	1.00	100	50	508
Dock: Light posts	19.57	1.00	64	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 =					2,883

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.86	-8.86	-0.21	960	48,758

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

(14) Water/Sewer			
Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Porches			
WGEP (1 Story), Standard	29.67	220	6,527
CCP (1 Story), Standard	34.55	58	2,004

(16) Deck/Balcony			
Treated Wood, Standard	5.90	617	3,640
Treated Wood, Standard	9.35	60	561

(17) Garages

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

Base Cost	18.20	480	8,736
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                         Cost New = 108,567

Notes: COTTAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good=	65/100/100/100/65.0,	Depr.Cost =	70,569
ECF (402R - CROOKED LAKE RESIDENTIAL)	1.400 => TCV of Bldg: 1 =		98,796

2018 Est. T.C.V. 009-200-003-00 = 158,150

Est. TCV/Total Floor Area = 164.74, Most recent sale 05/20/2011 for 179,155

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,200	84,200	84,200	82,536	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,100	0	0	-3,436	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,100	79,100	79,100	84,269	79,100	0	0



009-200-005-00	2018 Est. T.C.V.	MORTENSON RONALD TRUSTEE
Property Class: 401		790 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

## \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	75.00	182.00	0.8503	1.0000	900	100		57,394
75 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 57,394

## 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+5 Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1694 SF Floor Area = 2650 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	93.98	-8.93	0.00	1274	108,354
1	Story Siding	Crawl Space	64.75	-8.93	0.00	420	23,444

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

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

(16) Porches

WCP (1 Story), Standard	19.45	280	5,446
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(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300

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

Base Cost	16.72	768	12,841
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;

Cost New = 233,851

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 175,388

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 =&gt; TCV of Bldg: 1 = 245,543

2018 Est. T.C.V. 009-200-005-00 = 305,287

Est. TCV/Total Floor Area = 115.20

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,400	155,400	155,400	125,519	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,800	0	2,635	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,600	152,600	152,600	128,154	128,154	128,154	

009-200-006-00                      2018 Est. T.C.V.                      FEE LAWRENCE D & JOY  
 Property Class: 401                      800 OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	149.00	190.00	0.6461	1.0000	900	100		86,645
149 Actual Front Feet, 0.65 Total Acres                      Total Est. Land Value =								86,645

## 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	521	71	1,272
Total Estimated Land Improvements True Cash Value =					1,272

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1659 SF    Floor Area = 1659 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.95	-8.98	0.00	1659	92,854

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

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

(17) Garages

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

Base Cost	18.25	528	9,636
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    157,185

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    102,170  
 ECF (402R - CROOKED LAKE RESIDENTIAL)    1.400 => TCV of Bldg: 1 =    143,038

2018 Est. T.C.V. 009-200-006-00                      =    230,955

Est. TCV/Total Floor Area = 139.21, Most recent sale 08/11/2006 for 300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
125,500	125,500	125,500	125,500	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,000	0	-10,000	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,500	115,500	115,500	128,135	115,500	0

009-220-001-00                      2018 Est. T.C.V.                      BATTEEN REYNOLD A & JUDITH A  
 Property Class: 401                      930 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	180.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.41 Total Acres                      Total Est. Land Value =								68,207

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.02	1.00	64	74	475
Total Estimated Land Improvements True Cash Value =					475

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C+5    Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1080 SF    Floor Area = 1350 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	80.04	-10.06	0.00	1080	75,578

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1915.00		1	1,915
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(16) Porches

WCP (1 Story), Standard		18.69		324	6,056
WCP (1 Story), Standard		38.16		48	1,832

(17) Garages

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

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

County Multiplier = 1.38 =>                      Cost New =    143,295

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    121,801  
 ECF (402R - CROOKED LAKE RESIDENTIAL)    1.400 =>    TCV of Bldg: 1 =    170,521

2018 Est. T.C.V. 009-220-001-00                      =    239,203

Est. TCV/Total Floor Area = 177.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
125,600	125,600	125,600	96,030	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,000	0	2,016	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
119,600	119,600	119,600	98,046	98,046	0

009-220-002-00 2018 Est. T.C.V. MEILI KURT R & LESIA M  
 Property Class: 401 920 S OAK 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 A\$900/FF	100.00	195.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								68,207

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	160	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,138

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 1958

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

Ground Area = Size for Rates = 720 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	100.94	-11.74	0.00	720	64,224

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

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

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

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

Appliance Allowance	1915.00	1	1,915
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## (17) Garages

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

Base Cost	17.55	576	10,109
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt; Cost New = 110,531

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 82,898

## Separately Depreciated Items:

## (16) Porches

WGEP (1 Story), Standard	45.30	96	4,349
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County Multiplier = 1.38 =&gt; Cost New = 6,001

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 5,461

## (16) Deck/Balcony

Treated Wood, Standard	6.32	492	3,109
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County Multiplier = 1.38 =&gt; Cost New = 4,291

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 3,905

Total Depreciated Cost = 92,264

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 =&gt; TCV of Bldg: 1 = 129,170

2018 Est. T.C.V. 009-220-002-00 = 198,515

Est. TCV/Total Floor Area = 183.81

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,000	106,000	106,000	66,346	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,700	0	1,393	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,300	99,300	99,300	67,739	67,739	0	



009-220-003-00                      2018 Est. T.C.V.                      MEILI KURT R & LESIA 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 \*                                      NOT BUILDABLE: WETLAND  
Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason                      Value  
GROUP E 400/FF    100.00    183.00    1.0000    1.0000    400    100                      40,000  
100 Actual Front Feet, 0.42 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                                      10.75    1.00                      80    50                      430  
Total Estimated Land Improvements True Cash Value =                      430

2018 Est. T.C.V. 009-220-003-00                      =                      40,430  
Est. TCV/Total Floor Area = 37.44  
2017 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
                    20,200                      20,200                      20,200                      11,976                      2.10  
2018                      New    Eq.    Adjustment                      Loss                      Additions                      Tax Adjustment                      Losses  
                    0                      0                      0                      0                      0                      251                      0  
2018 Assessed                      MBOR                      S.E.V.                      Capped                      ->Taxable<-                      PRE/MBT  
                    20,200                      20,200                      20,200                      12,227                      12,227                      0

009-220-004-00	2018 Est. T.C.V.	KURTZ RICHARD R
Property Class: 401		900 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	166.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 68,207

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 1S Cls CD Blt 1963

(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	Slab	58.72	-10.33	0.00	1056	51,100

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900
(16) Deck/Balcony			
Treated Wood, Standard	6.75	200	1,350
(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.18	529	10,146
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 95,587

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 62,132  
ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 86,984

2018 Est. T.C.V. 009-220-004-00 = 156,131

Est. TCV/Total Floor Area = 147.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
85,600	85,600	85,600	85,600	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,500	0	-7,500	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
78,100	78,100	78,100	87,397	78,100	0

009-220-005-00                      2018 Est. T.C.V.                      BOSWELL TERRY W & GAIL A TRUST  
 Property Class: 401                      890 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	110.00	174.00	0.7295	1.0000	900	100		72,221
110 Actual Front Feet, 0.44 Total Acres                      Total Est. Land Value =								72,221

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    1S                      Cls CD    Blt 1965

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 816 SF    Floor Area = 816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	72.03	-9.25	-1.63	816	49,898

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches

CCP (1 Story), Standard	26.13	120	3,136
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(17) Garages

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

Base Cost	21.80	320	6,976
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      93,709

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      56,225  
 ECF (402R - CROOKED LAKE RESIDENTIAL)    1.400 => TCV of Bldg: 1 =                      78,715

2018 Est. T.C.V. 009-220-005-00                      =                      151,876

Est. TCV/Total Floor Area = 186.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,900	82,900	82,900	82,900	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,000	0	0	-7,000	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,900	75,900	75,900	84,640	75,900	0	

009-220-006-00                                      2018 Est. T.C.V.                                      STONE ROBERT C & KAREN J  
 Property Class: 401                                      880 S OAK DR  
 Map #:                                      LAKE TOWNSHIP                                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	89.00	189.00	0.7940	1.0000	900	100		63,601
89 Actual Front Feet, 0.39 Total Acres                                      Total Est. Land Value =								63,601

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	960	71	2,345
Shed: Wood Frame	10.72	1.00	140	71	1,065
Total Estimated Land Improvements True Cash Value =					3,410

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1764 SF    Floor Area = 1764 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.29	-7.99	0.00	1280	64,384
1	Story Siding	Crawl Space	58.29	-7.99	0.00	484	24,345

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

CPP, Standard	26.82	28	751
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(16) Deck/Balcony

Treated Wood, Standard	7.39	160	1,182
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County Multiplier = 1.38    =>                                      Cost New =    140,069

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    91,045  
 ECF (402R - CROOKED LAKE RESIDENTIAL)    1.400 => TCV of Bldg: 1 =    127,463

Cost Est. for Res. Bldg: 2    Single Family    2S                                      Cls C-5    Blt 2009

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 0 SF    Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	49.33	0.00	0.00	672	33,150

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	-1	-2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Public Sewer	1162.00	1	1,162
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(16) Porches

WCP (1 Story), Standard	24.46	144	3,522
WPP, Standard	16.43	72	1,183

(17) Garages

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

Base Cost	16.68	672	11,209
Automatic Doors	375.00	1	375

County Multiplier = 1.38    =>                                      Cost New =    69,774

Notes: GRG W/UPPER LIVING

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 66,285  
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 2 = 89,485

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2018 Est. T.C.V. 009-220-006-00 = 283,959

Est. TCV/Total Floor Area = 116.57, Most recent sale 07/01/1998 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,300	146,300	146,300	116,776	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,300	0	0	2,452	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,000	142,000	142,000	119,228	119,228	119,228	

009-220-007-00                      2018 Est. T.C.V.                      HEATER WILLIAM & HEATER BETTY TRUST  
 Property Class: 401                      870 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	89.00	182.00	0.7940	1.0000	900	100		63,601
89 Actual Front Feet, 0.37 Total Acres                      Total Est. Land Value =								63,601

## 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	130	0	0
D/W/P: Asphalt Paving	1.61	1.00	3549	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 C+5    Blt 1974

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

Ground Area = Size for Rates = 2358 SF    Floor Area = 2358 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.11	-10.29	0.00	2358	122,192

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

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

## (14) Water/Sewer

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

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

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

## (16) Porches

CSEP (1 Story), Standard	24.05	264	6,349
WCP (1 Story), Standard	19.69	268	5,277
WPP, Standard	11.38	172	1,957

## (16) Deck/Balcony

Treated Wood, Standard	6.51	348	2,265
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## (17) Garages

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

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

County Multiplier = 1.38    =>                      Cost New =    220,402

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    143,261  
 ECF (402R - CROOKED LAKE RESIDENTIAL)    1.400 => TCV of Bldg: 1 =    200,566

2018 Est. T.C.V. 009-220-007-00                      =    268,917

Est. TCV/Total Floor Area = 114.04, Most recent sale 12/31/1988 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
139,100	139,100	139,100	76,666	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,600	0	0	1,609	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,500	134,500	134,500	78,275	78,275	78,275	

009-220-008-00                      2018 Est. T.C.V.                      DOHM JOHN P  
 Property Class: 401                      860 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	86.00	173.00	0.8050	1.0000	900	100		62,306
86 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								62,306

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 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 972 SF    Floor Area = 972 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	60.66	-10.53	0.00	972	48,726

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	6.81	192	1,308
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(16) Breezeways

Frame Wall, Finished	27.25	16	436
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(17) Garages

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

Base Cost	19.75	400	7,900
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County Multiplier = 1.42 =>                      Cost New =                      91,363

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      54,818  
 ECF (402R - CROOKED LAKE RESIDENTIAL)    1.400 => TCV of Bldg: 1 =                      76,745

2018 Est. T.C.V. 009-220-008-00                      =                      139,662

Est. TCV/Total Floor Area = 143.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,100	75,100	75,100	54,838	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,300	0	0	1,151	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,800	69,800	69,800	55,989	55,989	0	

009-220-009-00                      2018 Est. T.C.V.                      EVANS THOMAS E & SILVIA A  
 Property Class: 401                      850 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	84.00	171.00	0.8126	1.0000	900	100		61,432
84 Actual Front Feet, 0.33 Total Acres                      Total Est. Land Value =								61,432

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	200	0	0
Shed: Wood Frame	11.06	1.00	120	50	663

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					2,088

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1814 SF    Floor Area = 1814 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	75.01	-9.17	2.11	1814	123,261

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior Brick Veneer	8.25	1312	10,824
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(13) Plumbing Average Fixture(s)	760.00	1	760
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(14) Water/Sewer Public Sewer	1162.00	1	1,162
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches CGEP (1 Story), Standard	31.02	234	7,259
CCP (1 Story), Standard	28.78	108	3,108

(16) Deck/Balcony Treated Wood, Standard	6.47	378	2,446
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County Multiplier = 1.38    =>                      Cost New =    214,673

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    193,205  
 ECF (402R - CROOKED LAKE RESIDENTIAL)    1.400 => TCV of Bldg: 1 =    270,488

2018 Est. T.C.V. 009-220-009-00                      =    334,008

Est. TCV/Total Floor Area = 184.13, Most recent sale 01/01/1997 for 76,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
170,000	170,000	170,000	106,814	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,000	0	0	2,243	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
167,000	167,000	167,000	109,057	109,057	0	



009-220-010-00                      2018 Est. T.C.V.                      HALLGREN DAN E & SHIRLEY J (TRUST)  
 Property Class: 401                      840 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	84.00	191.00	0.8126	1.0000	900	100		61,432
84 Actual Front Feet, 0.37 Total Acres                      Total Est. Land Value =								61,432

## 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	80	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 C-5    Blt 1964

## (11) Heating System: Space Heater

Ground Area = Size for Rates = 1389 SF    Floor Area = 1389 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	61.66	-10.44	0.00	1000	51,220
1	Story Block	Slab	61.66	-10.44	0.00	389	19,925

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

Average Fixture(s)                      760.00                      1                      760

## (14) Water/Sewer

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

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

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

## (16) Porches

CGEP (1 Story), Standard                      28.64                      296                      8,477

## (16) Deck/Balcony

Treated Wood, Standard                      13.06                      32                      418

## (17) Garages

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

Base Cost	19.65	480	9,432
Mechanical Doors	350.00	1	350

County Multiplier = 1.42 =&gt;                      Cost New =                      140,735

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      91,478  
 ECF (402R - CROOKED LAKE RESIDENTIAL)    1.400 => TCV of Bldg: 1 =                      128,069

2018 Est. T.C.V. 009-220-010-00                      =                      189,976

Est. TCV/Total Floor Area = 136.77, Most recent sale 10/01/1999 for 103,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
100,500	100,500	100,500	85,518	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,500	0	0	1,795	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,000	95,000	95,000	87,313	87,313	0

009-220-011-00 2018 Est. T.C.V. BRISTOW NORMAN S & SALLY A TRUSTEES  
 Property Class: 401 830 S OAK DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	84.00	240.00	0.8126	1.0000	900	100		61,432
84 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								61,432

## 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	232	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 C Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1068 SF Floor Area = 1068 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.42	-9.61	0.00	768	43,630
1	Story Siding	Crawl Space	66.42	-9.61	0.00	300	17,043

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	30.71	240	7,370
WPP, Standard	12.43	138	1,715
WPP, Standard	16.32	73	1,191

(17) Garages

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

Base Cost	16.54	660	10,916
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt; Cost New = 125,412

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,518  
 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.400 => TCV of Bldg: 1 = 114,125

2018 Est. T.C.V. 009-220-011-00 = 176,032

Est. TCV/Total Floor Area = 164.82, Most recent sale 10/01/1995 for 77,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,800	93,800	93,800	72,707	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,800	0	0	1,526	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,000	88,000	88,000	74,233	74,233	0	

009-220-012-00                      2018 Est. T.C.V.                      LOWES PENNY L & MCMIN DEAN R  
 Property Class: 401                      820 S OAK DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	84.00	304.00	0.8126	1.0000	900	100		61,432
84 Actual Front Feet, 0.59 Total Acres                      Total Est. Land Value =								61,432

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	120	0	0
D/W/P: Patio Blocks	8.13	1.00	48	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 C+5    Blt 1963

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

Ground Area = Size for Rates = 1144 SF    Floor Area = 1144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.87	-12.03	0.00	1144	65,025

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

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

## (14) Water/Sewer

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

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

Appliance Allowance	1915.00	1	1,915
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## (16) Porches

WGEP (1 Story), Standard	28.10	288	8,093
WSEP (1 Story), Standard	28.65	150	4,298
WCP (1 Story), Standard	23.15	168	3,889

## (16) Deck/Balcony

Treated Wood, Standard	6.41	442	2,833
Treated Wood, Standard	9.99	55	549
Treated Wood, Standard	7.53	144	1,084

## (17) Garages

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

Base Cost	25.85	240	6,204
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    138,190

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,    Depr.Cost =    92,587  
 ECF (402R - CROOKED LAKE RESIDENTIAL)    1.400 => TCV of Bldg: 1 =    129,622

2018 Est. T.C.V. 009-220-012-00                      =    191,529

Est. TCV/Total Floor Area = 167.42, Most recent sale 11/05/2013 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
93,100	93,100	93,100	90,019	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
8,500	-5,800	0	8,500	-2,719	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,800	95,800	95,800	100,409	95,800	0

009-240-001-00	2018 Est. T.C.V.	LOONEY SELWYN & DIANA
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
188 Actual Front Feet, 1.24 Total Acres					Total Est. Land Value =			5,000

2018 Est. T.C.V. 009-240-001-00 = 5,000

Est. TCV/Total Floor Area = 4.37

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	

009-240-002-00                      2018 Est. T.C.V.                      LOONEY DIANA  
 Property Class: 401                      5119 S RIVERVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE					10000	100		10,000
180 Actual Front Feet, 1.05 Total Acres                      Total Est. Land Value =								10,000

## 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    1S                      Cls C    Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1360 SF    Floor Area = 1760 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.75	-9.01	0.00	960	52,550
2	Story Siding	Slab	100.78	-11.04	0.00	400	35,896

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      760.00                      1                      760

(14) Water/Sewer

Well, 50 Feet                      1575.00                      1                      1,575

1000 Gal Septic                      3085.00                      1                      3,085

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1915.00                      1                      1,915

(16) Porches

WCP (1 Story), Standard                      31.12                      80                      2,490

(16) Deck/Balcony

Treated Wood, Standard                      12.43                      36                      447

(17) Garages

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

Base Cost                      22.80                      400                      9,120

Common Wall: 1 Wall                      -1300.00                      1                      -1,300

Automatic Doors                      375.00                      1                      375

County Multiplier = 1.38 =&gt;                      Cost New = 147,541

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,    Depr.Cost = 107,705

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 =&gt; TCV of Bldg: 1 = 108,782

2018 Est. T.C.V. 009-240-002-00                      = 121,132

Est. TCV/Total Floor Area = 68.83

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
57,300	57,300	57,300	45,960	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	965	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,600	60,600	60,600	46,925	46,925	46,925	



009-240-004-00 2018 Est. T.C.V. MARTENS RANDALL & GAIL  
 Property Class: 401 5191 S RIVERVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS					
Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason Value
<Site Value F> SITE		\$10000		10000 100	10,000
149 Actual Front Feet, 2.70 Total Acres Total Est. Land Value =					10,000

Land Improvement Cost Estimates					
Land Improvement Factor: 1.000000					
Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	1250	0	0
D/W/P: 3.5 Concrete	3.44	1.00	300	0	0
D/W/P: Patio Blocks	8.13	1.00	150	0	0
D/W/P: Asphalt Paving	1.61	1.00	3700	0	0
Shed: Wood Frame	9.78	1.00	195	50	953
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 =					5,703

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

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1346 SF Floor Area = 1346 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.86	0.00	1.92	1346	88,540

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish  
 Basement Recreation Finish 11.45 390 4,466  
 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 2 5,400  
 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 54.99 24 1,320  
 WPP, Standard 8.81 358 3,154

(16) Deck/Balcony  
 Roof Cover Only, Standard 10.20 233 2,377

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost 23.35 540 12,609  
 Common Wall: 1 Wall -1300.00 1 -1,300  
 Automatic Doors 375.00 1 375  
 Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)  
 Base Cost 12.54 768 9,631  
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 189,137

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 170,223  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 = 171,925

2018 Est. T.C.V. 009-240-004-00 = 187,628  
 Est. TCV/Total Floor Area = 139.40, Most recent sale 09/25/2015 for 182,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
88,700	88,700	88,700	84,655	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	1,777	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,800	93,800	93,800	86,432	86,432	86,432

009-240-005-00                      2018 Est. T.C.V.                      COLES LAWRENCE P & SHARON P  
 Property Class: 401                      5197 S RIVERVIEW DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
159 Actual Front Feet, 1.34 Total Acres                      Total Est. Land Value =								10,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls    C+10    Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 945 SF    Floor Area = 1418 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	95.19	0.00	0.00	945	89,955

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Living Finish	17.25	500	8,625
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Deck/Balcony

Treated Wood, Standard	7.13	192	1,369
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(16) Breezeways

Frame Wall, Finished	27.75	135	3,746
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(17) Garages

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

Base Cost	21.75	440	9,570
Common Wall: 1/2 Wall	-650.00	1	-650
Mechanical Doors	350.00	1	350

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

Base Cost	10.46	1200	12,552
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt;                      Cost New =                      197,342

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      148,007  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =                      149,487

2018 Est. T.C.V. 009-240-005-00                      =                      160,437

Est. TCV/Total Floor Area = 113.14

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,800	75,800	75,800	60,664	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	1,273	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,200	80,200	80,200	61,937	61,937	61,937	





009-240-007-00                      2018 Est. T.C.V.                      DUDDLES WILLIAM T & MARY ANN  
 Property Class: 401                      5209 S RIVERVIEW DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE					10000	100		10,000
165 Actual Front Feet, 1.29 Total Acres                      Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	720	0	0
D/W/P: Asphalt Paving	1.51	1.00	1050	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1248 SF    Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.95	0.00	0.00	1248	71,074

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish	11.25	624	7,020
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.47	80	678
Treated Wood,Standard	6.29	320	2,013

(17) Garages

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

Base Cost	14.60	936	13,666
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      142,298

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      99,609  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =                      100,605

2018 Est. T.C.V. 009-240-007-00                      =                      112,030

Est. TCV/Total Floor Area = 89.77

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
53,000	53,000	53,000	42,463	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	891	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,000	56,000	56,000	43,354	43,354	43,354	

009-240-008-00	2018 Est. T.C.V.	DUDDLES WILLIAM T & MARY ANN
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet, 1.35 Total Acres								Total Est. Land Value = 10,000

2018 Est. T.C.V. 009-240-008-00 = 10,000

Est. TCV/Total Floor Area = 8.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	2,566	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	53	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,619	2,619	0	

009-240-009-00 2018 Est. T.C.V. WUCKER JOHN & HELENA  
 Property Class: 401 5221 S RIVERVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet, 1.40 Total Acres Total Est. Land Value =								10,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.61	1.00	64	86	694
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 =					1,664

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1204 SF Floor Area = 1204 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	71.49	0.00	1.22	1204	87,543

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CPP, Standard	15.50	100	1,550
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(16) Deck/Balcony

Treated Wood, Standard	8.30	100	830
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(17) Garages

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

Base Cost	22.53	584	13,158
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt; Cost New = 155,961

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 132,567

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 =&gt; TCV of Bldg: 1 = 133,893

2018 Est. T.C.V. 009-240-009-00 = 145,557

Est. TCV/Total Floor Area = 120.89, Most recent sale 07/01/1995 for 4,300

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
68,800	68,800	68,800	55,111	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	1,157	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,800	72,800	72,800	56,268	56,268	56,268

009-240-011-00 2018 Est. T.C.V. PALMER DENNIS & CYNTHIA R  
 Property Class: 401 5233 S RIVERVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE	\$10000				10000	100		10,000
<Site Value F> SITE	\$10000				10000	100		10,000
450 Actual Front Feet, 3.64 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: 4in Ren. Conc.	4.21	1.00	616	0	0
D/W/P: Asphalt Paving	1.61	1.00	240	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	40	0	0
Shed: Wood Frame	10.55	1.00	150	94	1,487
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,862

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1264 SF Floor Area = 1264 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.49	0.00	1.11	1008	66,125
1	Story Siding	Crawl Space	64.49	-9.18	1.11	256	14,444

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Living Finish 17.25 144 2,484

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1915.00 1 1,915

(16) Porches

WCP (1 Story), Standard 28.48 104 2,962  
WCP (1 Story), Standard 35.22 58 2,043

(16) Deck/Balcony

Treated Wood, Standard 7.16 189 1,353

(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  
Mechanical Doors 350.00 1 350

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

Base Cost 19.20 576 11,059  
Automatic Doors 375.00 2 750

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

Base Cost 13.58 649 8,813  
Mechanical Doors 350.00 2 700

County Multiplier = 1.38 =&gt;

Cost New = 181,479

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 127,035

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 =&gt; TCV of Bldg: 1 = 128,305

2018 Est. T.C.V. 009-240-011-00 = 152,167

Est. TCV/Total Floor Area = 120.39

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,300	72,300	72,300	57,785	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	1,213	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,100	76,100	76,100	58,998	58,998	58,998

Parcel Number: 009-240-011-00

Page: 2



009-240-012-00                      2018 Est. T.C.V.                      WILLETT LORI J  
Property Class: 401                      5080 S RIVERVIEW DR  
Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
\* Factors \*  
Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason                      Value  
<Site Value A> RURAL LOTS                      5000    100                      5,000  
180 Actual Front Feet, 1.09 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                      720    0                      0  
D/W/P: 3.5 Concrete                      3.44    1.00                      129    0                      0  
Shed: Wood Frame                      12.75    1.00                      60    94                      719  
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 =                      1,669

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

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1684 SF    Floor Area = 1684 SF.  
Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
1    Story Siding    Basement    61.73    0.00    0.00    1070    66,051  
1    Story Siding    Crawl Space    61.73    -8.51    0.00    614    32,677

Other Additions/Adjustments                      Rate                      Size    Cost

(13) Plumbing  
Average Fixture(s)                      760.00                      1    760  
3 Fixture Bath                      2400.00                      1    2,400  
2 Fixture Bath                      1600.00                      1    1,600

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

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

(16) Deck/Balcony  
Treated Wood,Standard                      7.53                      144    1,084  
Treated Wood,Standard                      12.75                      34    434

(17) Garages  
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost                      23.68                      371    8,785  
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                      22.89                      397    9,087  
Common Wall: 1 Wall                      -1300.00                      1    -1,300  
Automatic Doors                      375.00                      1    375

County Multiplier = 1.38 =>                      Cost New =    176,093

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    149,679  
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =    151,176

2018 Est. T.C.V. 009-240-012-00                      =    157,845

Est. TCV/Total Floor Area = 93.73  
2017 Assessed                      MBOR    S.E.V.                      Base for Cap    C.P.I.  
74,400                      74,400    74,400                      61,692    2.10  
2018    New Eq. Adjustment    Loss                      Additions    Tax Adjustment    Losses  
0                      4,500    0                      0    1,295    0  
2018 Assessed                      MBOR    S.E.V.                      Capped    ->Taxable<-    PRE/MBT  
78,900                      78,900    78,900                      62,987    62,987    62,987

009-240-013-00	2018 Est. T.C.V.	DERUITER DAVID & CYNTHIA
Property Class: 401		5120 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
168 Actual Front Feet, 1.04 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 Ren. Conc.	4.21	1.00	1900	0	0
D/W/P: 3.5 Concrete	3.44	1.00	500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.5	95	3,563
Total Estimated Land Improvements True Cash Value =					3,563

Cost Est. for Res. Bldg: 1	Single Family	1.25S		Cls	C+5	Blt	1999
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## (11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1168 SF Floor Area = 1460 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	78.91	-9.85	2.55	1168	83,640

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

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

## (14) Water/Sewer

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

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

Appliance Allowance	1915.00	1	1,915
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## (16) Porches

CPP, Standard	25.52	32	817
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## (16) Deck/Balcony

Treated Wood, Standard	6.97	216	1,506
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## (17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>	Cost New =	150,343
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	135,308
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =		136,662

2018 Est. T.C.V. 009-240-013-00	=	145,225
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Est. TCV/Total Floor Area = 99.47, Most recent sale 08/31/2017 for 149,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
66,600	66,600	66,600	55,625	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,100	3,900	0	2,100	14,875	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,600	72,600	72,600	58,893	72,600	72,600



009-240-014-00                      2018 Est. T.C.V.                      HILLS CAITLIN  
 Property Class: 401                      5156 S RIVERVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
165 Actual Front Feet, 0.97 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	10.75	1.00	80	94	808
Total Estimated Land Improvements True Cash Value =					808

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD                      Blt 1985

(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	58.72	0.00	0.00	1056	62,008

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      630.00                      1                      630

(14) Water/Sewer

Well, 100 Feet                      2550.00                      1                      2,550

1000 Gal Septic                      2895.00                      1                      2,895

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1415.00                      1                      1,415

(16) Porches

WPP, Standard                      24.34                      30                      730

(16) Deck/Balcony

Treated Wood, Standard                      10.15                      48                      487

(17) Garages

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

Base Cost                      20.05                      480                      9,624

Common Wall: 1 Wall                      -1225.00                      1                      -1,225

Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.38 =&gt;

Cost New = 109,661

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost = 82,246

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 =&gt; TCV of Bldg: 1 = 83,068

2018 Est. T.C.V. 009-240-014-00                      = 88,876

Est. TCV/Total Floor Area = 84.16, Most recent sale 08/12/2016 for 85,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,900	41,900	41,900	41,900	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	879	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,400	44,400	44,400	42,779	42,779	42,779

009-240-015-00	2018 Est. T.C.V.	JACKSON GERALD M & PEGGY A
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
165 Actual Front Feet,	1.79	Total Acres			Total Est.		Land Value =	10,000

2018 Est. T.C.V. 009-240-015-00 = 10,000

Est. TCV/Total Floor Area = 9.47, Most recent sale 05/01/1996 for 5,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,000	5,000	5,000	2,566	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	53	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,000	5,000	5,000	2,619	2,619	0		

009-240-016-00                      2018 Est. T.C.V.                      KLINE HAMILTON TRUST  
 Property Class: 401                      5200 S RIVERVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE					10000	100		10,000
165 Actual Front Feet, 1.66 Total Acres                      Total Est. Land Value =								10,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	112	0	0
D/W/P: Asphalt Paving	1.61	1.00	850	0	0
Shed: Wood Frame	12.07	1.00	80	71	686
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 =					1,636

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1672 SF    Floor Area = 1672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.70	0.00	0.00	1672	98,146

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Living Finish                      17.25                      600    10,350

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WPP, Standard                      22.13                      40    885

(16) Deck/Balcony

Treated Wood, Standard                      8.40                      96    806

(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
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =&gt;                      Cost New =    184,142

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    138,107  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =    139,488

2018 Est. T.C.V. 009-240-016-00                      =    151,124

Est. TCV/Total Floor Area = 90.39, Most recent sale 10/16/2015 for 136,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,400	71,400	71,400	68,107	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	1,430	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,600	75,600	75,600	69,537	69,537	69,537

009-240-017-00                      2018 Est. T.C.V.                      MCPHERSON RUDY A & JOYCE A  
 Property Class: 401                      5206 S RIVERVIEW DR  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE					10000	100		10,000
165 Actual Front Feet, 1.53 Total Acres                      Total Est. Land Value =								10,000

## 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 D                      Blt 1993

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	43.98	0.00	0.00	1680	73,886

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood,Standard	6.11	298	1,821
Treated Wood,Standard	9.40	50	470

(17) Garages

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

Base Cost	13.84	952	13,176
Common Wall: 1 Wall	-1175.00	1	-1,175
Automatic Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      132,801

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,    Depr.Cost =                      114,209  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.750 => TCV of Bldg: 1 =                      85,657

2018 Est. T.C.V. 009-240-017-00                      =                      96,627

Est. TCV/Total Floor Area = 57.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,500	45,500	45,500	35,575	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	747	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,300	48,300	48,300	36,322	36,322	36,322	

009-240-018-00                      2018 Est. T.C.V.                      RADEN BILLIE SUE  
 Property Class: 401                      5212 S RIVERVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE					10000	100		10,000
165 Actual Front Feet, 1.41 Total Acres                      Total Est. Land Value =								10,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
Total Estimated Land Improvements True Cash Value =					940

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls CD    Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 894 SF    Floor Area = 1788 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	95.23	0.00	0.00	894	85,136

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	22.52	162	3,648
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(17) Garages

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

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

County Multiplier = 1.38 =&gt;                      Cost New = 149,076

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost = 126,715  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 = 127,982

2018 Est. T.C.V. 009-240-018-00                      = 138,922

Est. TCV/Total Floor Area = 77.70, Most recent sale 07/07/2011 for 134,683

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
65,700	65,700	65,700	52,540	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	1,103	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,500	69,500	69,500	53,643	53,643	53,643

009-240-019-00	2018 Est. T.C.V.	GALLUP ROBERT
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE		\$10000			10000	100		10,000
157 Actual Front Feet,	1.40	Total Acres			Total Est.		Land Value =	10,000

2018 Est. T.C.V. 009-240-019-00 = 10,000

Est. TCV/Total Floor Area = 5.59, Most recent sale 02/01/2001 for 6,250

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	2,566	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	53	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	2,619	2,619	0	

009-240-020-00                      2018 Est. T.C.V.                      MALLERY KAY FRANCES  
 Property Class: 401                      5224 S RIVERVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
CLAM RIV 60/FF	53.00	55.00	1.0000	1.0000	60	100		3,180
212 Actual Front Feet, 1.80 Total Acres                      Total Est. Land Value =								18,180

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.2	95	190
Total Estimated Land Improvements True Cash Value =					190

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+10    Blt 1978

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	72.44	0.00	0.00	1120	81,133

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

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

## (14) Water/Sewer

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

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

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

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

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

Base Cost	21.75	440	9,570
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38    =&gt;                      Cost New =    138,959

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    90,324  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =    91,227

2018 Est. T.C.V. 009-240-020-00                      =    109,597

Est. TCV/Total Floor Area = 97.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,500	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
54,800	0	45,876	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,800	54,800	54,800	45,876	45,876	45,876	

009-240-022-00 2018 Est. T.C.V. HAMILTON LUKE D & HAMILTON MARY E  
 Property Class: 401 5250 S RIVERVIEW DR  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

## \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	200.00	304.00	1.0000	1.0000	60	100		12,000
<Site Value A> CLAM RIVER 15K					15000	100		15,000
310 Actual Front Feet, 2.16 Total Acres Total Est. Land Value =								27,000

## 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	576	71	1,407
Total Estimated Land Improvements True Cash Value =					1,407

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C Blt 1981

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

Ground Area = Size for Rates = 994 SF Floor Area = 1535 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Tri-Level	Siding	Crawl Space	83.37	-4.90	0.00	994	77,999
1	Story Siding	Overhang	39.05	0.00	0.00	44	1,718

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
(16) Porches			
CCP (1 Story), Standard	34.76	64	2,225
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	21.37	458	9,787
Common Wall: 1 Wall	-1300.00	1	-1,300

Other Additions/Adjustments	Rate	Size	Cost
County Multiplier = 1.38 => Cost New = 136,467			

County Multiplier = 1.38 =&gt;

Cost New = 136,467

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 96,892  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 = 97,861

2018 Est. T.C.V. 009-240-022-00 = 126,268

Est. TCV/Total Floor Area = 82.26

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
60,200	60,200	60,200	49,045	2.10	0	2,900	0	1,029	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
63,100	63,100	63,100	50,074	50,074	50,074				



009-240-023-00	2018 Est. T.C.V.	GALLUP HAROLD & ELIZABETH TRUSTEES
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
173 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-240-023-00 = 15,000

Est. TCV/Total Floor Area = 9.77, Most recent sale 05/11/2005 for 25,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	2,744	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	57	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	2,801	2,801	0			

009-240-024-00                                  2018 Est. T.C.V.                                  GALLUP HAROLD O & ELIZABETH B  
 Property Class: 401                                  5310 S RIVERVIEW DR  
 Map #:                                  LAKE TOWNSHIP                                  LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	267.00	247.00	1.0000	1.0000	60	100		16,020
267 Actual Front Feet, 1.51 Total Acres                  Total Est. Land Value =								16,020

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.29	1.00	80	71	528
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 =					1,478

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1168 SF    Floor Area = 1168 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	73.73	-9.38	0.00	1168	75,161

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	49.04	32	1,569
CGEP (1 Story), Standard	34.43	180	6,197

(16) Deck/Balcony

Treated Wood, Standard	8.82	80	706
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(17) Garages

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

Base Cost	21.50	600	12,900
Common Wall: 1 Wall	-2275.00	1	-2,275
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                                  Cost New =    143,993

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    102,235  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =    103,258

2018 Est. T.C.V. 009-240-024-00                                  =    120,756

Est. TCV/Total Floor Area = 103.39

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
57,300	57,300	57,300	46,680	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	980	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,400	60,400	60,400	47,660	47,660	47,660

009-240-025-00                      2018 Est. T.C.V.                      GALLUP ROBERT & JUANITA &  
 Property Class: 401                      5330 S RIVERVIEW DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	200.00	496.00	1.0000	1.0000	60	100		12,000
<Site Value A> CLAM RIVER 15K					15000	100		15,000
616 Actual Front Feet, 7.01 Total Acres                      Total Est. Land Value =								27,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(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	65.51	0.00	0.00	1152	75,468

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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(17) Garages

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

Base Cost	18.40	624	11,482
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    133,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,    Depr.Cost =    124,341

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	7.53	144	1,084
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County Multiplier = 1.38 =>                      Cost New =    1,496

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    1,422

Total Depreciated Cost =    125,763

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =    127,020

2018 Est. T.C.V. 009-240-025-00                      =    154,970

Est. TCV/Total Floor Area = 134.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
73,700	73,700	73,700	59,841	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	0	1,256	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,500	77,500	77,500	61,097	61,097	61,097	

009-240-026-00                      2018 Est. T.C.V.                      FOX ANTHONY & WOLVERTON TAMI  
Property Class: 401                      5344 S RIVERVIEW DR  
Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

## \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	161.32	1134.09	1.0000	1.0000	60	100		9,679
<Site Value A> CLAM RIVER 15K					15000	100		15,000
161 Actual Front Feet, 4.20 Total Acres                      Total Est. Land Value =								24,679

## 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	60	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 C+5    Blt 2015

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

Ground Area = Size for Rates = 1982 SF    Floor Area = 1982 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.40	0.00	2.01	1982	129,643

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	868	9,939
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200
Fireplace: Raised Hearth	170.00	1	170

(16) Porches

CCP (1 Story), Standard	33.50	70	2,345
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(17) Garages

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

Base Cost	16.33	802	13,097
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt;                      Cost New =                      235,073

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =                      232,722  
ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 => TCV of Bldg: 1 =                      235,050

2018 Est. T.C.V. 009-240-026-00                      =                      260,204

Est. TCV/Total Floor Area = 131.28, Most recent sale 03/23/2015 for 28,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
123,100	123,100	123,100	117,548	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	2,468	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,100	130,100	130,100	120,016	120,016	120,016	

009-240-027-00	2018 Est. T.C.V.	NEWELL LYNN & EILEEN
Property Class: 402		S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	167.00	315.00	1.0000	1.0000	60	100		10,020
167 Actual Front Feet, 1.21 Total Acres								Total Est. Land Value = 10,020

2018 Est. T.C.V. 009-240-027-00 = 10,020

Est. TCV/Total Floor Area = 5.06

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
5,000	5,000	5,000	4,243	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	89	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,000	5,000	5,000	4,332	4,332	4,332		

009-240-028-00	2018 Est. T.C.V.	NEWELL LYNN C
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	165.00	312.00	1.0000	1.0000	60	100		9,900
165 Actual Front Feet, 1.18 Total Acres								Total Est. Land Value = 9,900

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 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	0.3	95	285
Total Estimated Land Improvements True Cash Value =					285

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 2018 Est. T.C.V. 009-240-028-00 = 10,185

Est. TCV/Total Floor Area = 5.14

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,100	5,100	5,100	4,130	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	86	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,100	5,100	5,100	4,216	4,216	4,216	

009-240-029-00                      2018 Est. T.C.V.                      NEWELL LYNN C  
 Property Class: 401                      5383 S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES  
 \* Factors \*  
 Description    Frontage    Depth    Front    Depth    Rate %Adj.    Reason                      Value  
 CLAM RIV 60/FF    165.00    309.00    1.0000    1.0000    60    100                      9,900  
 165 Actual Front Feet, 1.17 Total Acres                      Total Est. Land Value =                      9,900

## 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	420	0	0
D/W/P: Crushed Rock	1.24	1.00	75	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C-5    Blt 1985

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

Ground Area = Size for Rates = 1171 SF    Floor Area = 1171 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.05	0.00	0.00	1171	72,661

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

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

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

## (16) Porches

CCP (1 Story), Standard	25.38	142	3,604
WGEP (1 Story), Standard	27.05	325	8,791
WPP, Standard	15.29	90	1,376

## (16) Deck/Balcony

Treated Wood, Standard	6.92	226	1,564
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## (17) Garages

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

Base Cost	17.28	720	12,442
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt;                      Cost New =                      153,487

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,                      Depr.Cost =                      115,115

## Separately Depreciated Items:

## (9) Basement Finish

Basement Recreation Finish	11.45	1171	13,408
County Multiplier = 1.38 =>			Cost New = 18,503
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,			Depr.Cost = 4,626

Total Depreciated Cost =                      119,741

ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)1.010 =&gt; TCV of Bldg: 1 =                      120,938

2018 Est. T.C.V. 009-240-029-00                      =                      132,263

Est. TCV/Total Floor Area = 112.95

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
62,500	62,500	62,500	49,099	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	1,031	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,100	66,100	66,100	50,130	50,130	50,130

009-240-030-00                      2018 Est. T.C.V.                      NEWELL LYNN C  
 Property Class: 401                      S DICKERSON RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	165.00	307.00	1.0000	1.0000	60	100		9,900
165 Actual Front Feet, 1.16 Total Acres                      Total Est. Land Value =								9,900

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Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.11	1.00	68	94	710
Total Estimated Land Improvements True Cash Value =					710

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Ag. Bld 1    0, 4 Wall Barn, General Purpose    Class:D,Pole    Quality:Average  
 Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:  
 Rate Height-%Adj Perim.-%Adj Heat-Adj    Size                      CountyMult.                      Cost New  
 14.15    1.154                      1.127                      0.00                      960                      1.38                      24,380  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    13,409  
 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.900 => TCV of Bldg: 1 =    12,068

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Total Estimated True Cash Value of Agricultural Buildings                      =    12,068

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2018 Est. T.C.V. 009-240-030-00                      =    22,678

Est. TCV/Total Floor Area = 19.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,300	11,300	11,300	4,130	2.10		
2018    New    Eq.    Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	86	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,300	11,300	11,300	4,216	4,216	4,216	



009-240-031-00	2018 Est. T.C.V.	WEBSTER GENE L & MAXINE E
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CLAM RIV 60/FF	165.00	1227.60	1.0000	1.0000	60	100		9,900
<Site Value A> CLAM RIVER 15K					15000	100		15,000
165 Actual Front Feet, 4.65 Total Acres								Total Est. Land Value = 24,900

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2018 Est. T.C.V. 009-240-031-00 = 24,900

Est. TCV/Total Floor Area = 21.26

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,500	12,500	12,500	10,822	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	227	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	11,049	11,049	0	

009-250-001-00                                2018 Est. T.C.V.                                GUNNERSON MATTHEW  
 Property Class: 401                              9970 W LOTAN RD  
 Map #:    LAKE TOWNSHIP                                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	104.00	502.00	1.0000	1.0000	30	100		3,120
104 Actual Front Feet, 1.20 Total Acres                      Total Est. Land Value =								3,120

< 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	33.99	-0.79	-5	780	24,570

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.35	1541	6,703

(2) Skirting  
 Metal/Vinyl    5.60    158    885

(9) Foundation  
 Foundation Wall: Concrete    7.28    0    0

(13) Plumbing  
 Average Fixture(s)    465.00    1    465

(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  
 WPP, Standard    14.32    84    1,203  
 WPP, Standard    13.98    91    1,272

(16) Deck/Balcony  
 Treated Wood,Standard    6.74    168    1,132

(17) Garages  
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost    9.86    910    8,973  
 Automatic Doors    350.00    1    350

County Multiplier = 1.38 =>    Cost New =    70,495

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =    24,673  
 ECF (409 - RURAL SUBS)    0.500 => TCV of Bldg: 1 =    12,337

2018 Est. T.C.V. 009-250-001-00    =    15,457  
 Est. TCV/Total Floor Area = 19.82, Most recent sale 09/02/2011 for 14,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
7,700	7,700	7,700	7,698	2.10	0	0	0	2	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
7,700	7,700	7,700	7,859	7,700	0				

009-250-002-00	2018 Est. T.C.V.	GUNNERSON MATTHEW A
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	,

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Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	110.00	502.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								3,300

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2018 Est. T.C.V. 009-250-002-00 = 3,300

Est. TCV/Total Floor Area = 4.23, Most recent sale 10/31/2008 for 100

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
1,700	1,700	1,700	1,700	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,700	1,700	1,700	1,735	1,700	0		

009-250-003-00                    2018 Est. T.C.V.                    GUNNERSON MATTHEW A  
 Property Class: 401                                       3643 S LA CHANCE RD  
 Map #:                    LAKE TOWNSHIP                    LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	110.00	502.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres            Total Est. Land Value =								3,300

Cost Est. for Res. Bldg: 1    Single Family    HUD                    Cls D    Blt 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 980 SF    Floor Area = 980 SF.							
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.70	-12.28	0.66	980	36,338

Other Additions/Adjustments                    Rate                    Size            Cost

(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) Deck/Balcony

Treated Wood,Standard		9.68		48		465
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(17) Garages

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

Base Cost		15.30		768		11,750
Mechanical Doors		325.00		2		650

County Multiplier = 1.38 =>                    Cost New =            77,430  
 Notes: HUD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,            Depr.Cost =            54,201

Separately Depreciated Items:

(16) Deck/Balcony

Pine	w/Roof,Standard		16.50		160	2,640
County Multiplier = 1.38 =>                    Cost New =            3,643						
Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0,            Depr.Cost =            2,805						

ECF (409 - RURAL SUBS)                    Total Depreciated Cost =            57,006  
 0.550 => TCV of Bldg: 1 =            31,353

2018 Est. T.C.V. 009-250-003-00                    =            34,653

Est. TCV/Total Floor Area = 35.36, Most recent sale 04/29/2009 for 28,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
20,400	17,500	17,500	12,847	2.10			
2018	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-200	0		0	269	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
17,300	17,300	17,300	13,116	13,116	0		

009-250-004-00	2018 Est. T.C.V.	COLE BUCK
Property Class: 401		3631 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	110.00	503.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value = 3,300

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	720	0	0
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					384

< 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	31.07	0.00	0	660	20,506

Other Additions/Adjustments	Rate	Size	Cost
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(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(16) Deck/Balcony			
Treated Wood, Standard	15.57	20	311

County Multiplier = 1.38 =>	Cost New =	34,655
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,	Depr.Cost =	12,129
ECF (409 - RURAL SUBS) 0.500 => TCV of Bldg: 1 =		6,065

2018 Est. T.C.V. 009-250-004-00	=	9,749
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Est. TCV/Total Floor Area = 14.77, Most recent sale 08/31/2016 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,900	4,900	4,900	4,900	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	
4,900	4,900	4,900	5,002	4,900	0	

009-250-005-00                      2018 Est. T.C.V.                      ADKINS BRENDA M  
 Property Class: 401                      3611 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 30/FF	110.00	503.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres                      Total Est. Land Value =								3,300

## 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	550	0	0
Shed: Wood Frame	8.20	1.00	390	50	1,598
Shed: Wood Frame	8.12	1.00	868	50	3,524
Total Estimated Land Improvements True Cash Value =					5,122

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 = 1040 SF    Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.74	-9.68	0.00	1040	59,342

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

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

Treated Wood,Standard	7.90	120	948
Roof Cover Only,Standard	11.50	182	2,093

(17) Garages

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

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

County Multiplier = 1.38 =&gt;

Cost New = 115,303

Notes: 1986 FAIRMONT MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,    Depr.Cost = 87,630  
 ECF (409 - RURAL SUBS)                      0.700 => TCV of Bldg: 1 = 61,341

2018 Est. T.C.V. 009-250-005-00 = 69,763

Est. TCV/Total Floor Area = 67.08, Most recent sale 11/01/1994 for 33,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,700	32,700	32,700	23,014	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	483	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,900	34,900	34,900	23,497	23,497	23,497

009-250-006-00	2018 Est. T.C.V.	GUNNERSON GORDON C
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	,

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 30/FF	252.00	803.81	1.0000	1.0000	30	100		7,560	
252 Actual Front Feet, 4.65 Total Acres								Total Est. Land Value =	7,560

2018 Est. T.C.V. 009-250-006-00 = 7,560

Est. TCV/Total Floor Area = 7.27

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
3,800	3,800	3,800	2,152	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	45	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,800	3,800	3,800	2,197	2,197	0		

009-250-006-50	2018 Est. T.C.V.	BALDWIN TIMOTHY E
Property Class: 401		3591 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RURAL LOTS					5000	100		5,000
250 Actual Front Feet, 1.15 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	8.24	1.00	160	46	607
Total Estimated Land Improvements True Cash Value =					607

< 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	Comp.Shingle	29.68	0.41	0	912	27,442

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting			
Metal/Vinyl	5.43	144	782

(9) Foundation			
Foundation Wall: Concrete	7.13	0	0

(14) Water/Sewer			
Well, 50 Feet		1575.00	1 1,575
1000 Gal Septic		2720.00	1 2,720

(16) Deck/Balcony			
Treated Wood,Standard	8.34	72	600

County Multiplier = 1.38 =&gt; Cost New = 45,705

Notes: 1970 MASTERCRAFT MH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,	Depr.Cost =	15,997
ECF (409 - RURAL SUBS)	0.500 => TCV of Bldg: 1 =	7,998

2018 Est. T.C.V. 009-250-006-50 = 13,605

Est. TCV/Total Floor Area = 14.92

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,800	6,800	6,800	6,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	6,942	6,800	0	



009-250-007-00	2018 Est. T.C.V.	RICHARDS BRIAN S
Property Class: 401		9910 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.60 Total Acres								Total Est. Land Value = 4,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1216 SF Floor Area = 1216 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.56	-11.59	0.66	1216	43,326

Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

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

(16) Deck/Balcony

Treated Wood	w/Roof,Standard	16.50	197	3,251
Treated Wood	w/Roof,Standard	16.50	197	3,251

County Multiplier = 1.38 =&gt; Cost New = 74,688

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 57,510  
ECF (409 - RURAL SUBS) 0.700 => TCV of Bldg: 1 = 40,257

2018 Est. T.C.V. 009-250-007-00 = 44,757

Est. TCV/Total Floor Area = 36.81, Most recent sale 08/25/2008 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,900	20,900	20,900	16,244	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	341	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,400	22,400	22,400	16,585	16,585	0	

009-250-008-00                      2018 Est. T.C.V.                      NEREM JEFFREY A  
 Property Class: 401                      9890 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.71 Total Acres                      Total Est. Land Value =								4,500

## 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	310	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 1972

(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	58.72	0.00	0.00	1056	62,008

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins &amp; Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	7.59	120	911
Roof Cover Only, Standard	9.35	288	2,693

(17) Garages

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

Base Cost	9.71	1248	12,118
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County Multiplier = 1.38 =&gt;                      Cost New =                      117,811

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	76,577
ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =		72,748

2018 Est. T.C.V. 009-250-008-00                      =                      77,723

Est. TCV/Total Floor Area = 73.60, Most recent sale 12/03/2009 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,900	36,900	36,900	34,032	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	714	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,900	38,900	38,900	34,746	34,746	34,746	

009-250-009-00	2018 Est. T.C.V.	LUMBERT WADE
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet,	2.81	Total Acres			Total Est.		Land Value =	4,500

2018 Est. T.C.V. 009-250-009-00 = 4,500

Est. TCV/Total Floor Area = 4.26

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	2,231	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	2,277	2,277	0	

009-250-010-00	2018 Est. T.C.V.	LUMBERT WADE
Property Class: 401		9870 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.83 Total Acres								Total Est. Land Value = 4,500

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

(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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(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575

1000 Gal Septic 2720.00 1 2,720

(17) Garages

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

Base Cost 10.01 1280 12,813

Mechanical Doors 325.00 1 325

County Multiplier = 1.38 =&gt; Cost New = 24,057

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 20,449

ECF (409 - RURAL SUBS) 1.010 =&gt; TCV of Bldg: 1 = 20,653

2018 Est. T.C.V. 009-250-010-00 = 25,153

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,000	12,000	12,000	9,253	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	194	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,600	12,600	12,600	9,447	9,447	0	

009-250-011-00                      2018 Est. T.C.V.                      WOOD JACK H & RHONDA L  
 Property Class: 401                      9850 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.75 Total Acres                      Total Est. Land Value =								4,500

## 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	200	0	0
Shed: Metal Prefab	7.63	1.00	160	46	562

## Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					1,037

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

## (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	57.53	0.00	0.00	1176	67,655

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

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

## (14) Water/Sewer

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

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

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

WPP, Standard	11.96	138	1,650
WPP, Standard	12.79	120	1,535

## (16) Deck/Balcony

Treated Wood, Standard	7.59	120	911
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## (17) Garages

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

Base Cost	11.48	720	8,266
Mechanical Doors	350.00	1	350

County Multiplier = 1.38    =>                      Cost New =    122,623

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    85,836  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    81,544

2018 Est. T.C.V. 009-250-011-00                      =    87,081

Est. TCV/Total Floor Area = 74.05

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,400	41,400	41,400	34,752	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	729	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,500	43,500	43,500	35,481	35,481	35,481	

009-250-012-00                      2018 Est. T.C.V.                      WOOD JACK & RHONDA  
 Property Class: 401                      W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*  
 Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason                      Value  
 <Site Value B> 050,250                      4500    100                      4,500  
 100 Actual Front Feet, 2.54 Total Acres                      Total Est. Land Value =                      4,500

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                      924    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 D    Blt 1997

(11) Heating System: No Heating/Cooling  
 Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 Other Additions/Adjustments                      Rate                      Size    Cost

(14) Water/Sewer  
 Well, 50 Feet                      1575.00                      1    1,575  
 1000 Gal Septic                      2720.00                      1    2,720

(17) Garages  
 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      13.05                      480    6,264  
 Mechanical Doors                      325.00                      1    325

County Multiplier = 1.38 =>                      Cost New =    15,020

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    12,767  
 ECF (409 - RURAL SUBS)                      1.010 => TCV of Bldg: 1 =    12,895

2018 Est. T.C.V. 009-250-012-00                      =    17,870  
 Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 15,000  
 2017 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
                     8,600                      8,600                      8,600                      7,627                      2.10  
 2018    New Eq. Adjustment                      Loss                      Additions                      Tax Adjustment                      Losses  
                     0                      300                      0                      0                      160                      0  
 2018 Assessed                      MBOR                      S.E.V.                      Capped                      ->Taxable<-                      PRE/MBT  
                     8,900                      8,900                      8,900                      7,787                      7,787                      0

009-250-013-00	2018 Est. T.C.V.	LOTAN ONE LLC
Property Class: 401		9790 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.54 Total Acres								Total Est. Land Value = 4,500

## 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	600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C-5 Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.40	0.00	0.00	1040	65,936

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance 1915.00 1 1,915

(16) Porches

CCP (1 Story), Standard 67.30 16 1,077

(17) Garages

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

Base Cost 13.16 576 7,580  
Mechanical Doors 350.00 2 700

County Multiplier = 1.38 =&gt; Cost New = 115,579

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 86,684  
ECF (409 - RURAL SUBS) 1.010 => TCV of Bldg: 1 = 87,551

2018 Est. T.C.V. 009-250-013-00 = 93,001

Est. TCV/Total Floor Area = 89.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,900	43,900	43,900	36,912	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	775	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,500	46,500	46,500	37,687	37,687	0	

009-250-014-00	2018 Est. T.C.V.	MEYERING SHARON K
Property Class: 402		9790 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet,	2.36	Total Acres			Total Est.		Land Value =	4,500

2018 Est. T.C.V. 009-250-014-00 = 4,500

Est. TCV/Total Floor Area = 4.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	1,617	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	33	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	1,650	1,650	0	



009-250-015-00                      2018 Est. T.C.V.                      ROMATZ PHILIP E & AMANDA K  
 Property Class: 401                      W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.32 Total Acres                      Total Est. Land Value =								4,500

## 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	480	0	0
Fencing: Wd, Solid, 6 ft.	14.18	1.00	25	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 1992

(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	9.30	1200	11,160
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 =&gt;                      Cost New =                      16,298

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      13,038

ECF (409 - RURAL SUBS)                      1.010 =&gt; TCV of Bldg: 1 =                      13,169

2018 Est. T.C.V. 009-250-015-00                      =                      18,144

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/04/2006 for 62,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,700	8,700	8,700	7,311	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	153	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,100	9,100	9,100	7,464	7,464	7,464	

009-250-016-00                      2018 Est. T.C.V.                      ROMATZ PHILIP E & AMANDA K  
 Property Class: 401                      9730 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.31 Total Acres                      Total Est. Land Value =								4,500

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	15.24	1.00	25	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

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

Ground Area = Size for Rates = 1200 SF    Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.31	0.00	-1.63	1200	66,816

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 &amp; Fireplaces

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

CPP, Standard	13.54	120	1,625
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County Multiplier = 1.38 =>                      Cost New =    106,613

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    69,298  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    65,834

2018 Est. T.C.V. 009-250-016-00                      =    70,809

Est. TCV/Total Floor Area = 59.01, Most recent sale 07/06/2006 for 86,920

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,700	33,700	33,700	30,537	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	641	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,400	35,400	35,400	31,178	31,178	31,178	

009-250-017-00                      2018 Est. T.C.V.                      DEWEY BUDDY JAY & TINA MARIE  
 Property Class: 402                      W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.31 Total Acres                      Total Est. Land Value =								4,500

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Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.23	1.00	520	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

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2018 Est. T.C.V. 009-250-017-00                      =                      5,450

Est. TCV/Total Floor Area = 4.54

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,700	2,700	2,700	1,617	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	33	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,700	2,700	2,700	1,650	1,650	1,650	

009-250-018-00                      2018 Est. T.C.V.                      DEWEY BUDDY JAY  
 Property Class: 401                      9690 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.31 Total Acres                      Total Est. Land Value =								4,500

## 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	616	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    BOCA/STATE                      Cls D                      Blt 1997

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

Ground Area = Size for Rates = 1848 SF    Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.29	-7.13	0.00	1848	66,824

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood w/Roof,Standard	36.50	20	730
Treated Wood,Standard	8.34	72	600

(17) Garages

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

Base Cost	23.75	240	5,700
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 =&gt;                      Cost New =                      113,000

Notes: 1997 REDMAN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	96,050
ECF (409 - RURAL SUBS)                      0.700 => TCV of Bldg: 1 =		67,235

2018 Est. T.C.V. 009-250-018-00                      =                      72,210

Est. TCV/Total Floor Area = 39.07

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,700	33,700	33,700	27,452	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,400	0	576	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,100	36,100	36,100	28,028	28,028	28,028	

009-250-019-00                      2018 Est. T.C.V.                      MATZNICK DANIEL T & JANINE L  
 Property Class: 401                      9670 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.43 Total Acres                      Total Est. Land Value =								4,500

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.54	1.00	224	50	845
Total Estimated Land Improvements True Cash Value =					845

Cost Est. for Res. Bldg: 1    Single Family    1S                      C1s    D+10    B1t    1975

(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	52.72	-9.13	0.72	1056	46,791

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      525.00                      1                      525

(14) Water/Sewer

Well, 50 Feet                      1575.00                      1                      1,575

1000 Gal Septic                      2720.00                      1                      2,720

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1235.00                      1                      1,235

(16) Porches

CPP, Standard                      25.55                      25                      639

CPP, Standard                      26.23                      24                      630

CPP, Standard                      20.42                      42                      858

(16) Deck/Balcony

Roof Cover Only,Standard                      9.35                      240                      2,244

Treated Wood,Standard                      8.08                      80                      646

Treated Wood,Standard                      6.56                      192                      1,260

Roof Cover Only,Standard                      11.05                      144                      1,591

(17) Garages

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

Base Cost                      16.05                      576                      9,245

Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38 =&gt;

Cost New = 96,991

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0,    Depr.Cost = 60,134

ECF (409 - RURAL SUBS)                      0.950 =&gt; TCV of Bldg: 1 = 57,128

2018 Est. T.C.V. 009-250-019-00                      = 62,473

Est. TCV/Total Floor Area = 59.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
29,700	29,700	29,700	24,966	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	524	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,200	31,200	31,200	25,490	25,490	25,490

009-250-020-00	2018 Est. T.C.V.	MATZNICK DANIEL T & JANINE L
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.55 Total Acres Total Est. Land Value =								4,500

2018 Est. T.C.V. 009-250-020-00 = 4,500

Est. TCV/Total Floor Area = 4.26, Most recent sale 02/01/1999 for 50,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,300	2,300	2,300	1,617	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	33	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,300	2,300	2,300	1,650	1,650	1,650		

009-250-021-00                      2018 Est. T.C.V.                      PITZ KENNETH E  
 Property Class: 401                      9630 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.74 Total Acres                      Total Est. Land Value =								4,500

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.75	1.00	192	46	773
Total Estimated Land Improvements True Cash Value =					773

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 = 960 SF    Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.86	0.00	0.00	480	28,733
1	Story Siding	Crawl Space	59.86	-8.86	0.00	480	24,480

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      630.00                      1                      630

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1415.00                      1                      1,415

(16) Porches

CPP, Standard                      26.75                      25                      669  
CPP, Standard                      26.75                      25                      669

County Multiplier = 1.38 =&gt;                      Cost New =                      84,270

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      58,989  
ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =                      56,040

2018 Est. T.C.V. 009-250-021-00                      =                      61,313

Est. TCV/Total Floor Area = 63.87

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,200	29,200	29,200	25,292	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	531	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,700	30,700	30,700	25,823	25,823	25,823	

009-250-022-00	2018 Est. T.C.V.	PITZ KENNETH E
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet,	2.96	Total Acres			Total Est.		Land Value =	4,500

2018 Est. T.C.V. 009-250-022-00 = 4,500

Est. TCV/Total Floor Area = 4.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,300	2,300	2,300	1,617	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	33	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,300	2,300	2,300	1,650	1,650	1,650	



009-250-023-00                      2018 Est. T.C.V.                      HELMER COREY CHARLES  
 Property Class: 401                      9610 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 3.17 Total Acres                      Total Est. Land Value =								4,500

< 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	Ribbed	Metal	34.56	-0.75	-6	966	30,657

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting Metal/Vinyl	5.70	166	946
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(9) Foundation Foundation Wall: Concrete	6.92	0	0
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(13) Plumbing Average Fixture(s)	530.00	1	530
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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
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County Multiplier = 1.38 =>                      Cost New =                      51,976  
 Notes: 1972 NEW MOON

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      18,192

## Separately Depreciated Items:

(16) Deck/Balcony Treated Wood,Standard	11.96	32	383
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County Multiplier = 1.38 =>                      Cost New =                      528  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,    Depr.Cost =                      243

Total Depreciated Cost =                      18,434  
 ECF (409 - RURAL SUBS)                      0.500 => TCV of Bldg: 1 =                      9,217

2018 Est. T.C.V. 009-250-023-00                      =                      13,717

Est. TCV/Total Floor Area = 14.20, Most recent sale 09/16/2011 for 25,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,900	6,900	6,900	6,881	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	19	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,900	6,900	6,900	7,025	6,900	6,900	

009-250-024-00 2018 Est. T.C.V. RICHARDS BRIAN & FOSTER JULIE ANN  
 Property Class: 401 9570 W LOTAN RD  
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 <Site Value F> SITE \$10000 10000 100 10,000  
 135 Actual Front Feet, 4.60 Total Acres Total Est. Land Value = 10,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000  
 Description Rate CountyMult. Size %Good Cash Value  
 Shed: Wood Frame 9.12 1.00 168 50 766  
 Residential Local Cost Land Improvements  
 Description Rate CountyMult. Size %Good Cash Value  
 OUTDOOR FURNACE 2500.00 1.00 1.0 95 2,375  
 Total Estimated Land Improvements True Cash Value = 3,141

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 = 1536 SF Floor Area = 1536 SF.  
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
 1 Story Siding Crawl Space 55.05 -7.82 0.00 1536 72,545

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) Deck/Balcony  
 Roof Cover Only,Standard 10.50 224 2,352  
 Roof Cover Only,Standard 10.50 224 2,352

(17) Garages  
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost 14.30 432 6,178  
 Mechanical Doors 350.00 1 350  
 Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost 9.71 1350 13,109  
 Mechanical Doors 350.00 1 350

County Multiplier = 1.38 => Cost New = 147,247

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 103,073  
 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 97,919

2018 Est. T.C.V. 009-250-024-00 = 111,060  
 Est. TCV/Total Floor Area = 72.30, Most recent sale 07/26/2005 for 118,556  
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.  
 53,000 53,000 53,000 44,006 2.10  
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 2,500 0 0 924 0  
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 55,500 55,500 55,500 44,930 44,930 0

009-250-025-00	2018 Est. T.C.V.	RICHARDS BRIAN & FOSTER JULIE ANN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet,	3.46	Total Acres			Total Est.		Land Value =	4,500

2018 Est. T.C.V. 009-250-025-00 = 4,500

Est. TCV/Total Floor Area = 2.93, Most recent sale 12/15/2003 for 4,700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,300	2,300	2,300	2,007	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	42	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,300	2,300	2,300	2,049	2,049	0		

009-250-026-00                      2018 Est. T.C.V.                      ROMAN CHRISTINE M  
 Property Class: 401                      9530 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 3.55 Total Acres                      Total Est. Land Value =								4,500

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.81	1.00	192	50	750
Total Estimated Land Improvements True Cash Value =					750

Cost Est. for Res. Bldg: 1    Single Family    1S                      C1s    D+10    B1t    1976

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.46	-9.29	0.72	748	33,578
1	Story Siding	Crawl Space	53.46	-9.29	0.72	240	10,774

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      525.00                      1                      525

(14) Water/Sewer

Well, 100 Feet                      2425.00                      1                      2,425

1000 Gal Septic                      2720.00                      1                      2,720

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1235.00                      1                      1,235

Fireplace: Wood Stove                      950.00                      1                      950

(16) Deck/Balcony

Roof Cover Only,Standard                      11.05                      144                      1,591

County Multiplier = 1.38    =&gt;                      Cost New =                      74,241

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      51,968

## Separately Depreciated Items:

Square footage # 2 is depreciated at 88 %Good...    Base Cost Was =                      10,774

County Multiplier = 1.38    =&gt;                      Cost New =                      14,868

Phy/Ab.+hy/Func/Econ/Comb.%Good= 18/100/100/100/18.0,    Depr.Cost =                      2,676

ECF (409 - RURAL SUBS)                      0.950    =&gt;    TCV of Bldg: 1 =                      51,912

2018 Est. T.C.V. 009-250-026-00                      =                      57,162

Est. TCV/Total Floor Area = 57.86, Most recent sale 11/01/1999 for 48,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,200	27,200	27,200	26,637	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	0	559	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,600	28,600	28,600	27,196	27,196	27,196

009-250-027-00                      2018 Est. T.C.V.                      VARGO LOUIS F & JUDY K  
 Property Class: 401                      9510 W LOTAN RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B>	050,250				4500	100		4,500
100 Actual Front Feet, 3.64 Total Acres                      Total Est. Land Value =								4,500

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.72	1.00	320	50	1,395
Shed: Wood Frame	8.12	1.00	540	50	2,192
Total Estimated Land Improvements True Cash Value =					3,588

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1671 SF    Floor Area = 1671 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.71	-8.10	0.00	735	37,198
1	Story Siding	Basement	58.71	0.00	0.00	936	54,953

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

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

County Multiplier = 1.38 =&gt;                      Cost New =    145,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    102,165  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 =    97,057

2018 Est. T.C.V. 009-250-027-00                      =    105,145

Est. TCV/Total Floor Area = 62.92, Most recent sale 09/16/2005 for 140,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,000	50,000	50,000	45,549	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	956	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,600	52,600	52,600	46,505	46,505	46,505	

009-250-028-00                      2018 Est. T.C.V.                      JOHNSON DAVID C  
 Property Class: 401                      9509 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES  
 \* Factors \*  
 Description    Frontage    Depth    Front    Depth    Rate %Adj. Reason                      Value  
 <Site Value A> CLAM RIVER 15K                      15000 100                      15,000  
 100 Actual Front Feet, 0.94 Total Acres                      Total Est. Land Value =                      15,000

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  
 Total Estimated Land Improvements True Cash Value =                      591

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 = 924 SF    Floor Area = 924 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    60.33    -8.95    0.00    924    47,475

Other Additions/Adjustments                      Rate                      Size                      Cost

(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  
 Fireplace: Exterior 1 Story                      3450.00                      1                      3,450

(16) Porches  
 CCP (1 Story), Standard                      52.78                      24                      1,267  
 CPP, Standard                      30.25                      20                      605

(16) Deck/Balcony  
 Roof Cover Only, Standard                      24.65                      36                      887

(17) Garages  
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      20.00                      352                      7,040  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.38 =>                      Cost New =                      93,239

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    60,605  
 ECF (415,510 CLAM RIVER AREA SUBS RES)    1.010 => TCV of Bldg: 1 =    61,211  
 60 % Completed => Est. True Cash Value 2018 =    36,727

2018 Est. T.C.V. 009-250-028-00                      =    52,318

Est. TCV/Total Floor Area = 56.62, Most recent sale 09/11/2014 for 34,250

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,100	25,100	25,100	20,846	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,100	0	437	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,200	26,200	26,200	21,283	21,283	0	

009-250-029-00                      2018 Est. T.C.V.                      JUSTA DONALD  
 Property Class: 401                      9527 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.45 Total Acres							Total Est. Land Value =	15,000

Cost Est. for Res. Bldg: 1    Single Family    1S                      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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
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1000 Gal Septic	2895.00	1	2,895
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County Multiplier = 1.38 =>                      Cost New =    6,169

Phy/Ab.Phy/Func/Econ/Comb.%Good= 59/100/100/100/59.0,    Depr.Cost =    3,639

ECF (415,510 CLAM RIVER AREA SUBS RES)    0.900 => TCV of Bldg: 1 =    3,276

2018 Est. T.C.V. 009-250-029-00                      =    18,276

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/1998 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	4,611	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100	0	96	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,100	9,100	9,100	4,707	4,707	0	

009-250-030-00	2018 Est. T.C.V.	JUSTA DONALD G
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
80 Actual Front Feet, 1.83 Total Acres								Total Est. Land Value = 15,000

2018 Est. T.C.V. 009-250-030-00 = 15,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1995 for 7,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	2,744	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	57	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	2,801	2,801	0			



009-250-031-00	2018 Est. T.C.V.	HOLLAND JULIE K
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
71 Actual Front Feet, 1.95 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-250-031-00 = 15,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/1994 for 7,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	2,744	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	57	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	2,801	2,801	0			



ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 16,070  
 Replacement Cost/Floor Area= 15.32 Est. TCV/Floor Area= 13.39

Total Estimated True Cash Value of Commercial/Industrial Buildings = 16,070

2018 Est. T.C.V. 009-250-032-00 = 197,271  
 Est. TCV/Total Floor Area = 71.27, Most recent sale 07/09/2013 for 160,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,300	96,300	96,300	78,554	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	1,649	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,600	98,600	98,600	80,203	80,203	80,203	



009-250-034-00	2018 Est. T.C.V.	VANENGEN CHARLES E & JEAN TRUST
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
125 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-250-034-00 = 15,000

Est. TCV/Total Floor Area = 13.66, Most recent sale 07/01/2002 for 33,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	2,744	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	57	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	2,801	2,801	0			

009-250-035-00	2018 Est. T.C.V.	STAHL JANICE A REV L TRUST
Property Class: 401		9621 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES  
 \* Factors \* LOTS 35 & 36

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
200 Actual Front Feet, 1.32 Total Acres							Total Est. Land Value =	30,000

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	978	84	2,629
Shed: Wood Frame	9.48	1.00	144	71	969
Total Estimated Land Improvements True Cash Value =					3,598

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1248 SF Floor Area = 1464 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.95	0.00	0.00	384	21,869
1.25	Story Siding	Crawl Space	66.05	-8.26	0.00	864	49,931

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
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1000 Gal Septic	2895.00	1	2,895
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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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Fireplace: Interior 1 Story	2900.00	1	2,900
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(16) Porches

WGEP (1 Story), Standard	28.69	240	6,886
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(16) Deck/Balcony

Treated Wood,Standard	9.55	56	535
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Pine w/Roof,Standard	25.10	40	1,004
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Treated Wood,Standard	6.94	176	1,221
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Treated Wood,Standard	7.59	120	911
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(16) Breezeways

Frame Wall,Finished	27.25	140	3,815
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County Multiplier = 1.38 =>

Cost New = 131,909

Lump Sum Item(s):

144 SQ FT WD/TW	1.00	1000.0	1,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	93,036
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Separately Depreciated Items:

Square footage # 1 is depreciated at 83 %Good... Base Cost Was = 21,869

County Multiplier = 1.38 => Cost New = 30,179

Phy/Ab.+hy/Func/Econ/Comb.%Good= 13/100/100/100/13.0, Depr.Cost = 3,923

(17) Garages

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

Base Cost	20.05	480	9,624
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County Multiplier = 1.38 => Cost New = 13,281

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 9,695

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

Base Cost	18.95	396	7,504
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County Multiplier = 1.38 => Cost New = 10,356

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 8,906

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

Base Cost	9.71	1720	16,701
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County Multiplier = 1.38 => Cost New = 23,048

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 17,977

Total Depreciated Cost = 133,538

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ECF (415,510 CLAM RIVER AREA SUBS RES) 1.010 => TCV of Bldg: 1 = 134,873

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2018 Est. T.C.V. 009-250-035-00 = 168,471

Est. TCV/Total Floor Area = 115.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,200	80,200	80,200	65,291	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	1,371	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,200	84,200	84,200	66,662	66,662	66,662	

009-250-037-00                      2018 Est. T.C.V.                      SWEET LYLE & ELIZABETH A  
 Property Class: 401                      9661 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
175 Actual Front Feet, 0.90 Total Acres                      Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls CD    Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 936 SF    Floor Area = 1404 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.5 Story Siding    Basement    76.70    0.00    0.00    936    71,791

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, 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 =    110,788

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =    99,709

Separately Depreciated Items:

Square footage # 1 is depreciated at 71 %Good...    Base Cost Was =    71,791  
 County Multiplier = 1.38 =>                      Cost New =    99,072  
 Phy/Ab.Phy/Func/Econ/Comb.%Good=-19/100/100/100/-19.0,    Depr.Cost =    -18,824

(17) Garages

Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      11.14                      768    8,556  
 County Multiplier = 1.38 =>                      Cost New =    11,807  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,    Depr.Cost =    9,918

Total Depreciated Cost =    90,803  
 ECF (415,510 CLAM RIVER AREA SUBS RES) 1.010 => TCv of Bldg: 1 =    91,711

2018 Est. T.C.V. 009-250-037-00                      =    106,711

Est. TCv/Total Floor Area = 76.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
50,600	50,600	50,600	40,922	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	859	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,400	53,400	53,400	41,781	41,781	41,781	



009-250-038-00                      2018 Est. T.C.V.                      GREENFIELD DAVE  
 Property Class: 401                      9689 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
175 Actual Front Feet, 0.91 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: Asphalt Paving	1.51	1.00	4900	0	0
D/W/P: 4in Concrete	3.35	1.00	1080	0	0
D/W/P: 3.5 Concrete	3.20	1.00	226	0	0
D/W/P: Crushed Rock	1.22	1.00	126	0	0
Shed: Wood Frame	8.34	1.00	240	94	1,881

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 =					6,631

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.24	0.00	0.00	1344	75,587

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	21.90	175	3,833
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(16) Deck/Balcony

Treated Wood, Standard	6.59	240	1,582
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(17) Garages

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

Base Cost	17.14	672	11,518
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

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

Base Cost	10.04	960	9,638
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New =                      152,486

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,                      Depr.Cost =                      129,613

Separately Depreciated Items:

Unit-in-Place Cost Items:

ROOF STRUCT. (SQ FT)	3.97	1200	4,764
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County Multiplier = 1.38 =>                      Cost New =                      6,574

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,                      Depr.Cost =                      2,958

Total Depreciated Cost =                      132,572

ECF (415,510 CLAM RIVER AREA SUBS RES) 1.010 => TCV of Bldg: 1 =                      133,897

2018 Est. T.C.V. 009-250-038-00                      =                      155,528

Est. TCV/Total Floor Area = 115.72

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
67,500	67,500	67,500	54,392	2.10

2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
1,000	9,300	0	1,000	1,142
0				

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

Parcel Number: 009-250-038-00

Page: 2

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77,800

77,800

77,800

56,534

56,534

56,534

009-250-040-00                      2018 Est. T.C.V.                      CAVERLY KRISTOPHER L LV TRUST  
 Property Class: 401                      9721 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES  
 \* Factors \*                      LOTS 39,40&41

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100	LOT 40	15,000
<Site Value A>	CLAM RIVER	15K			15000	100	LOT 39	15,000
<Site Value A>	CLAM RIVER	15K			15000	100	LOT 41	15,000
429 Actual Front Feet, 4.29 Total Acres                      Total Est. Land Value =								45,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					2,350

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

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

Ground Area = Size for Rates = 1728 SF    Floor Area = 1823 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.53	0.00	0.00	1728	106,324
1	Story Siding	Overhang	35.79	0.00	0.00	95	3,400

Other Additions/Adjustments	Rate	Size	Cost
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## (9) Basement Finish

Basement Recreation Finish	11.45	1000	11,450
Walk out Basement Door(s)	775.00	1	775

## (13) Plumbing

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

Well, 100 Feet	2700.00	1	2,700
2000 Gal Septic	5000.00	1	5,000

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

Appliance Allowance	1915.00	1	1,915
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## (16) Porches

CCP (1 Story), Standard	23.95	168	4,024
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## (17) Garages

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

Base Cost	15.01	964	14,470
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	4	1,500

County Multiplier = 1.38 =&gt;                      Cost New =                      208,404

Notes: ON LOT 40

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,    Depr.Cost =                      154,219  
 ECF (415,510 CLAM RIVER AREA SUBS RES)    1.010 => TCV of Bldg: 1 =                      155,761

< Cost Estimates for Res. Building: 2    Mobile Home    Class: Low Quality                      >

## (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	34.68	-0.80	0	550	18,634

Other Additions/Adjustments	Rate	Size	Cost
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## (2) Skirting

Metal/Vinyl	5.43	130	706
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## (9) Foundation

Foundation Wall: Concrete	7.13	0	0
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## (14) Water/Sewer

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

## (17) Garages

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

Parcel Number: 009-250-040-00

Base Cost	10.10	864	8,726
Mechanical Doors	325.00	1	325
County Multiplier = 1.38 =>		Cost New =	45,107
Notes: ON LOT 39			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,		Depr.Cost =	15,787
Separately Depreciated Items:			
(16) Deck/Balcony			
Treated Wood,Standard	6.30	240	1,512
County Multiplier = 1.38 =>		Cost New =	2,087
Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,		Depr.Cost =	1,481
		Total Depreciated Cost =	17,269
ECF (415,510 CLAM RIVER AREA SUBS RES)	0.550 =>	TCV of Bldg: 2 =	9,498

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2018 Est. T.C.V. 009-250-040-00	=	212,609			
Est. TCV/Total Floor Area = 89.60					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
101,700	101,700	101,700	82,314	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	0	1,728	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,300	106,300	106,300	84,042	84,042	64,712

009-250-042-00                      2018 Est. T.C.V.                      JONES ROGER J JR & TERESA  
 Property Class: 401                      9811 W LOTAN RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.99 Total Acres                      Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls    C+10    Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1320 SF    Floor Area = 1320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.44	-9.99	0.00	1320	79,794

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

WGEP (1 Story), Standard	27.39	312	8,546
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(16) Deck/Balcony

Pine                      w/Roof, Standard	15.60	264	4,118
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(17) Garages

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

Base Cost	14.55	1040	15,132
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38    =>                      Cost New =    162,702

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,    Depr.Cost =    144,805  
 ECF (415,510 CLAM RIVER AREA SUBS RES)    1.010    =>    TCV of Bldg: 1 =    146,253

2018 Est. T.C.V. 009-250-042-00                      =    162,203

Est. TCV/Total Floor Area = 122.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
76,800	76,800	76,800	60,275	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	1,265	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,100	81,100	81,100	61,540	61,540	61,540	



009-250-044-00	2018 Est. T.C.V.	BLOOMFIELD ROBERT J & KATHLEEN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
80 Actual Front Feet, 1.44 Total Acres								Total Est. Land Value = 15,000

2018 Est. T.C.V. 009-250-044-00 = 15,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	2,744	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	57	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	2,801	2,801	2,801			

009-250-045-00                      2018 Est. T.C.V.                      BLOOMFIELD ROBERT J & KATHLEEN  
 Property Class: 401                      9861 W LOTAN RD  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.10 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	3.44	1.00	197	81	549
Shed: Wood Frame	9.36	1.00	240	81	1,820
Total Estimated Land Improvements True Cash Value =					2,369

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls    C+10    Blt 1991

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1276 SF    Floor Area = 2228 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	111.97	0.00	2.44	952	108,918
1	Story Siding	Crawl Space	70.83	-10.08	1.22	324	20,078

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

WCP (1 Story), Standard	33.96	64	2,173
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(16) Deck/Balcony

Treated Wood, Standard	6.47	380	2,459
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(17) Garages

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

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

County Multiplier = 1.38 =>                      Cost New =                      213,345

Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0,    Depr.Cost =                      172,809  
 ECF (415,510 CLAM RIVER AREA SUBS RES)    1.010 =>    TCV of Bldg: 1 =                      174,538

2018 Est. T.C.V. 009-250-045-00                      =                      191,907

Est. TCV/Total Floor Area = 86.13

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
86,400	86,400	86,400	71,559	2.10	0	0	0	1,502	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
96,000	96,000	96,000	73,061	73,061	73,061				



009-250-046-00	2018 Est. T.C.V.	BLOOMFIELD ROBERT J & KATHLEEN
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
80 Actual Front Feet,	0.85 Total Acres						Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-250-046-00 = 15,000

Est. TCV/Total Floor Area = 6.73

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	2,744	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	57	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	2,801	2,801	2,801		

009-250-047-00	2018 Est. T.C.V.	MENTEL NICK & MENTEL JOYCE A
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-250-047-00 = 15,000

Est. TCV/Total Floor Area = 6.73, Most recent sale 11/01/1995 for 11,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	2,744	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	57	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	2,801	2,801	0			

009-250-048-00	2018 Est. T.C.V.	MENTEL NICK & MENTEL JOYCE A
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	CLAM RIVER	15K			15000	100		15,000
80 Actual Front Feet,	0.71	Total Acres			Total Est.		Land Value =	15,000

2018 Est. T.C.V. 009-250-048-00 = 15,000

Est. TCV/Total Floor Area = 6.73

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	2,744	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	57	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	2,801	2,801	0		

009-250-049-00                      2018 Est. T.C.V.                      JUN AMY MINNICK  
 Property Class: 401                      9909 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.77 Total Acres                      Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls CD                      Blt 1991

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 600 SF    Floor Area = 750 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.71	-10.03	-2.93	600	38,850

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) Porches

WSEP (1 Story), Standard	34.01	96	3,265
WGEP (1 Story), Standard	38.93	118	4,594

(16) Deck/Balcony

Treated Wood, Standard	6.40	288	1,843
Treated Wood, Standard	8.60	75	645

County Multiplier = 1.38 =>                      Cost New =                      79,780

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      56,644  
 ECF (415,510 CLAM RIVER AREA SUBS RES)    1.010 => TCV of Bldg: 1 =                      57,211

2018 Est. T.C.V. 009-250-049-00                      =                      72,211

Est. TCV/Total Floor Area = 96.28

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,400	34,400	34,400	27,858	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,700	0	585	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,100	36,100	36,100	28,443	28,443	0	

009-250-050-00	2018 Est. T.C.V.	METCALF HARRY M & SHERRY L
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-250-050-00 = 15,000

Est. TCV/Total Floor Area = 20.00, Most recent sale 01/16/2013 for 59,800

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	6,072	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	127	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	6,199	6,199	0			

009-250-051-00                      2018 Est. T.C.V.                      METCALF HARRY M & SHERRY L  
 Property Class: 401                      9941 W LOTAN RD  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
103 Actual Front Feet, 1.07 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	3.44	1.00	948	58	1,891
Total Estimated Land Improvements True Cash Value =					1,891

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

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Comp.Shingle	35.58	1.24	-6	840	29,136

Other Additions/Adjustments	Rate	Size	Cost
Expando	23.10	348	8,039

(2) Skirting			
Metal/Vinyl	5.70	164	935

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

(13) Plumbing			
Average Fixture(s)	530.00	1	530

(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) Deck/Balcony			
Treated Wood,Standard	7.46	108	806
Treated Wood,Standard	6.04	320	1,933

(17) Garages			
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.90	728	8,663
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New = 77,171  
 Notes: 1977 SQUIRE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,                      Depr.Cost = 27,010  
 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.550 => TCV of Bldg: 1 = 14,855

2018 Est. T.C.V. 009-250-051-00								= 31,746
Est. TCV/Total Floor Area = 37.79								
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
15,900	15,900	15,900	14,370	2.10				
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	0	0	301	0				
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
15,900	15,900	15,900	14,671	14,671	0			

009-250-052-00	2018 Est. T.C.V.	METCALF HARRY M & SHERRY L
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-250-052-00 = 15,000

Est. TCV/Total Floor Area = 17.86

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	6,072	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	127	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	6,199	6,199	0		

009-250-053-00	2018 Est. T.C.V.	ESTRADA CAROLYN K
Property Class: 401		3747 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
90 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	15,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.67	-10.68	0.00	864	53,559

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WCP (1 Story), Standard	21.95	192	4,214
WSEP (1 Story), Standard	26.01	192	4,994

(16) Deck/Balcony

Treated Wood, Standard	7.76	128	993
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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

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

Base Cost	18.70	560	10,472
Automatic Doors	375.00	1	375
Storage area over garage	3.85	560	2,156

County Multiplier = 1.38 =>		Cost New =	131,180
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,	Depr.Cost =	93,138
ECF (415,510 CLAM RIVER AREA SUBS RES) 1.010 => TCV of Bldg: 1 =		94,069

2018 Est. T.C.V. 009-250-053-00	=	109,069
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Est. TCV/Total Floor Area = 126.24

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
63,400	0	0	40,379	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
54,500	0	41,226	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,500	54,500	54,500	41,226	41,226	41,226	



009-250-053-50	2018 Est. T.C.V.	ESTRADA CAROLYN K
Property Class: 401		9991 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
90 Actual Front Feet, 0.33 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	7.81	1.00	192	94	1,409
Total Estimated Land Improvements True Cash Value =					1,409

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

(11) Heating System: Wall/Floor Furnace

(Heating system cost adjusted in area(s): 1)

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.07	-12.49	-3.95	768	41,956

Other Additions/Adjustments Rate Size Cost

(14) Water/Sewer

1000 Gal Septic 3085.00 1 3,085

(16) Porches

WCP (1 Story), Standard 21.95 192 4,214

WCP (1 Story), Standard 45.75 36 1,647

(16) Deck/Balcony

Roof Cover Only,Standard 10.90 192 2,093

County Multiplier = 1.38 =&gt; Cost New = 73,133

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 72,402

ECF (415,510 CLAM RIVER AREA SUBS RES) 1.010 =&gt; TCV of Bldg: 1 = 73,126

2018 Est. T.C.V. 009-250-053-50 = 79,535

Est. TCV/Total Floor Area = 103.56

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	12,965	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
39,800	0	39,800	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,800	39,800	39,800	53,037	39,800	0	

009-250-054-00                      2018 Est. T.C.V.                      ZEMANSKI MARTIN D  
 Property Class: 401                      W CLAM RIVER DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
90 Actual Front Feet, 1.15 Total Acres                      Total Est. Land Value =								15,000

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Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	7.04	1.00	200	71	1,000
Total Estimated Land Improvements True Cash Value =					1,000

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2018 Est. T.C.V. 009-250-054-00                      =                      16,000

Est. TCV/Total Floor Area = 20.83

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
8,000	8,000	8,000	3,074	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	64	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,000	8,000	8,000	3,138	3,138	0	

009-250-055-00                      2018 Est. T.C.V.                      ZEMANSKI MARTIN D  
 Property Class: 401                      9970 W CLAIM RIVER DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 1.29 Total Acres                      Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	16.28	1.00	60	56	547
Total Estimated Land Improvements True Cash Value =					547

< 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	Ribbed	Comp.Shingle	43.38	0.00	-3	980	41,237

Other Additions/Adjustments	Rate	Size	Cost
Expando	25.40	6	152
Addition/Crawl	45.75	396	18,117

(2) Skirting			
Metal/Vinyl	6.42	150	963

(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
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches			
WCP (1 Story), Standard	61.05	16	977
CSEP (1 Story), Standard	33.28	96	3,195

(16) Deck/Balcony			
Treated Wood, Standard	5.99	336	2,013
Treated Wood, Standard	9.68	48	465
Treated Wood, Standard	6.10	300	1,830

County Multiplier = 1.38    =>                      Cost New =    107,879  
 Notes: 1986 BONANZA

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =    37,758  
 ECF (415,510 CLAM RIVER AREA SUBS RES)    0.550 => TCV of Bldg: 1 =    20,767

2018 Est. T.C.V. 009-250-055-00                      =    36,314

Est. TCV/Total Floor Area = 26.39

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	
0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,200	18,200	18,200	18,582	18,200	0

009-250-056-00                      2018 Est. T.C.V.                      ZEMANSKI MARTIN D  
 Property Class: 401                      9940 W CLAIM RIVER DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 1.02 Total Acres					Total Est.		Land Value =	15,000

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 300 SF    Floor Area = 375 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	73.49	-10.81	-2.39	300	18,087

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
No Plumbing	-2725.00	1	-2,725

(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
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(16) Deck/Balcony

Treated Wood,Standard	6.42	216	1,387
Treated Wood,Standard	11.96	32	383
Treated Wood,Standard	8.13	78	634

County Multiplier = 1.38    =>                      Cost New =    28,588

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost =    23,442  
 ECF (415,510 CLAM RIVER AREA SUBS RES)    1.010 => TCV of Bldg: 1 =    23,676

2018 Est. T.C.V. 009-250-056-00                      =    38,676

Est. TCV/Total Floor Area = 103.14

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,600	18,600	18,600	14,113	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	296	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,300	19,300	19,300	14,409	14,409	0	

009-250-057-00	2018 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 402		W CLAIM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.78 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-250-057-00 = 15,000

Est. TCV/Total Floor Area = 40.00, Most recent sale 04/27/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	2,744	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	57	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	2,801	2,801	0			

009-250-058-00	2018 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 402		W CLAIM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-250-058-00 = 15,000

Est. TCV/Total Floor Area = 40.00, Most recent sale 04/27/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	2,744	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	57	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	2,801	2,801	0			

009-250-059-00                      2018 Est. T.C.V.                      JONES ROGER & TERESA  
 Property Class: 402                      W CLAIM RIVER DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.69 Total Acres                      Total Est. Land Value =								15,000

Cost Est. for Res. Bldg: 1    Single Family    GRG                      Cls    C+5    Blt 2015

(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

(16) Deck/Balcony  
 Roof Cover Only,Standard                      9.80                      322    3,156

(17) Garages  
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      10.13                      1553    15,732  
 Mechanical Doors                      350.00                      2    700

County Multiplier = 1.38 =>                      Cost New =    23,719

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =    23,482  
 ECF (415,510 CLAM RIVER AREA SUBS RES)    1.010 => TCV of Bldg: 1 =    23,716

2018 Est. T.C.V. 009-250-059-00                      =    38,716

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,700	18,700	18,700	16,666	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	349	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,400	19,400	19,400	17,015	17,015	0	

009-250-060-00                      2018 Est. T.C.V.                      JONES ROGER & TERESA  
 Property Class: 401                      9888 W CLAIM RIVER DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.69 Total Acres                      Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.13	1.00	60	45	273
Total Estimated Land Improvements True Cash Value =					273

Cost Est. for Res. Bldg: 1    Single Family    HUD                      Cls D    Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 910 SF    Floor Area = 910 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	49.51	-12.53	0.66	910	34,252

Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

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

(16) Deck/Balcony

Treated Wood,Standard	15.57	20	311
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County Multiplier = 1.38    =>                      Cost New =    53,625

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    40,219  
 ECF (415,510 CLAM RIVER AREA SUBS RES)    0.550    =>    TCV of Bldg: 1 =    22,120

2018 Est. T.C.V. 009-250-060-00                      =    37,393

Est. TCV/Total Floor Area = 41.09, Most recent sale 12/13/2013 for 38,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,700	19,700	19,700	17,375	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000	0	0	364	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,700	18,700	18,700	17,739	17,739	0	0



009-250-061-00	2018 Est. T.C.V.	JONES ROGER & TERESA
Property Class: 402		W CLAIM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.71 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-250-061-00 = 15,000

Est. TCV/Total Floor Area = 16.48

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	6,072	2.10			
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	127	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	6,199	6,199	0		

009-250-062-00                      2018 Est. T.C.V.                      PRESTON JAMES G & BRENDA G  
 Property Class: 402                      W CLAM RIVER DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.68 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-250-062-00                      =                      15,000

Est. TCV/Total Floor Area = 16.48, Most recent sale 03/21/2011 for 14,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
7,500	7,500	7,500	6,072	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	127	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	6,199	6,199	6,199			

009-250-063-00                      2018 Est. T.C.V.                      PRESTON JAMES G & BRENDA G  
 Property Class: 401                      9844 W CLAM RIVER DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.63 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: 4in Ren. Conc.	4.21	1.00	400	0	0
D/W/P: 3.5 Concrete	3.44	1.00	140	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 C+5    Blt 2011

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1223 SF    Floor Area = 1223 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.07	0.00	0.00	1223	83,250

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915

(16) Porches

	Rate	Size	Cost
WCP (1 Story), Standard	50.80	28	1,422
WPP, Standard	14.08	109	1,535

(17) Garages

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

	Rate	Size	Cost
Base Cost	22.07	607	13,396
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>

Cost New = 151,128

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost = 143,572  
 ECF (415,510 CLAM RIVER AREA SUBS RES) 1.010 => TCV of Bldg: 1 = 145,008

2018 Est. T.C.V. 009-250-063-00                      = 162,358

Est. TCV/Total Floor Area = 132.75, Most recent sale 11/21/2013 for 145,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,700	79,700	79,700	64,570	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	1,355	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,200	81,200	81,200	65,925	65,925	65,925

009-250-064-00	2018 Est. T.C.V.	DAHLQUIST FRANCIS A
Property Class: 402		W CLAIM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	15,000

2018 Est. T.C.V. 009-250-064-00 = 15,000

Est. TCV/Total Floor Area = 12.26

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	2,671	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	56	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	2,727	2,727	0	

009-250-065-00                      2018 Est. T.C.V.                      DAHLQUIST FRANCIS A  
 Property Class: 401                      9790 W CLAM RIVER DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES  
 \* Factors \*  
 Description    Frontage    Depth    Front    Depth    Rate %Adj. Reason                      Value  
 <Site Value A> CLAM RIVER 15K                      15000 100                      15,000  
 100 Actual Front Feet, 0.86 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                      3.20    1.00    257    71    584  
 Shed: Wood Frame                      9.54    1.00    140    71    948  
                     Total Estimated Land Improvements True Cash Value =                      1,532

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

(11) Heating System: Forced Hot Water  
 Ground Area = Size for Rates = 1436 SF    Floor Area = 1436 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Basement    55.62    0.00    0.97    1436    81,263

Other Additions/Adjustments                      Rate                      Size    Cost

(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  
 Fireplace: Interior 1 Story                      2900.00                      1    2,900

(16) Deck/Balcony  
 Treated Wood,Standard                      6.70                      213    1,427

(17) Garages  
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      19.63                      504    9,894  
 Common Wall: 1 Wall                      -1225.00                      1    -1,225  
 Mechanical Doors                      350.00                      1    350

County Multiplier = 1.38 =>                      Cost New =    139,551

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    99,081  
 ECF (415,510 CLAM RIVER AREA SUBS RES) 1.010 => TCV of Bldg: 1 =    100,072

2018 Est. T.C.V. 009-250-065-00                      =    116,604

Est. TCV/Total Floor Area = 81.20

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,300	55,300	55,300	44,828	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	941	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,300	58,300	58,300	45,769	45,769	45,769	

009-250-066-00                      2018 Est. T.C.V.                      DAHLQUIST CARMEN  
 Property Class: 401                      9770 W CLAM RIVER DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 1.06 Total Acres                      Total Est. Land Value =								15,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1722 SF    Floor Area = 1722 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	61.55	0.00	0.00	1722	105,989

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, 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: Interior 1 Story	3250.00	1	3,250

(16) Deck/Balcony

Treated Wood,Standard	8.22	104	855
Treated Wood,Standard	7.39	160	1,182
Treated Wood,Standard	7.45	150	1,118

County Multiplier = 1.38 =>                      Cost New =    167,434

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    118,878  
 ECF (415,510 CLAM RIVER AREA SUBS RES)    1.010 => TCV of Bldg: 1 =    120,067

2018 Est. T.C.V. 009-250-066-00                      =    136,037

Est. TCV/Total Floor Area = 79.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,500	64,500	64,500	53,637	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	1,126	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,000	68,000	68,000	54,763	54,763	0	

009-250-067-00	2018 Est. T.C.V.	DAHLQUIST CARMEN
Property Class: 402		W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
CLAM RIV 60/FF	100.00	590.00	1.0000	1.0000	60	100		6,000
272 Actual Front Feet, 3.68 Total Acres Total Est. Land Value =								21,000

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

(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	10.13	1200	12,156
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =&gt; Cost New = 17,741

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 12,596

ECF (415,510 CLAM RIVER AREA SUBS RES) 1.010 =&gt; TCV of Bldg: 1 = 12,722

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2018 Est. T.C.V. 009-250-067-00 = 33,722

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/16/2011 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,500	16,500	16,500	14,066	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	295	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	14,361	14,361	0	

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009-250-068-00	2018 Est. T.C.V.	PEARSON DEBRA L TRUST
Property Class: 402		W CLAIM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table Res 8.RURAL SUBS  
\* Factors \* TRIANGLE, IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E>	250				6500	100		6,500
100 Actual Front Feet, 1.68 Total Acres Total Est. Land Value =								6,500

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2018 Est. T.C.V. 009-250-068-00	=	6,500				
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/21/2011 for 16,000						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,300	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	
3,300	3,300	3,300	3,369	3,300	3,300	



009-250-069-00	2018 Est. T.C.V.	PEARSON DEBRA L TRUST
Property Class: 402		W CLAIM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E>	250				6500	100		6,500
100 Actual Front Feet,	0.57	Total Acres			Total Est.		Land Value =	6,500

2018 Est. T.C.V. 009-250-069-00 = 6,500

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	3,300	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	
3,300	3,300	3,300	3,369	3,300	3,300	

009-250-070-00	2018 Est. T.C.V.	CURTIS IVAN D
Property Class: 402		W CLAIM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS  
 \* Factors \* CLAM RIVER DRIVE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
<Site Value E>	250				6500	100		6,500	
100 Actual Front Feet, 0.92 Total Acres								Total Est. Land Value =	6,500

2018 Est. T.C.V.	009-250-070-00	=	6,500			
Est. TCV/Total Floor Area =	0.00					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	1,482	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	31	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	1,513	1,513	0	

009-250-071-00	2018 Est. T.C.V.	CURTIS IVAN D
Property Class: 401		9861 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS						
		* Factors *		CLAM RIVER DRIVE		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value E>	250				6500 100	6,500
100 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =						6,500

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	480	0	0
Shed: Wood Frame		8.24	1.00	160	50	660
Shed: Wood Frame		6.45	1.00	480	50	1,548
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 =						3,158

Cost Est. for Res. Bldg: 1	Single Family	HUD		Cls D	Blt 1998
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(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1216 SF Floor Area = 1216 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.56	-11.59	0.66	1216	43,326

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, 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
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(16) Deck/Balcony  

Treated Wood, Standard	6.42	216	1,387
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(17) Garages  
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)  

Base Cost	10.13	1200	12,156
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>	Cost New =	89,595
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,	Depr.Cost =	73,468
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.550 => TCV of Bldg: 1 =		40,407

2018 Est. T.C.V. 009-250-071-00	=	50,065
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Est. TCV/Total Floor Area = 41.17					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,200	23,200	23,200	17,810	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	374	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,000	25,000	25,000	18,184	18,184	18,184

009-250-072-00                      2018 Est. T.C.V.                      PEARSON WILLIAM F  
 Property Class: 401                      3985 S LA CHANCE RD  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E>	250				6500	100		6,500
125 Actual Front Feet, 1.44 Total Acres                      Total Est. Land Value =								6,500

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	872	0	0
D/W/P: Asphalt Paving	1.61	1.00	3800	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    2.5S                      Cls C    Blt 1982

## (11) Heating System: Heat Pump

Ground Area = Size for Rates = 3136 SF    Floor Area = 6248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	57.40	0.00	2.32	384	22,932
1	Story Siding	Slab	57.40	-9.30	2.32	480	24,202
2	Story Siding	Slab	90.86	-9.30	4.63	592	51,024
2.5	Story Siding	Slab	105.40	-9.30	5.37	1680	170,470

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

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

## (14) Water/Sewer

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

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

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
Fireplace: Wood Stove	1350.00	1	1,350

## (16) Porches

CCP (1 Story), Standard	31.93	80	2,554
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## (16) Deck/Balcony

Roof Cover Only, Standard	9.80	280	2,744
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## (17) Garages

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

Base Cost	16.54	784	12,967
Common Wall: 1 Wall	-1300.00	1	-1,300

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

Base Cost	13.35	1960	26,166
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County Multiplier = 1.38    =>                      Cost New =    454,565

Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0,    Depr.Cost =    277,285  
 ECF (415,510 CLAM RIVER AREA SUBS RES)    1.010    =>    TCV of Bldg: 1 =    280,057

2018 Est. T.C.V. 009-250-072-00                      =    291,307

Est. TCV/Total Floor Area = 46.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,400	130,400	130,400	103,211	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,300	0	2,167	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,700	145,700	145,700	105,378	105,378	105,378	

009-250-073-00	2018 Est. T.C.V.	PEARSON WM F
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E>	250				6500	100		6,500
125 Actual Front Feet,	1.44	Total Acres			Total Est.		Land Value =	6,500

2018 Est. T.C.V. 009-250-073-00 = 6,500

Est. TCV/Total Floor Area = 1.04

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,300	3,300	3,300	2,231	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	46	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,300	3,300	3,300	2,277	2,277	2,277	

009-250-074-00	2018 Est. T.C.V.	DUBACH WANDA F LE
Property Class: 401		3939 S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E>	250				6500	100		6,500
125 Actual Front Feet, 1.44 Total Acres								Total Est. Land Value = 6,500

< 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	Comp.Shingle	30.92	0.42	-5	980	29,198

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting			
Metal/Vinyl	5.60	168	941

(9) Foundation			
Foundation Wall: Concrete	7.28	0	0

(13) Plumbing			
Average Fixture(s)	465.00	1	465

(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) Deck/Balcony			
Treated Wood,Standard	8.34	72	600

County Multiplier = 1.38 =>	Cost New =	50,693
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,	Depr.Cost =	23,319
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Separately Depreciated Items:

(17) Garages			
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	11.48	720	8,266
No Floor Deduction	-3.10	720	-2,232
County Multiplier = 1.38 =>	Cost New =	8,326	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	4,996	

	Total Depreciated Cost =	28,315
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.550 =>	TCV of Bldg: 1 =	15,573

2018 Est. T.C.V. 009-250-074-00	=	22,073
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Est. TCv/Total Floor Area = 22.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,000	11,000	11,000	11,000	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	
11,000	11,000	11,000	11,231	11,000	11,000	

009-250-075-00                      2018 Est. T.C.V.                      PEARSON DEBRA L (TRUST)  
 Property Class: 401                      9969 CLAM RIVER DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

## Land Value Estimates for Land Table Res 8.RURAL SUBS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E>	250				6500	100		6,500
125 Actual Front Feet, 1.44 Total Acres                      Total Est. Land Value =								6,500

< 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	Ribbed	Comp.Shingle	47.81	0.49	-6	826	37,526

Other Additions/Adjustments	Rate	Size	Cost
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(2) Skirting Metal/Vinyl	5.70	146	832
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(9) Foundation Foundation Wall: Concrete	6.92	0	0
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(13) Plumbing Average Fixture(s)	530.00	1	530
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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
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(16) Deck/Balcony Pine                      w/Roof,Standard	19.10	98	1,872
Treated Wood,Standard	7.24	120	869
Pine                      w/Roof,Standard	19.10	96	1,834

(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      83,355

Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0,    Depr.Cost =                      39,177  
 ECF (415,510 CLAM RIVER AREA SUBS RES)    0.550 => TCv of Bldg: 1 =                      21,547

2018 Est. T.C.V. 009-250-075-00                      =                      28,047

Est. TCv/Total Floor Area = 33.96, Most recent sale 08/16/2004 for 43,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,000	14,000	14,000	13,054	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	274	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,000	14,000	14,000	13,328	13,328	0	

009-260-001-00                      2018 Est. T.C.V.                      TRINGALI JOSEPH J & DANA C  
 Property Class: 401                      163 S DANA TRL  
 Map #:                                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	135.00	63.56	0.8165	0.7581	950	100		79,385
135 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								79,385

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls    C+10    Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1344 SF    Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	80.80	-9.94	0.00	1344	95,236

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	19.45	280	5,446
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(16) Deck/Balcony

Treated Wood, Standard	7.39	160	1,182
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(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 =    164,861

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,    Depr.Cost =    146,727  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =    217,155

2018 Est. T.C.V. 009-260-001-00                      =    296,540

Est. TCV/Total Floor Area = 176.51, Most recent sale 12/01/1997 for 42,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,400	142,400	142,400	123,896	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,900	0	0	2,601	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,300	148,300	148,300	126,497	126,497	0	



009-260-002-00	2018 Est. T.C.V.	TRINGALI JOSEPH J & DANA C
Property Class: 402		DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	70.00	71.00	0.9622	0.7837	950	100		50,145
70 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 50,145

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Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.75	1.00	192	94	1,579
Total Estimated Land Improvements True Cash Value =					1,579

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2018 Est. T.C.V. 009-260-002-00 = 51,724

Est. TCV/Total Floor Area = 30.79, Most recent sale 11/10/2016 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,100	25,100	25,100	25,100	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
800	0	800	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,900	25,900	25,900	26,427	25,900	0	

009-260-003-00                      2018 Est. T.C.V.                      VANLEEUEWEN GARY J & SYLVIA A  
 Property Class: 401                      111 DANA TRL  
 Map #:                                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GRADE D 950/FF	125.00	111.17	0.8324	0.8965	950	100		88,613
125 Actual Front Feet, 0.32 Total Acres                      Total Est. Land Value =								88,613

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	500	0	0
D/W/P: 4in Ren. Conc.	3.78	1.00	131	0	0
Shed: Wood Frame	9.48	1.00	144	50	683
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 =					1,633

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls CD    Blt 1984

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1747 SF    Floor Area = 1747 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	61.19	-7.56	1.87	1347	74,759
1	Story Siding	Slab	54.00	-9.13	1.87	400	18,696

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	2	3,950
Separate Shower	670.00	1	670

(14) Water/Sewer

Public Sewer	1025.00	1	1,025
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches

WGEP (1 Story), Standard	30.65	200	6,130
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(16) Deck/Balcony

Treated Wood, Standard	6.05	484	2,928
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(17) Garages

Class:CD Exterior: Brick Foundation: 42 Inch (Finished )

Base Cost	18.20	1200	21,840
Common Wall: 1 Wall	-2225.00	1	-2,225
Automatic Doors	375.00	2	750
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    186,842

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,    Depr.Cost =    125,184  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =    185,272

2018 Est. T.C.V. 009-260-003-00                      =    275,518					
Est. TCV/Total Floor Area = 157.71, Most recent sale 02/27/2017 for 285,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
129,500	129,500	129,500	123,072	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,800	5,500	2,800	11,928	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
137,800	137,800	137,800	128,456	137,800	137,800

009-260-005-00                      2018 Est. T.C.V.                      HAMMING PERCY & KAY M  
 Property Class: 401                      103 S DANA TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	60.00	153.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.21 Total Acres                      Total Est. Land Value =								66,000

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	200	50	161
D/W/P: 3.5 Concrete	3.44	1.00	240	50	413
Total Estimated Land Improvements True Cash Value =					574

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C    Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1286 SF    Floor Area = 1510 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.30	-9.15	0.00	390	21,509
1.25	Story Siding	Crawl Space	73.95	-9.15	0.00	896	58,061

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	20.73	256	5,307
CPP, Standard	35.92	14	503
CCP (1 Story), Standard	36.44	56	2,041

(17) Garages

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

Base Cost	20.98	384	8,056
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County Multiplier = 1.38 =>                      Cost New = 144,573

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost = 102,647

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 151,917

2018 Est. T.C.V. 009-260-005-00                      = 218,491

Est. TCV/Total Floor Area = 144.70, Most recent sale 08/25/2004 for 250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
102,100	102,100	102,100	99,223	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	2,083	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,200	109,200	109,200	101,306	101,306	0

009-260-006-00	2018 Est. T.C.V.	KING LARRY
Property Class: 402		DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	65.00	154.00	0.9763	1.0000	1100	100		69,804
65 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	69,804

2018 Est. T.C.V. 009-260-006-00 = 69,804

Est. TCV/Total Floor Area = 46.23

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
31,700	31,700	31,700	31,700	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	0	665	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
34,900	34,900	34,900	32,365	32,365	0		

009-260-007-00                                      2018 Est. T.C.V.                                      GLEASON MICHAEL M & KELLEY A TRUST  
 Property Class: 401                                      7017 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
GROUP B 1100/FF	60.00	110.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.15 Total Acres                                      Total Est. Land Value =								66,000

## 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	528	0	0
D/W/P: 3.5 Concrete	3.44	1.00	60	0	0
Shed: Wood Frame	11.40	1.00	100	50	570
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425
Total Estimated Land Improvements True Cash Value =					1,995

Cost Est. for Res. Bldg: 1    Single Family    2S                                      C1s    C+5    Blt 1977

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1400 SF    Floor Area = 2800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	105.26	-11.52	2.33	1400	134,498

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

CCP (1 Story), Standard	31.93	80	2,554
CGEP (1 Story), Standard	30.03	255	7,658

(16) Deck/Balcony

Treated Wood, Standard	6.10	700	4,270
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(17) Garages

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

Base Cost	15.96	848	13,534
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt;                                      Cost New = 241,398

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost = 181,049  
 ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 253,468

2018 Est. T.C.V. 009-260-007-00                                      = 321,463

Est. TCV/Total Floor Area = 114.81, Most recent sale 08/10/2007 for 365,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,200	153,200	153,200	122,621	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,500	0	0	2,575	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,700	160,700	160,700	125,196	125,196	0	

009-260-008-00                      2018 Est. T.C.V.                      CORRIGAN TERRY D & MICHELLE L  
 Property Class: 401                      6999 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
GROUP B 1100/FF	45.00	104.00	1.0901	1.0000	1100	100		53,962
45 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								53,962

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	960	50	1,651
Shed: Wood Frame	12.07	1.00	80	50	483

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.1	97	2,668
Total Estimated Land Improvements True Cash Value =					4,802

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C    Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1448 SF    Floor Area = 2172 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	80.40	0.00	2.87	1448	120,575

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
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	35.64	56	1,996
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(16) Deck/Balcony

Treated Wood, Standard	6.32	488	3,084
Treated Wood, Standard	9.73	60	584

(17) Garages

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

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

County Multiplier = 1.38 =>                      Cost New = 206,428

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0,    Depr.Cost = 156,886

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	600	6,870
County Multiplier = 1.38 =>			Cost New = 9,481
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 4,740

Total Depreciated Cost = 161,626

ECF (4520 NORTSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 234,357

2018 Est. T.C.V. 009-260-008-00                      = 293,121

Est. TCV/Total Floor Area = 134.95, Most recent sale 09/01/1999 for 206,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
140,100	140,100	140,100	123,687	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	0	2,597	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,600	146,600	146,600	126,284	126,284	126,284	

009-260-009-00                      2018 Est. T.C.V.                      BYRSKI EDWARD J  
 Property Class: 401                      6989 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
GROUP B 1100/FF	45.00	122.00	1.0901	1.0000	1100	100		53,962
45 Actual Front Feet, 0.13 Total Acres                      Total Est. Land Value =								53,962

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	200	71	488
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 =					2,838

Cost Est. for Res. Bldg: 1    Single Family    1.5S                      Cls C    Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1068 SF    Floor Area = 1458 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.57	-9.61	0.00	780	58,469
1	Story Siding	Slab	66.42	-11.63	0.00	288	15,780

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	31.10	88	2,737
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(16) Deck/Balcony

Treated Wood, Standard	6.58	324	2,132
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(17) Garages

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

Base Cost	24.83	336	8,343
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County Multiplier = 1.38 =>                      Cost New = 136,823

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost = 97,144

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 140,859

2018 Est. T.C.V. 009-260-009-00                      = 197,659

Est. TCV/Total Floor Area = 135.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
93,900	93,900	93,900	69,131	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,900	0	0	1,451	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,800	98,800	98,800	70,582	70,582	0

009-260-010-00                      2018 Est. T.C.V.                      PRYBULA KORNELIA TRUST  
 Property Class: 401                      6979 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
GROUP B 1100/FF	50.00	124.00	1.0562	1.0000	1100	100		58,092
50 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								58,092

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	476	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    2S                      Cls C    Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 888 SF    Floor Area = 1776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	108.74	0.00	0.00	888	96,561

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	2	1,550

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	8.28	436	3,610
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(16) Deck/Balcony

Treated Wood, Standard	9.73	60	584
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(17) Garages

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

Base Cost	15.68	480	7,526
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New = 159,553

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost = 111,687

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	888	10,168
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County Multiplier = 1.38 =>                      Cost New = 14,031

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost = 7,016

Total Depreciated Cost = 118,703

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 166,184

2018 Est. T.C.V. 009-260-010-00                      = 226,626

Est. TCV/Total Floor Area = 127.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,700	107,700	107,700	81,926	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	1,720	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,300	113,300	113,300	83,646	83,646	0	



009-260-011-00 2018 Est. T.C.V. QUIACHON ERNESTO B & ROSA S TRUST  
 Property Class: 401 6969 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
GROUP B 1100/FF	50.00	150.00	1.0562	1.0000	1100	100		58,092
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								58,092

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	1010	79	2,745
Total Estimated Land Improvements True Cash Value =					2,745

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C+5 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1066 SF Floor Area = 1534 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.76	0.00	0.00	220	15,347
1.25	Story Siding	Basement	80.23	0.00	0.00	140	11,232
1	Story Siding	Basement	69.76	0.00	0.00	273	19,044
2	Story Siding	Basement	110.26	0.00	0.00	433	47,743

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

CCP (1 Story), Standard	42.74	42	1,795
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(16) Deck/Balcony

Treated Wood, Standard	6.85	240	1,644
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(17) Garages

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

Base Cost	21.43	455	9,751
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 167,764

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 125,823

Separately Depreciated Items:

(9) Basement Finish

Basement Living Finish	17.25	706	12,179
County Multiplier = 1.38 =>			Cost New = 16,806
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 8,403

Total Depreciated Cost = 134,226

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCv of Bldg: 1 = 198,655

2018 Est. T.C.V. 009-260-011-00 = 259,492

Est. TCv/Total Floor Area = 169.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
121,700	121,700	121,700	105,532	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,000	0	2,216	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,700	129,700	129,700	107,748	107,748	0	

009-260-012-00 2018 Est. T.C.V. STOLICKER TIMOTHY & MELISSA  
 Property Class: 401 6959 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
GROUP B 1100/FF	50.00	182.00	1.0562	1.0000	1100	100		58,092
50 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =								58,092

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+10 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1210 SF Floor Area = 2235 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.97	-10.23	3.16	1210	101,519
1	Story Siding	Overhang	37.72	0.00	0.00	420	15,842

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600
Separate Shower	775.00	1	775

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Raised Hearth	170.00	1	170

(16) Porches

WPP, Standard	7.44	552	4,107
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(17) Garages

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

Base Cost	18.97	840	15,935
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 210,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 197,447  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 286,298

2018 Est. T.C.V. 009-260-012-00 = 346,765

Est. TCV/Total Floor Area = 155.15, Most recent sale 11/07/2014 for 328,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
165,800	165,800	165,800	158,584	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	3,330	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
173,400	173,400	173,400	161,914	161,914	0

009-260-013-00                      2018 Est. T.C.V.                      ISHAM GERALD R & IRIS I  
 Property Class: 401                      104 S MARK TRL  
 Map #:                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*                      45'X95': EFF 61'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	45.00	164.24	0.9951	1.0000	1100	100		49,255
REDMAN ISLE/BAY	16.00	164.24	1.0000	1.0000	200	100		3,200
61 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								52,455

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    1.25S                      Cls C    Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 952 SF    Floor Area = 1190 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story	Siding	Basement	78.07	0.00	0.00	952    74,323

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.73	272	1,831
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County Multiplier = 1.38 =>                      Cost New =                      112,560

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      79,918  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =                      118,278

2018 Est. T.C.V. 009-260-013-00                      =                      173,083

Est. TCV/Total Floor Area = 145.45

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,100	81,100	81,100	63,814	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	1,340	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,500	86,500	86,500	65,154	65,154	0	

009-260-014-00	2018 Est. T.C.V.	PIEKACZ KENNETH L &
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS  
 \* Factors \* EFF: PIE SHAPE ~ 108X35

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> GROUP I		\$60000			60000	100		60,000
109 Actual Front Feet, 0.19	Total Acres		Total Est. Land Value =					60,000

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2018 Est. T.C.V. 009-260-014-00 = 60,000

Est. TCV/Total Floor Area = 50.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,000	30,000	30,000	20,317	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	426	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,000	30,000	30,000	20,743	20,743	0	

009-260-015-00	2018 Est. T.C.V.	MCKINNON DONALD & MARILYN
Property Class: 401		157 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	85.00	110.00	0.9008	1.0000	1100	100		84,223
85 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 84,223

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## 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	800	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

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Cost Est. for Res. Bldg: 1	Single Family	1.75S		Cls	C+5	Blt	1997
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1580 SF Floor Area = 2765 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	94.90	-9.09	0.00	1580	135,580

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	248	2,046

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

(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches			
CCP (1 Story), Standard	16.73	535	8,951

(17) Garages

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

Base Cost	Common Wall: 1 Wall	Automatic Doors	Rate	Size	Cost
20.93	-1300.00	375.00		690	14,442
				1	-1,300
				2	750

County Multiplier = 1.38 =>	Cost New =	235,642
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,	Depr.Cost =	205,009
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 =>	TCV of Bldg: 1 =	297,262

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2018 Est. T.C.V. 009-260-015-00	=	383,860			
Est. TCV/Total Floor Area = 138.83, Most recent sale 05/01/1995 for 100,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
182,300	182,300	182,300	149,561	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,600	0	3,140	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
191,900	191,900	191,900	152,701	152,701	152,701

009-260-016-00	2018 Est. T.C.V.	MCKINNON DONALD & MARILYN
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 \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	85.00	102.00	0.9008	1.0000	1100	100		84,223
85 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	84,223

2018 Est. T.C.V. 009-260-016-00 = 84,223

Est. TCV/Total Floor Area = 30.46

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
38,300	38,300	38,300	34,008	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,800	0	0	714	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
42,100	42,100	42,100	34,722	34,722	34,722		

009-260-017-00                      2018 Est. T.C.V.                      JENKINS JOANNE E TRUST  
 Property Class: 401                      133 S MARK TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	65.00	139.00	0.9763	1.0000	1100	100		69,804
65 Actual Front Feet, 0.21 Total Acres                      Total Est. Land Value =								69,804

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	480	0	0
Shed: Wood Frame	11.53	1.00	96	50	554

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 =					2,904

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1329 SF    Floor Area = 1985 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	101.15	-9.07	0.00	656	60,404
1	Story Siding	Crawl Space	63.98	-9.07	0.00	250	13,728
1	Story Siding	Crawl Space	63.98	-9.07	0.00	48	2,636
1	Story Siding	Crawl Space	63.98	-9.07	0.00	375	20,591

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Deck/Balcony

Treated Wood, Standard	6.22	528	3,284
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(17) Garages

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

Base Cost	20.00	528	10,560
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    171,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0,    Depr.Cost =    135,583  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =    200,663

2018 Est. T.C.V. 009-260-017-00                      =    273,371

Est. TCV/Total Floor Area = 137.72, Most recent sale 04/15/1999 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
129,500	129,500	129,500	103,946	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	2,182	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
136,700	136,700	136,700	106,128	106,128	106,128

009-260-018-00	2018 Est. T.C.V.	JENKINS MARK A
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 \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	70.00	148.00	0.9548	1.0000	1100	100		73,520
70 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 73,520

2018 Est. T.C.V. 009-260-018-00 = 73,520

Est. TCV/Total Floor Area = 37.04, Most recent sale 02/01/2003 for 110,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
33,400	33,400	33,400	33,400	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,400	0	0	701	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
36,800	36,800	36,800	34,101	34,101	0		



009-260-019-00                      2018 Est. T.C.V.                      DONOFRIO DAVID & JENNIFER  
 Property Class: 401                      125 S MARK TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	65.00	141.00	0.9763	1.0000	1100	100		69,804
65 Actual Front Feet, 0.21 Total Acres                      Total Est. Land Value =								69,804

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    1.25S                      Cls C+5    Blt 1984

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1334 SF    Floor Area = 1776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.51	-9.51	3.01	768	60,680
1	Story Siding	Crawl Space	67.14	-9.51	2.01	336	20,039
1.25	Story Siding	Basement	77.21	0.00	2.55	230	18,345

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	28.24	112	3,163
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(16) Deck/Balcony

Treated Wood, Standard	6.44	408	2,628
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(17) Garages

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

Base Cost	17.28	720	12,442
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New = 178,134

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 115,787  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 171,365

2018 Est. T.C.V. 009-260-019-00                      = 242,109

Est. TCV/Total Floor Area = 136.32, Most recent sale 07/21/2017 for 262,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
110,500	110,500	110,500	110,500	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,600	0	10,600	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,100	121,100	121,100	112,820	121,100	0



009-260-021-00                      2018 Est. T.C.V.                      WOODISON RICHARD G & JOYCE E  
 Property Class: 401                                           117 S MARK TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	65.00	143.00	0.9763	1.0000	1100	100		69,804
65 Actual Front Feet, 0.21 Total Acres                      Total Est. Land Value =								69,804

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+5    Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1246 SF    Floor Area = 1869 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.44	-9.68	0.00	1246	95,643

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	704	5,808

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

(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches			
CCP (1 Story), Standard	53.45	25	1,336

(17) Garages

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

Base Cost	22.80	400	9,120
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New = 169,974

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0,    Depr.Cost = 134,279

Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood,Standard	6.42	433	2,780
County Multiplier = 1.38 =>			Cost New = 3,836
Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,			Depr.Cost = 3,146

Total Depreciated Cost = 137,425

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 199,266

2018 Est. T.C.V. 009-260-021-00                      = 271,420

Est. TCV/Total Floor Area = 145.22

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
129,100	129,100	129,100	123,488	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,600	0	0	2,593	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,700	135,700	135,700	126,081	126,081	126,081	

009-260-022-00                      2018 Est. T.C.V.                      NENNINGER KENNETH & TRUDY TRUST  
 Property Class: 401                      113 S MARK TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	70.00	161.00	0.9548	1.0000	1100	100		73,520
70 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								73,520

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 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 C-5    Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1036 SF    Floor Area = 1036 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.44	-9.21	0.00	1036	56,182

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.48	366	2,372
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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

County Multiplier = 1.38 =>                      Cost New = 107,123

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,    Depr.Cost = 77,128

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 114,150

2018 Est. T.C.V. 009-260-022-00                      = 190,020

Est. TCV/Total Floor Area = 183.42, Most recent sale 05/01/2002 for 178,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,600	88,600	88,600	88,600	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,400	0	0	1,860	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,000	95,000	95,000	90,460	90,460	0	

009-260-023-00                      2018 Est. T.C.V.                      LUDDEN GERALD D & VIRGINIA L TTEE  
 Property Class: 401                      109 S MARK TRL  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	75.00	166.00	0.9352	1.0000	1100	100		77,158
75 Actual Front Feet, 0.29 Total Acres                      Total Est. Land Value =								77,158

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	94	1,041

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350
Total Estimated Land Improvements True Cash Value =					3,391

Cost Est. for Res. Bldg: 1    Single Family    2S                      Cls C+5    Blt 1988

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 676 SF    Floor Area = 1360 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	121.38	-11.39	-0.57	676	73,968
1	Story Siding	Overhang	42.41	0.00	0.00	8	339

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches

WGEP (1 Story), Standard	86.22	24	2,069
WPP, Standard	11.72	160	1,875
WPP, Standard	19.51	48	936
WPP, Standard	11.72	160	1,875
WPP, Standard	13.27	120	1,592
WPP, Standard	11.89	154	1,831

County Multiplier = 1.38 =>                      Cost New =                      135,342

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      101,506  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                      142,109

2018 Est. T.C.V. 009-260-023-00                      =                      222,658

Est. TCV/Total Floor Area = 163.72

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,300	105,300	105,300	92,901	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,000	0	1,950	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,300	111,300	111,300	94,851	94,851	0	

009-260-024-00	2018 Est. T.C.V.	KUNKEL BRIAN & JAMIE
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 \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	70.00	150.00	0.9548	1.0000	1100	100		73,520
75 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 73,520

2018 Est. T.C.V. 009-260-024-00 = 73,520

Est. TCV/Total Floor Area = 54.06, Most recent sale 07/07/2017 for 90,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
33,400	33,400	33,400	33,400	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,400	0	0	3,400	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
36,800	36,800	36,800	34,101	36,800	36,800		

009-260-025-00                          2018 Est. T.C.V.                          KUNKEL BRIAN P  
 Property Class: 401    S MARK TRL  
 Map #:    LAKE TOWNSHIP    LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	63.80	149.00	0.9817	1.0000	1100	100		68,899
60 Actual Front Feet, 0.23 Total Acres                          Total Est. Land Value =                          68,899								

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.43	1.00	99	50	566
Total Estimated Land Improvements True Cash Value =                          566					

Cost Est. for Res. Bldg: 1    Single Family    1.5S                          C1s    C+5    B1t    2017

(11) Heating System: Forced Air w/ Ducts

(Heating system cost adjusted in area(s): 1)

Ground Area = Size for Rates = 780 SF    Floor Area = 780 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	74.37	-10.96	2.06	780	51,067

Other Additions/Adjustments    Rate    Size    Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1915.00		1	1,915
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(16) Porches

WCP (1 Story), Standard		23.75		156	3,705
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(16) Deck/Balcony

Treated Wood, Standard		16.41		21	345
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County Multiplier = 1.38    =>    Cost New =    89,495

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =                          88,600  
 ECF (4520 NORTHSORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =                          128,470

2018 Est. T.C.V. 009-260-025-00		=		197,935	
Est. TCV/Total Floor Area = 253.76, Most recent sale 07/31/2015 for 107,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
64,500	64,500	64,500	64,500	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment    Losses		
30,200	4,300	0	30,200	1,354	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-    PRE/MBT	
99,000	99,000	99,000	96,054	96,054    96,054	

009-260-026-00                            2018 Est. T.C.V.                            WHITE SEYMOUR BENJAMIN J & JENNIFER  
 Property Class: 401                            6945 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
GROUP B 1100/FF	66.40	163.00	0.9701	1.0000	1100	100		70,853
70 Actual Front Feet, 0.24 Total Acres                            Total Est. Land Value =								70,853

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	150	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0
D/W/P: Asphalt Paving	1.61	1.00	288	0	0
D/W/P: Patio Blocks	8.13	1.00	200	0	0
Shed: Wood Frame	11.53	1.00	96	50	554

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 =					2,929

Cost Est. for Res. Bldg: 1    Single Family    1S                            C1s    C+10    B1t    1983

(11) Heating System: Forced Hot Water  
 Ground Area = Size for Rates = 1120 SF    Floor Area = 1408 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	72.44	0.00	1.22	1120	82,499
1	Story Siding	Overhang	38.24	0.00	0.00	288	11,013

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	11.45	560	6,412
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
Separate Shower	775.00	1	775

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

CCP (1 Story), Standard	27.17	120	3,260
WPP, Standard	8.72	376	3,279

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished )				
Base Cost	19.53	780	15,233	
Common Wall: 1 Wall	-1300.00	1	-1,300	
Automatic Doors	375.00	2	750	

County Multiplier = 1.38 =>                            Cost New =    183,518

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    128,462  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =    190,124

2018 Est. T.C.V. 009-260-026-00				=	263,906
Est. TCV/Total Floor Area = 187.43, Most recent sale 09/22/2017 for 265,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
128,700	128,700	128,700	119,169	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	12,831	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
132,000	132,000	132,000	121,671	132,000	0



009-260-027-00                                      2018 Est. T.C.V.                                      SCULLY ANDREW J TRUST  
 Property Class: 401                                      6939 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
GROUP B 1100/FF	60.00	159.00	1.0000	1.0000	1100	100		66,000
60 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value =								66,000

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	1100	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    1.5S                      Cls C    Blt 1991

(11) Heating System: Forced Heat & Cool  
 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	Basement	87.43	0.00	2.87	896	80,909

Other Additions/Adjustments                                      Rate                                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish		11.45		180	2,061
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

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

(15) Built-Ins & Fireplaces

Appliance Allowance		1915.00		1	1,915
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(16) Porches

WPP, Standard		10.65		200	2,130
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(17) Garages

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

Base Cost		19.27		572	11,022
Common Wall: 1 Wall		-1300.00		1	-1,300
Automatic Doors		375.00		1	375

County Multiplier = 1.38    =>                                      Cost New =                      144,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,    Depr.Cost =                      121,611  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =                      176,336

2018 Est. T.C.V. 009-260-027-00                                      =                      244,686  
 Est. TCV/Total Floor Area = 182.06

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
112,900	112,900	112,900	89,572	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	1,881	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
122,300	122,300	122,300	91,453	91,453	91,453	

009-260-028-00                      2018 Est. T.C.V.                      EMERY NATHAN F & SHARON K  
 Property Class: 401                      6929 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
GROUP B 1100/FF	80.00	140.00	0.9173	1.0000	1100	100		80,724
80 Actual Front Feet, 0.26 Total Acres                      Total Est. Land Value =								80,724

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 CD                      Blt 1996

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.75	-8.45	0.00	1152	56,794

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	6.43	280	1,800
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County Multiplier = 1.38 =>                      Cost New =                      91,341

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      73,073  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.200 => TCV of Bldg: 1 =                      87,687

2018 Est. T.C.V. 009-260-028-00                      =                      169,351

Est. TCV/Total Floor Area = 147.01, Most recent sale 02/20/2012 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,000	81,000	81,000	81,000	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,701	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,700	84,700	84,700	82,701	82,701	0	

009-260-029-00                      2018 Est. T.C.V.                      DEHAVEN JAMES G & THERESA D  
 Property Class: 401                      6919 W REDMAN DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      IRR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE D 950/FF	40.00	129.00	0.8396	0.9374	950	100		29,908
GROUP J 450/FF	80.75	65.92	1.0000	1.0000	450	100		36,338
121 Actual Front Feet, 0.24 Total Acres                      Total Est. Land Value =								66,246

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 D                      Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1232 SF    Floor Area = 1232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.46	-7.96	2.59	1232	50,623

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

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	27.08	270	7,312
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(16) Deck/Balcony

Treated Wood, Standard	6.04	320	1,933
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(17) Garages

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

Base Cost	16.37	672	11,001
Automatic Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      106,419

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =                      79,814  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.200 => TCV of Bldg: 1 =                      95,777

2018 Est. T.C.V. 009-260-029-00                      =                      162,963

Est. TCV/Total Floor Area = 132.28, Most recent sale 08/25/2017 for 162,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,500	81,500	81,500	63,977	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	17,523	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,500	81,500	81,500	65,320	81,500	81,500	

009-260-030-00                      2018 Est. T.C.V.                      HOYLE WAYNE L & KATHERINE M TRUST  
 Property Class: 401                      6911 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
GROUP C 1100/FF	60.00	126.00	1.0000	0.9723	1100	100		64,172
60 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								64,172

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    1.25S                      Cls C-5    Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1200 SF    Floor Area = 1500 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	71.04	-8.85	0.00	1200	74,628

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WCP (1 Story), Standard	18.75	320	6,000
WCP (1 Story), Standard	45.75	36	1,647

(16) Deck/Balcony

Treated Wood, Standard	9.52	64	609
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(17) Garages

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

Base Cost	16.02	840	13,457
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    150,355

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    127,802  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =    189,147

2018 Est. T.C.V. 009-260-030-00                      =    254,289

Est. TCV/Total Floor Area = 169.53, Most recent sale 05/06/2014 for 238,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
122,900	122,900	122,900	121,887	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	2,559	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,100	127,100	127,100	124,446	124,446	0

009-260-031-00                      2018 Est. T.C.V.                      ELENBAAS LYNN J & LUANNE TRUST  
 Property Class: 401                      6899 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
GROUP C 1100/FF	60.00	137.00	1.0000	0.9887	1100	100		65,255
60 Actual Front Feet, 0.19 Total Acres                      Total Est. Land Value =								65,255

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	660	0	0
Dock: Light posts	21.31	1.00	64	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    Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1182 SF    Floor Area = 1193 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.20	-9.36	0.00	1182	66,003
0.5	Story Siding	Overhang	17.82	0.00	0.00	22	392

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	7.93	478	3,791
WCP (1 Story), Standard	27.44	112	3,073
CCP (1 Story), Standard	27.44	118	3,238

(16) Deck/Balcony

Treated Wood,Standard	7.13	192	1,369
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(17) Garages

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

Base Cost	19.63	550	10,797
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                      Cost New =    135,239

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    81,143

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.22	528	3,284
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County Multiplier = 1.38 =>                      Cost New =    4,532

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,    Depr.Cost =    4,034

Total Depreciated Cost =    85,177

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =    126,062

2018 Est. T.C.V. 009-260-031-00                      =    193,692

Est. TCV/Total Floor Area = 162.36, Most recent sale 07/31/2015 for 194,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,300	95,300	95,300	95,300	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	1,500	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,800	96,800	96,800	97,301	96,800	0	

009-260-032-00 2018 Est. T.C.V. COONA ROBERTO L & KATHLEEN  
 Property Class: 401 6889 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
GROUP C 1100/FF	60.00	118.00	1.0000	0.9596	1100	100		63,335
60 Actual Front Feet, 0.16 Total Acres					Total Est.	Land Value =		63,335

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	774	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 1975

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1700 SF Floor Area = 1700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.18	-7.62	1.87	1272	61,603
1	Story Siding	Crawl Space	54.18	-7.62	1.87	288	13,948
1	Story Siding	Crawl Space	54.18	-7.62	1.87	140	6,780

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Porches							
WPP, Standard		15.19				80	1,215

(16) Deck/Balcony							
Treated Wood, Standard		7.59				120	911

(17) Garages

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

Base Cost		18.51				572	10,588
Mechanical Doors		350.00				1	350

County Multiplier = 1.38 => Cost New = 141,229

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 77,676

Separately Depreciated Items:

Square footage # 2 is depreciated at 86 %Good...	Base Cost Was =	13,948
County Multiplier = 1.38 =>	Cost New =	19,248
Phy/Ab.+hy/Func/Econ/Comb.%Good= 31/100/100/100/31.0,	Depr.Cost =	5,967
Square footage # 3 is depreciated at 94 %Good...	Base Cost Was =	6,780
County Multiplier = 1.38 =>	Cost New =	9,357
Phy/Ab.+hy/Func/Econ/Comb.%Good= 39/100/100/100/39.0,	Depr.Cost =	3,649

Local Cost Items:

GENERATOR		1500.00				1	1,500
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =						1,425

Total Depreciated Cost = 88,717

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 131,301

2018 Est. T.C.V. 009-260-032-00 = 197,011

Est. TCV/Total Floor Area = 115.89, Most recent sale 07/31/2017 for 198,999

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,900	96,900	96,900	73,560	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
1,100	500	0	1,100	23,840	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
Parcel Number: 009-260-032-00						Page: 2

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98,500

98,500

98,500

76,204

98,500

0

009-260-033-00                                    2018 Est. T.C.V.                                    STRONG MICHAEL & CATHERINE TRUST  
 Property Class: 401                                    6879 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
GROUP C 1100/FF	60.00	105.00	1.0000	0.9375	1100	100		61,874
60 Actual Front Feet, 0.14 Total Acres                                    Total Est. Land Value =								61,874

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	762	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1    Single Family    2S                                    Cls C+5    Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1196 SF    Floor Area = 2392 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	107.99	-9.80	4.02	1196	122,243

Other Additions/Adjustments                                    Rate                                    Size                                    Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	21.95	192	4,214
WPP, Standard	14.31	106	1,517
WCP (1 Story), Standard	46.38	35	1,623

(16) Breezeways

Frame Wall, Finished	27.75	96	2,664
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(17) Garages

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

Base Cost	17.19	728	12,514
Automatic Doors	375.00	2	750
Storage area over garage	3.95	728	2,876

County Multiplier = 1.38 =>                                    Cost New =                                    220,439

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =                                    193,987  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =                                    271,581

2018 Est. T.C.V. 009-260-033-00                                    =                                    335,955

Est. TCV/Total Floor Area = 140.45, Most recent sale 05/26/2004 for 70,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,400	138,400	138,400	127,030	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
19,300	10,300	0	19,300	2,667	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,000	168,000	168,000	148,997	148,997	0	



009-260-034-00 2018 Est. T.C.V. CRISP ROBERT E ETAL  
 Property Class: 401 6869 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
GROUP C 1100/FF	60.00	125.00	1.0000	0.9708	1100	100		64,070
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								64,070

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	60	71	147
Total Estimated Land Improvements True Cash Value =					147

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C+5 Blt 1970

(11) Heating System: Electric Baseboard  
 Ground Area = Size for Rates = 1162 SF Floor Area = 1162 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.68	-9.87	-0.28	1162	68,012

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer  
 Public Sewer 1162.00 1 1,162  
 Well, 100 Feet 2700.00 1 2,700

(15) Built-Ins & Fireplaces  
 Appliance Allowance 1915.00 1 1,915  
 Fireplace: Wood Stove 1350.00 1 1,350

(16) Deck/Balcony  
 Treated Wood,Standard 6.16 546 3,363  
 Treated Wood,Standard 8.10 110 891

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 17.55 576 10,109  
 Common Wall: 1 Wall -1025.00 1 -1,025  
 Mechanical Doors 350.00 1 350  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost 19.47 560 10,903  
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 139,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 83,516  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 123,604

2018 Est. T.C.V. 009-260-034-00 = 187,821

Est. TCV/Total Floor Area = 161.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,400	89,400	89,400	85,403	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	1,793	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,900	93,900	93,900	87,196	87,196	87,196	

009-260-035-00	2018 Est. T.C.V.	CRISP ROBERT E ETAL
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
GROUP C 1100/FF	60.00	145.00	1.0000	1.0000	1100	100		66,000
55 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value = 66,000

2018 Est. T.C.V. 009-260-035-00 = 66,000

Est. TCV/Total Floor Area = 56.80

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
33,000	33,000	33,000	29,077	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	610	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
33,000	33,000	33,000	29,687	29,687	29,687		

009-260-036-00                                  2018 Est. T.C.V.                                  PATRICK FLOYD B III & MARY R TRUST  
 Property Class: 401                                  6849 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
GROUP C 1100/FF	60.00	171.00	1.0000	1.0335	1100	100		68,213
55 Actual Front Feet, 0.25 Total Acres                  Total Est. Land Value =								68,213

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	644	94	2,288
Total Estimated Land Improvements True Cash Value =					2,288

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.17	-8.92	-0.21	936	47,773

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	42.82	39	1,670
CGEP (1 Story), Standard	32.06	192	6,156

(17) Garages

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

Base Cost	20.85	352	7,339
Automatic Doors	375.00	1	375

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

Base Cost	15.63	802	12,535
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =>                                  Cost New =    112,944

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    67,766  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =    100,294

2018 Est. T.C.V. 009-260-036-00                                  =    170,795

Est. TCV/Total Floor Area = 182.47, Most recent sale 06/07/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,900	79,900	79,900	70,983	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,500	0	0	0	1,490	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,400	85,400	85,400	72,473	72,473	0	

009-260-037-00                                2018 Est. T.C.V.                                ZISSLER GAIL M  
Property Class: 401                                6839 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
GROUP C 1100/FF	60.00	175.00	1.0000	1.0383	1100	100		68,530
55 Actual Front Feet, 0.25 Total Acres                                Total Est. Land Value =								68,530

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.26	1.00	108	72	876
Total Estimated Land Improvements True Cash Value =					876

Cost Est. for Res. Bldg: 1    Single Family    1.5S                                Cls C    Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1795 SF    Floor Area = 2452 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	77.95	-8.37	0.00	962	66,936
1.5	Story Siding	Crawl Space	77.95	-8.37	0.00	352	24,492
1	Story Siding	Crawl Space	61.17	-8.37	0.00	481	25,397

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins &amp; Fireplaces

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

(16) Porches

WCP (1 Story), Standard	31.12	80	2,490
WCP (1 Story), Standard	21.95	192	4,214

(16) Deck/Balcony

Treated Wood, Standard	7.40	159	1,177
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(17) Garages

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

Base Cost	15.56	896	13,942
Automatic Doors	375.00	1	375

County Multiplier = 1.38 =&gt;                                Cost New =    203,804

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    152,853  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =    221,637

2018 Est. T.C.V. 009-260-037-00                                =    291,043

Est. TCV/Total Floor Area = 118.70, Most recent sale 07/01/2002 for 160,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
140,400	140,400	140,400	133,288	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	2,799	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,500	145,500	145,500	136,087	136,087	136,087	

009-260-038-00	2018 Est. T.C.V.	SCHLICKER GARY A & PAULA J
Property Class: 401		6829 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
GROUP C 1100/FF	60.00	174.00	1.0000	1.0371	1100	100		68,451
60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								68,451

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	90	71	204
Total Estimated Land Improvements True Cash Value =					204

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 720 SF Floor Area = 900 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	74.11	-9.56	0.00	720	46,476

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	7.46	128	955
Treated Wood, Standard	11.92	36	429
Wood Balcony	15.00	24	360

(17) Garages

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

Base Cost	17.14	672	11,518
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 92,540

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 65,704  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 97,241

2018 Est. T.C.V. 009-260-038-00 = 165,896

Est. TCV/Total Floor Area = 184.33, Most recent sale 09/01/1995 for 83,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,100	79,100	79,100	72,589	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	1,524	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,900	82,900	82,900	74,113	74,113	0

009-260-039-00                      2018 Est. T.C.V.                      COYNE RONALD L & RUTH M TRUST  
 Property Class: 401                      6819 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
GROUP C 1100/FF	60.00	164.00	1.0000	1.0249	1100	100		67,646
60 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =								67,646

## 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	2260	0	0
Dock: Light posts	21.31	1.00	128	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    1.75S                      Cls C+5    Blt 1995

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

Ground Area = Size for Rates = 1268 SF    Floor Area = 1748 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	98.25	-9.64	0.00	640	56,710
1	Story Siding	Crawl Space	67.68	-9.64	0.00	404	23,448
1	Story Siding	Crawl Space	67.68	-9.64	0.00	112	6,500
1	Story Siding	Crawl Space	67.68	-9.64	0.00	112	6,500

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

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

## (14) Water/Sewer

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

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

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

## (16) Deck/Balcony

Treated Wood, Standard	6.31	496	3,130
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## (17) Garages

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

Base Cost	16.72	768	12,841
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.38    =>                      Cost New =    167,839

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0,    Depr.Cost =    140,985  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =    204,428

2018 Est. T.C.V. 009-260-039-00                      =    276,824

Est. TCV/Total Floor Area = 158.37, Most recent sale 11/07/2012 for 242,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
134,100	134,100	134,100	123,373	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,300	0	2,590	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,400	138,400	138,400	125,963	125,963	125,963	

009-260-040-00                      2018 Est. T.C.V.                      TABER JERRY R & BETTY A TRUST  
 Property Class: 401                      6809 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
GROUP C 1100/FF	60.00	149.00	1.0000	1.0055	1100	100		66,360
60 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								66,360

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1    Single Family    1.25S                      Cls C    Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1024 SF    Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	76.96	-9.72	0.00	1024	68,854

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	54.24	24	1,302
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(16) Deck/Balcony

Treated Wood, Standard	7.13	192	1,369
Treated Wood, Standard	9.94	56	557

(17) Garages

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

Base Cost	17.84	672	11,988
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                      Cost New = 129,315

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,    Depr.Cost = 94,400  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 139,712

2018 Est. T.C.V. 009-260-040-00                      = 208,447

Est. TCV/Total Floor Area = 162.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
100,300	100,300	100,300	70,464	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	1,479	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,200	104,200	104,200	71,943	71,943	71,943	

009-260-041-00                                 2018 Est. T.C.V.                                 PERKINS RAYMOND N TRUSTEE  
 Property Class: 401                                 6799 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
GROUP C 1100/FF	60.00	140.00	1.0000	0.9930	1100	100		65,538
60 Actual Front Feet, 0.19 Total Acres                 Total Est. Land Value =								65,538

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     1.25S                                 Cls CD     Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 864 SF     Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	70.96	-9.11	0.00	864	53,438

Other Additions/Adjustments                                 Rate                                 Size                                 Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	6.55	249	1,631
Wood Balcony	15.00	60	900

(17) Garages

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

Base Cost	15.30	720	11,016
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 =>                                 Cost New = 102,990

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,     Depr.Cost = 66,943  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 99,076

2018 Est. T.C.V. 009-260-041-00                                 = 165,564

Est. TCV/Total Floor Area = 153.30

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
80,300	80,300	80,300	62,485	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	1,312	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,800	82,800	82,800	63,797	63,797	63,797



009-260-042-00                      2018 Est. T.C.V.                      MCCRAY GAR  
 Property Class: 401                      6789 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
GROUP C 1100/FF	60.00	133.00	1.0000	0.9829	1100	100		64,870
60 Actual Front Feet, 0.18 Total Acres                      Total Est. Land Value =								64,870

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	296	0	0
Shed: Wood Frame	10.75	1.00	80	94	808

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 =					1,758

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1152 SF    Floor Area = 1440 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	66.99	-8.45	-0.27	1152	67,127

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
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches

WPP, Standard	26.61	24	639
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(16) Deck/Balcony

Treated Wood, Standard	6.29	320	2,013
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(17) Garages

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

Base Cost	17.50	528	9,240
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =                      125,840

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      75,504  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =                      111,746

2018 Est. T.C.V. 009-260-042-00                      =                      178,374

Est. TCV/Total Floor Area = 123.87, Most recent sale 03/27/2007 for 4,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
84,800	84,800	84,800	84,800	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,400	0	0	1,780	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
89,200	89,200	89,200	86,580	86,580	0		

009-260-043-00	2018 Est. T.C.V.	WILLIAMS YVONNE L
Property Class: 401		6779 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
GROUP C 1100/FF	60.00	118.00	1.0000	0.9596	1100	100		63,335
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	63,335

Cost Est. for Res. Bldg: 1	Single Family	1.25S		Cls D	Blt 1978
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1176 SF Floor Area = 1470 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	54.27	-8.06	0.83	1176	55,319

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Public Sewer	912.00	1	912
Well, 50 Feet	1575.00	1	1,575

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

WPP, Standard	22.70	32	726
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County Multiplier = 1.38 =>	Cost New =	87,413
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	61,189
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Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	5.99	336	2,013
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County Multiplier = 1.38 =>	Cost New =	2,777
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,	Depr.Cost =	2,278
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Total Depreciated Cost =	63,466
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ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =	93,930
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2018 Est. T.C.V. 009-260-043-00	=	157,265
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Est. TCV/Total Floor Area = 106.98

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,400	77,400	77,400	66,636	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	1,399	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,600	78,600	78,600	68,035	68,035	0	

009-260-044-00	2018 Est. T.C.V.	SCHWARTZ KEVEN E
Property Class: 401		6769 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
GROUP C 1100/FF	62.00	129.00	0.9902	0.9769	1100	100		65,972
62 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	65,972

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	700	73	1,758
					Total Estimated Land Improvements True Cash Value = 1,758

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C-5 Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1212 SF Floor Area = 1404 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	70.94	-8.83	0.00	768	47,700
1	Story Siding	Crawl Space	61.67	-8.83	0.00	244	12,893
1	Story Siding	Crawl Space	61.67	-8.83	0.00	200	10,568

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
Average Fixture(s) 760.00 1 760

(14) Water/Sewer  
Public Sewer 1162.00 1 1,162  
Well, 100 Feet 2700.00 1 2,700

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

(16) Porches  
WPP, Standard 13.27 120 1,592

(16) Deck/Balcony  
Treated Wood,Standard 8.40 96 806

County Multiplier = 1.38 => Cost New = 115,882

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 75,323

Separately Depreciated Items:

Square footage # 2 is depreciated at 84 %Good... Base Cost Was = 12,893  
County Multiplier = 1.38 => Cost New = 17,792  
Phy/Ab.+hy/Func/Econ/Comb.%Good= 19/100/100/100/19.0, Depr.Cost = 3,381  
Square footage # 3 is depreciated at 75 %Good... Base Cost Was = 10,568  
County Multiplier = 1.38 => Cost New = 14,584  
Phy/Ab.+hy/Func/Econ/Comb.%Good= 10/100/100/100/10.0, Depr.Cost = 1,458

(16) Deck/Balcony  
Treated Wood,Standard 7.90 120 948  
County Multiplier = 1.38 => Cost New = 1,308  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 1,099

(17) Garages  
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 17.55 576 10,109  
County Multiplier = 1.38 => Cost New = 13,950  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 10,323

Total Depreciated Cost = 91,584

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 135,544

2018 Est. T.C.V. 009-260-044-00 = 203,274

Est. TCV/Total Floor Area = 144.78

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
98,800	98,800	98,800	94,644	2.10	

2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	1,987	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,600	101,600	101,600	96,631	96,631	0

Parcel Number: 009-260-044-00



009-260-045-00                      2018 Est. T.C.V.                      BAAS PATRICIA J & SCHRIPEMA BONNIE  
 Property Class: 401                      6770 W REDMAN DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	83.00	143.00	0.9072	1.0000	1800	100		135,542
83 Actual Front Feet, 0.27 Total Acres                      Total Est. Land Value =								135,542

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	187	0	0
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 1973

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 792 SF    Floor Area = 1188 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.31	-9.88	-0.38	792	59,440

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	9.75	258	2,516
WSEP (1 Story), Standard	28.03	160	4,485

(17) Garages

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

Base Cost	18.95	480	9,096
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>                      Cost New =    112,191

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =    79,656  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =    115,501

2018 Est. T.C.V. 009-260-045-00                      =    251,983

Est. TCV/Total Floor Area = 212.11, Most recent sale 02/15/1999 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,000	124,000	124,000	113,308	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	2,379	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,000	126,000	126,000	115,687	115,687	0	



009-260-047-00                      2018 Est. T.C.V.                      KLEIN ROGER L & SUSANNE M REV TRUST  
Property Class: 401                      6750 W REDMAN DR  
Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

Description	Frontage	Depth	* Factors *		LAKE FRONTAGE		Rate %Adj.	Reason	Value
			Front	Depth					
GROUP A 1800	71.00	137.00	0.9508	1.0000	1800	100			121,506
71 Actual Front Feet, 0.22 Total Acres                      Total Est. Land Value = 121,506									

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	1268	71	2,683
Total Estimated Land Improvements True Cash Value =					2,683

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls D                      Blt 1977

(11) Heating System: Electric Baseboard  
Ground Area = Size for Rates = 952 SF    Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	70.36	-8.54	0.84	672	42,108
1	Story Siding	Crawl Space	49.03	-8.54	0.48	280	11,472

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 2 Story	3700.00	1	3,700

(16) Porches

WSEP (1 Story), Standard	30.23	112	3,386
WGEP (1 Story), Standard	34.63	136	4,710

(16) Deck/Balcony

Treated Wood, Standard	5.93	374	2,218
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(17) Garages  
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	20.18	432	8,718
Common Wall: 1/2 Wall	-575.00	1	-575

County Multiplier = 1.38 =>                      Cost New = 113,066

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost = 80,277  
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 116,402

2018 Est. T.C.V. 009-260-047-00			=			240,591
Est. TCV/Total Floor Area = 165.24						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,300	118,300	118,300	84,260	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	1,769	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,300	120,300	120,300	86,029	86,029	86,029	

009-260-048-00                            2018 Est. T.C.V.                            IACOVONI DAVID D & ROBERTA J  
Property Class: 401                            6740 W REDMAN DR  
Map #:    LAKE TOWNSHIP                                Lake City, MI 49651

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

\* Factors \*    LAKE FRONTAGE  
Description    Frontage    Depth    Front    Depth    Rate %Adj.    Reason                            Value  
GROUP A 1800      70.00   118.00   0.9548   1.0000   1800   100                                120,306  
70 Actual Front Feet, 0.19 Total Acres            Total Est. Land Value =            120,306

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description    Rate    CountyMult.    Size    %Good    Cash Value  
D/W/P: 3.5 Concrete                                      3.20       1.00        114      73            266  
Total Estimated Land Improvements True Cash Value =            266

Cost Est. for Res. Bldg: 1    Single Family    2S    Cls CD            Blt 1980

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 896 SF    Floor Area = 1792 SF.

Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
2    Story Siding        Crawl Space    95.18    -9.02    -0.43        896    76,814

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance    1415.00    1            1,415

(16) Porches

CGEP (1 Story), Standard    36.12    144            5,201

(16) Deck/Balcony

Treated Wood, Standard    11.33    40            453

(16) Breezeways

Frame Wall, Unfinished    22.75    48            1,092

County Multiplier = 1.38    =>    Cost New =            125,795

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =            88,056

Separately Depreciated Items:

(17) Garages

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

Base Cost    16.80    576            9,677

County Multiplier = 1.38    =>    Cost New =            13,354

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,    Depr.Cost =            9,882

Total Depreciated Cost =            97,938

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =            137,114

2018 Est. T.C.V. 009-260-048-00    =            257,686

Est. TCV/Total Floor Area = 143.80, Most recent sale 06/01/2001 for 239,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,400	126,400	126,400	113,720	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,400	0	0	2,388	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,800	128,800	128,800	116,108	116,108	0	



009-260-049-00                      2018 Est. T.C.V.                      MARKHAM MAYNARD K TRUSTEE  
 Property Class: 401                      6730 W REDMAN DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	65.00	113.00	0.9763	1.0000	1800	100		114,224
65 Actual Front Feet, 0.17 Total Acres                      Total Est. Land Value =								114,224

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	170	73	427
Total Estimated Land Improvements True Cash Value =					427

Cost Est. for Res. Bldg: 1    Single Family    1.75S                      Cls    C+10    Blt 1975

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 816 SF    Floor Area = 1428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	112.01	-11.35	-0.52	816	81,714

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	10.56	48	507
Treated Wood,Standard	6.64	304	2,019

(17) Garages

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

Base Cost	20.98	384	8,056
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County Multiplier = 1.38 =>                      Cost New =    136,390

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,    Depr.Cost =    99,564

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =    144,368

2018 Est. T.C.V. 009-260-049-00                      =    259,019

Est. TCV/Total Floor Area = 181.39

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
127,000	127,000	127,000	89,908	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	1,888	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,500	129,500	129,500	91,796	91,796	91,796	

009-260-050-00                      2018 Est. T.C.V.                      WEBSTER DALE A & SHARON  
 Property Class: 401                      6720 W REDMAN DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

\* Factors \*                      LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1800	93.00	118.00	0.8768	1.0000	1800	100		146,776
93 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								146,776

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	840	78	2,254
Total Estimated Land Improvements True Cash Value =					2,254

Cost Est. for Res. Bldg: 1    Single Family    1S                      Cls C    Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1889 SF    Floor Area = 1889 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.78	0.00	0.00	1889	114,813

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	45.40	100	4,540
CCP (1 Story), Standard	54.99	24	1,320

(16) Deck/Balcony

Treated Wood, Standard	7.39	160	1,182
Treated Wood, Standard	6.32	488	3,084

(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.38 =>                      Cost New =    203,565

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    162,852  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =    241,021

2018 Est. T.C.V. 009-260-050-00                      =    390,051

Est. TCV/Total Floor Area = 206.49

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,500	188,500	188,500	142,431	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	2,991	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,000	195,000	195,000	145,422	145,422	145,422	



009-260-054-00	2018 Est. T.C.V.	BORSKE PATRICIA A
Property Class: 401		6680 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
GROUP A 1800	92.00	128.00	0.8796	1.0000	1800	100	145,670
92 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =							145,670

## 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	864	71	2,110
Total Estimated Land Improvements True Cash Value =					2,110

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1024 SF Floor Area = 1024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.57	-9.23	0.00	1024	55,644

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

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

(17) Garages

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

Base Cost	18.57	615	11,421
Mechanical Doors	350.00	1	350

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

Base Cost	19.41	416	8,075
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County Multiplier = 1.38 =&gt; Cost New = 119,889

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 77,928

Separately Depreciated Items:

(16) Porches

WGEF (1 Story), Standard 34.01 176 5,986

County Multiplier = 1.38 =&gt; Cost New = 8,260

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 6,030

(16) Deck/Balcony

Pine w/Roof,Standard 19.00 136 2,584

County Multiplier = 1.38 =&gt; Cost New = 3,566

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 2,603

Total Depreciated Cost = 86,561

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 =&gt; TCV of Bldg: 1 = 128,111

2018 Est. T.C.V. 009-260-054-00 = 275,891

Est. TCV/Total Floor Area = 269.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
134,100	134,100	134,100	109,625	2.10	0	0	0	2,302	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
137,900	137,900	137,900	111,927	111,927	111,927				

009-260-055-00 2018 Est. T.C.V. OUTWATER BENJAMI & KRISTEN &  
 Property Class: 401 6670 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
GROUP A 1800	61.00	109.00	0.9951	1.0000	1800	100		109,257
61 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								109,257

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	800	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900
Total Estimated Land Improvements True Cash Value =					1,900

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1552 SF Floor Area = 2056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.59	-9.13	0.00	1008	75,056
1	Story Siding	Crawl Space	65.63	-9.13	0.00	280	15,820
1	Story Siding	Crawl Space	65.63	-9.13	0.00	264	14,916

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
Public Sewer	1162.00	1	1,162
Well, 100 Feet	2700.00	1	2,700
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
WPP, Standard	27.05	25	676
(16) Deck/Balcony			
Pine w/Roof, Standard	15.60	250	3,900

County Multiplier = 1.38 =&gt; Cost New = 166,849

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 108,452

Separately Depreciated Items:

Square footage # 3 is depreciated at 85 %Good...	Base Cost Was =	14,916
County Multiplier = 1.38 =>	Cost New =	20,584
Phy/Ab.+hy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,	Depr.Cost =	4,117

(17) Garages

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

Base Cost	20.45	504	10,307
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County Multiplier = 1.38 =&gt; Cost New = 14,223

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 12,090

Total Depreciated Cost = 124,658

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 =&gt; TCv of Bldg: 1 = 180,755

2018 Est. T.C.V. 009-260-055-00 = 291,912

Est. TCv/Total Floor Area = 141.98, Most recent sale 08/30/2013 for 265,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,800	142,800	142,800	122,960	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	2,582	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,000	146,000	146,000	125,542	125,542	0	

009-260-057-00                      2018 Est. T.C.V.                      GREENLEE GERALD E & CHARLOTTE TRUST  
 Property Class: 401                      6650 W REDMAN DR  
 Map #:                      LAKE TOWNSHIP                      LAKE CITY, MI 49651

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

		* Factors *		LOTS 57 & 58				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	139.00	96.00	0.7772	0.9208	1100	100		109,428
139 Actual Front Feet, 0.31 Total Acres                      Total Est. Land Value =								109,428

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	800	71	1,954
Total Estimated Land Improvements True Cash Value =					1,954

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1877 SF    Floor Area = 1877 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.86	-8.68	1.17	1877	105,769

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior  
 Brick Veneer                      8.25                      480                      3,960

(13) Plumbing  
 Average Fixture(s)                      760.00                      1                      760  
 3 Fixture Bath                      2400.00                      1                      2,400  
 2 Fixture Bath                      1600.00                      1                      1,600

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

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

(16) Porches  
 CCP (1 Story), Standard                      18.69                      390                      7,289  
 CCP (1 Story), Standard                      24.85                      150                      3,728

(17) Garages  
 Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Base Cost                      16.63                      648                      10,776  
 Automatic Doors                      350.00                      1                      350

County Multiplier = 1.38 =>                      Cost New =                      200,319

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      130,207  
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 =                      192,707

2018 Est. T.C.V. 009-260-057-00                      =                      304,089

Est. TCV/Total Floor Area = 162.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,400	153,400	153,400	138,941	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	2,917	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,000	152,000	152,000	141,858	141,858	141,858	

009-260-062-00                      2018 Est. T.C.V.                      MCCRAY GAR BLAKE  
 Property Class: 401                      6870 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
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	8,000

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

County Multiplier = 1.38 =>                      Cost New =                      0

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      0

Separately Depreciated Items:

(17) Garages

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

Base Cost	9.71	1120	10,875
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County Multiplier = 1.38 =>                      Cost New =                      15,008

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,    Depr.Cost =                      10,656

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

Base Cost	13.65	480	6,552
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County Multiplier = 1.38 =>                      Cost New =                      9,042

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,    Depr.Cost =                      7,866

Total Depreciated Cost =                      18,522

ECF (409 - RURAL SUBS)                      1.010 => TCV of Bldg: 1 =                      18,707

2018 Est. T.C.V. 009-260-062-00                      =                      26,707

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,800	12,800	12,800	11,906	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	250	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,400	13,400	13,400	12,156	12,156	0	

009-260-063-00	2018 Est. T.C.V.	MCCRAY GAR BLAKE
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
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	8,000

2018 Est. T.C.V. 009-260-063-00 = 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	3,531	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	74	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,605	3,605	0	



009-260-064-00	2018 Est. T.C.V.	SCHRAM SUE
Property Class: 401		6844 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

		* Factors *		60X104 IRR M/L		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value J>	GROUP J	SITE	8K		8000 100	8,000
60 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =	8,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	2000	0	0
Shed: Wood Frame	9.59	1.00	80	77	591
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.5	94	1,410
Total Estimated Land Improvements True Cash Value =					2,001

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

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

Ground Area = Size for Rates = 1976 SF Floor Area = 1976 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	42.88	-7.00	2.59	1976	76,017

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
Separate Shower	580.00	1	580

## (14) Water/Sewer

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

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

Appliance Allowance	1235.00	1	1,235
Fireplace: Prefab 1 Story	1330.00	1	1,330

## (16) Deck/Balcony

Treated Wood, Standard	17.66	16	283
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County Multiplier = 1.38 =&gt; Cost New = 117,240

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 99,654  
ECF (409 - RURAL SUBS) 0.700 => TCV of Bldg: 1 = 69,758

2018 Est. T.C.V. 009-260-064-00 = 79,759

Est. TCV/Total Floor Area = 40.36, Most recent sale 01/06/2016 for 45,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,900	38,900	38,900	38,900	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	816	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,900	39,900	39,900	39,716	39,716	39,716

009-260-065-00	2018 Est. T.C.V.	LANGLANDS JANET K TRUST
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
57 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	8,000

2018 Est. T.C.V. 009-260-065-00 = 8,000

Est. TCV/Total Floor Area = 4.05

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	2,088	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	43	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	2,131	2,131	0	

009-260-066-00	2018 Est. T.C.V.	SCHLICKER GARY A & PAULA J
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 \* 57X 111.7 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J SITE 8K					8000	100		8,000
57 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	8,000

2018 Est. T.C.V. 009-260-066-00 = 8,000

Est. TCV/Total Floor Area = 4.05, Most recent sale 08/17/2007 for 15,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,000	4,000	4,000	3,531	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	74	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,605	3,605	0	

009-260-067-00                      2018 Est. T.C.V.                      BEDELL NEIL V & KAREN V  
 Property Class: 401                      6810 W REDMAN DR  
 Map #:                                      LAKE TOWNSHIP                      Lake City, MI 49651

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

\* Factors \*                                      2 LOTS: 150X68 IRR  
 Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason                      Value  
 <Site Value F> SITE 10K                      10000    100                      10,000  
 126 Actual Front Feet, 0.23 Total Acres                      Total Est. Land Value =                      10,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	1518	83	4,032
Shed: Metal Prefab	8.49	1.00	80	46	313
Total Estimated Land Improvements True Cash Value =					4,345

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

(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	Crawl Space	57.53	-8.40	0.00	1176	57,777

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer	8.00	192	1,536
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Prefab 1 Story	1710.00	1	1,710

(16) Porches

CCP (1 Story), Standard	29.05	96	2,789
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(17) Garages

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

Base Cost	15.16	864	13,098
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 =>

Cost New = 117,100

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 76,115  
 ECF (409 - RURAL SUBS)                      0.950 => TCV of Bldg: 1 = 72,309

2018 Est. T.C.V. 009-260-067-00                      = 86,654

Est. TCV/Total Floor Area = 73.69, Most recent sale 07/11/2013 for 84,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
41,400	41,400	41,400	40,305	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	846	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,300	43,300	43,300	41,151	41,151	0	

009-260-069-00	2018 Est. T.C.V.	CLAYTON'S HARBOR ASSOC
Property Class: 700		MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1100/FF	70.00	125.00	0.9548	1.0000	1100	100		73,520
70 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 73,520

2018 Est. T.C.V. 009-260-069-00 = 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	