

009-400-001-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOTS 1, 3 & 3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
238 Actual Front Feet, 0.86 Total Acres							Total Est. Land Value =	3,000

2018 Est. T.C.V. 009-400-001-00 = 3,000

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,531	1,500	0	

009-401-003-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOT 8, 9, 3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
264 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	3,000

2018 Est. T.C.V. 009-401-003-00 = 3,000

Est. TCv/Total Floor Area = 2.67

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500	1,500	1,500	1,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	1,531	1,500	0	

009-401-010-00 2018 Est. T.C.V. BLACK CHARLES E & EVA R ETAL
 Property Class: 401 LAUREL ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1938

(11) Heating System: Space Heater

Ground Area = Size for Rates = 728 SF Floor Area = 728 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.38	-10.22	-1.89	728	29,317

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 48,813

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 26,847
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 10,739

2018 Est. T.C.V. 009-401-010-00 = 11,739

Est. TCV/Total Floor Area = 16.13

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,200	5,200	5,200	5,200	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	109	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,900	5,900	5,900	5,309	5,309	0	

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

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors * LOT 8 & 9

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
161 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								2,000

2018 Est. T.C.V. 009-402-008-00	=	2,000			
Est. TCV/Total Floor Area = 2.75					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,000	1,000	1,000	1,000	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,000	1,000	1,000	1,021	1,000	0

009-402-010-00 2018 Est. T.C.V. TAYLOR WILLIAM (LE) ETAL
 Property Class: 401 10132 W LAUREL ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1981

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	49.60	-9.61	0.66	936	38,048

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEF (1 Story), Standard	62.50	40	2,500
WPP, Standard	31.57	15	474

County Multiplier = 1.42 => Cost New = 66,849

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 43,452

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	20.28	208	4,218
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County Multiplier = 1.42 => Cost New = 5,990

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 4,552

Total Depreciated Cost = 48,004

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 = 24,002

2018 Est. T.C.V. 009-402-010-00 = 25,002

Est. TCV/Total Floor Area = 26.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,800	14,800	14,800	12,235	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	256	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	12,491	12,491	12,491	

009-403-001-00	2018 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS B TYPE	292.00	275.00	1.0000	1.0000	20	100		5,840
292 Actual Front Feet, 1.84 Total Acres								Total Est. Land Value = 5,840

2018 Est. T.C.V. 009-403-001-00 = 5,840

Est. TCV/Total Floor Area = 6.24

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,900	2,900	2,900	2,900	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	
2,900	2,900	2,900	2,960	2,900	0	

009-411-004-00	2018 Est. T.C.V.	BAIRD BONNIE &
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-411-004-00 = 1,000

Est. TCV/Total Floor Area = 1.10, Most recent sale 01/15/2015 for 3,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	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		
500	500	500	510	500	0		

009-411-005-00	2018 Est. T.C.V.	BAIRD BONNIE &
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-411-005-00 = 1,000

Est. TCV/Total Floor Area = 1.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
500	500	500	510	500	0	

009-412-003-00	2018 Est. T.C.V.	ERICKSON ROBERT E & ROSE M
Property Class: 402		S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

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

2018 Est. T.C.V. 009-412-003-00 = 1,000

Est. TCV/Total Floor Area = 1.23

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	510	500	500	

009-414-001-00	2018 Est. T.C.V.	ROGERS BRIAN
Property Class: 401		212 W WALNUT ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	9.16	1.00	40	45	165
					Total Estimated Land Improvements True Cash Value = 165

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1900

(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	Basement	60.33	0.00	0.00	924	55,745

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

Basement Living Finish	16.50	924	15,246
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
Fireplace: Exterior 1 Story	3450.00	1	3,450
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

WCP (1 Story), Standard	29.48	84	2,476
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(16) Deck/Balcony

Treated Wood, Standard	6.69	216	1,445
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County Multiplier = 1.38 =>

Cost New = 122,375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	79,544
ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV of Bldg: 1 =		39,772

2018 Est. T.C.V. 009-414-001-00 = 40,937

Est. TCV/Total Floor Area = 44.30, Most recent sale 10/11/2017 for 74,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,800	19,800	19,800	17,890	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
700	0	700	1,910	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,500	20,500	20,500	18,965	20,500	20,500	

009-414-002-00	2018 Est. T.C.V.	ROGERS BRIAN
Property Class: 402		W WALNUT ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
66 Actual Front Feet,	0.24	Total Acres			Total Est.		Land Value =	1,000

2018 Est. T.C.V. 009-414-002-00 = 1,000

Est. TCV/Total Floor Area = 1.08, Most recent sale 10/11/2017 for 74,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
500	500	500	500	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
500	500	500	510	500	500		

009-414-005-00 2018 Est. T.C.V. SUNDELL LEON & BONNIE M
 Property Class: 401 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	17.50	528	9,240
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 13,717

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 8,230
 ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 3,292

2018 Est. T.C.V. 009-414-005-00 = 4,292

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,900	1,900	1,900	1,900	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	200	0	39	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,100	2,100	2,100	1,939	1,939	0	

009-415-004-00 2018 Est. T.C.V. HELMER JESSE N
 Property Class: 401 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1900

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1035 SF Floor Area = 1552 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	61.36	-8.34	-3.74	1035	51,005

Other Additions/Adjustments	Rate	Size	Cost
County Multiplier = 1.38 =>			Cost New = 70,387

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 20/100/100/11.0, Depr.Cost = 7,743

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV of Bldg: 1 = 3,097

20 % Completed => Est. True Cash Value 2018 = 619

2018 Est. T.C.V. 009-415-004-00 = 1,619

Est. TCV/Total Floor Area = 1.04

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800	800	800	800	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	
800	800	800	816	800	0	0

009-415-007-00	2018 Est. T.C.V.	RUOFF MARTIN J & REBECCA K
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

2018 Est. T.C.V. 009-415-007-00 = 2,000

Est. TCV/Total Floor Area = 1.71, Most recent sale 10/07/2014 for 3,300

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	1,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	1,021	1,000	0	

009-415-009-00 2018 Est. T.C.V. BALDWIN VELDA K (LE) &
 Property Class: 401 593 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	100		1,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								2,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.99	1.00	64	45	230
Total Estimated Land Improvements True Cash Value =					230

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

(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	48.93	0.00	0.66	960	47,606

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	1650.00	1	1,650
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(14) Water/Sewer

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

(16) Porches

CCP (1 Story), Standard	29.27	80	2,342
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(17) Garages

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

Base Cost	16.05	576	9,245
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County Multiplier = 1.38 =>	Cost New =	89,890
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,	Depr.Cost =	63,822
ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 =		35,102

2018 Est. T.C.V. 009-415-009-00	=	37,332
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Est. TCV/Total Floor Area = 38.89

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,700	18,700	18,700	15,216	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	319	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,700	18,700	18,700	15,535	15,535	15,535	

009-415-011-00 2018 Est. T.C.V. BURCH RAYMOND
 Property Class: 401 611 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	1,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1512 SF Floor Area = 1512 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 44.77 -7.53 0.66 1512 57,305

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

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

County Multiplier = 1.38 => Cost New = 90,887

Notes: REDMAN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 81,798
 ECF (424 - JENNINGS RESIDENTIAL) 0.600 => TCV of Bldg: 1 = 49,079

2018 Est. T.C.V. 009-415-011-00 = 50,079

Est. TCV/Total Floor Area = 33.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,000	25,000	25,000	16,450	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	345	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,000	25,000	25,000	16,795	16,795	16,795	

009-416-006-00	2018 Est. T.C.V.	HORN WALLACE
Property Class: 402		S LA CHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	Base	Lot	Rate		1000	100		1,000
50 Actual Front Feet,	0.19	Total Acres			Total Est.	Land Value =		1,000

2018 Est. T.C.V. 009-416-006-00 = 1,000

Est. TCV/Total Floor Area = 0.66

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
500	500	500	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	
500	500	500	510	500	0	

009-416-007-00 2018 Est. T.C.V. HORN WALLACE H
 Property Class: 401 S LA CHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> Base Lot Rate					1000	100		1,000
<Site Value A> Base Lot Rate					1000	25	PRT OF LOT 6	250
82 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								1,250

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

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(13) Plumbing

3 Fixture Bath	1650.00	-1	-1,650
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(17) Garages

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

Base Cost	14.60	720	10,512
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 12,678

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 10,142
 ECF (424 - JENNINGS RESIDENTIAL) 0.550 => TCV of Bldg: 1 = 5,578

2018 Est. T.C.V. 009-416-007-00 = 6,828

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,400	3,400	3,400	447	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	9	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,400	3,400	3,400	456	456	0	

009-430-003-00 2018 Est. T.C.V. ROOT DEAN
 Property Class: 401 6095 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
117 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	440	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.28	-7.64	0.00	1680	78,355

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	6.20	350	2,170
Treated Wood,Standard	10.15	48	487

(17) Garages

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

Base Cost	17.14	672	11,518
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 139,208

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 104,406
 ECF (430 LAKE ESTATES) 0.750 => TCV of Bldg: 1 = 78,305

2018 Est. T.C.V. 009-430-003-00 = 86,255

Est. TCV/Total Floor Area = 51.34, Most recent sale 02/08/2017 for 27,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,200	29,200	29,200	25,097	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
12,100	1,800	0	12,100	5,903	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,100	43,100	43,100	37,724	43,100	0	0

009-430-004-00 2018 Est. T.C.V. DENMAN ADAM LEE
 Property Class: 401 6111 W JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.79	1.00	120	50	527
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					911

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1995

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	45.67	-11.25	0.66	1352	47,428

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, 100 Feet	2425.00	1	2,425

(16) Porches

WCP (1 Story), Standard	35.06	48	1,683
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County Multiplier = 1.38 => Cost New = 75,380

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 58,796
 ECF (430 LAKE ESTATES) 0.600 => TCV of Bldg: 1 = 35,278

2018 Est. T.C.V. 009-430-004-00 = 43,189

Est. TCV/Total Floor Area = 31.94, Most recent sale 05/24/2017 for 41,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,500	28,500	28,500	24,794	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,900	0	0	-3,194	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,600	21,600	21,600	25,314	21,600	0	

009-430-005-00	2018 Est. T.C.V.	DENMAN ADAM LEE
Property Class: 402		W JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
98 Actual Front Feet, 0.44 Total Acres								Total Est. Land Value = 7,000

2018 Est. T.C.V. 009-430-005-00 = 7,000

Est. TCV/Total Floor Area = 5.18, Most recent sale 05/24/2017 for 41,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	2,458	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	1,042	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	2,509	3,500	0	

009-430-006-00 2018 Est. T.C.V. ROOT DEAN
 Property Class: 401 6131 JAMES ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	98				7000	100		7,000
98 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.11	1.00	68	50	378
Total Estimated Land Improvements True Cash Value =					378

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1084 SF Floor Area = 1084 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.44	0.00	0.00	958	55,986
1	Story Siding	Slab	58.44	-10.26	0.00	126	6,071

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) Deck/Balcony

Treated Wood, Standard	8.47	80	678
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County Multiplier = 1.38 => Cost New = 94,328

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 80,179
 ECF (430 LAKE ESTATES) 0.750 => TCV of Bldg: 1 = 60,134

2018 Est. T.C.V. 009-430-006-00 = 67,512

Est. TCV/Total Floor Area = 62.28, Most recent sale 05/24/2010 for 18,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,800	31,800	31,800	21,028	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,000	0	441	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,800	33,800	33,800	21,469	21,469	0	

009-430-007-00	2018 Est. T.C.V.	NLG ENTERPRISE LLC
Property Class: 401		6175 W JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
98 Actual Front Feet, 0.44 Total Acres								Total Est. Land Value = 7,000

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	47.71	0.00	0.66	1080	52,240

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, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 81,402

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 61,051
ECF (430 LAKE ESTATES) 0.750 => TCV of Bldg: 1 = 45,788

2018 Est. T.C.V. 009-430-007-00 = 52,788

Est. TCV/Total Floor Area = 48.88, Most recent sale 06/17/2010 for 39,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,900	24,900	24,900	21,092	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	442	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,400	26,400	26,400	21,534	21,534	0	

71,600

71,600

71,600

65,519

65,519

65,519

009-430-012-00 2018 Est. T.C.V. BITTELL RAYMOND & CAROL
 Property Class: 401 S BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	90				9000	100		9,000
90 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	240	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 1994

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
Other Additions/Adjustments							Rate	Size	Cost

(17) Garages

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

Base Cost	11.14	768	8,556
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 12,290

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 11,429
 ECF (430 LAKE ESTATES) 0.980 => TCV of Bldg: 1 = 11,201

2018 Est. T.C.V. 009-430-012-00 = 20,676

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,900	9,900	9,900	6,627	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	139	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,300	10,300	10,300	6,766	6,766	6,766	

009-430-013-00 2018 Est. T.C.V. REDMAN ROBERT L & SHAWN
 Property Class: 401 1796 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	90				9000	100		9,000
90 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =			9,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	408	0	0
D/W/P: Asphalt Paving	1.61	1.00	300	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 Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1272 SF Floor Area = 1272 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.42	0.00	0.00	1080	69,574
1	Story Siding	Crawl Space	64.42	-9.17	0.00	192	10,608

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

(16) Porches			
CCP (1 Story), Standard	29.85	100	2,985

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

(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
Automatic Doors	375.00	2	750

County Multiplier = 1.38 => Cost New = 142,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 99,696

Separately Depreciated Items:

Square footage # 2 is depreciated at 88 %Good...	Base Cost Was =	10,608
County Multiplier = 1.38 =>	Cost New =	14,639
Phy/Ab.+hy/Func/Econ/Comb.%Good= 18/100/100/100/18.0,	Depr.Cost =	2,635
ECF (430 LAKE ESTATES) 0.980 => TCV of Bldg: 1 =		100,285

2018 Est. T.C.V. 009-430-013-00 = 110,921

Est. TCV/Total Floor Area = 87.20

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,400	51,400	51,400	42,361	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	889	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,500	55,500	55,500	43,250	43,250	43,250	

009-430-014-00 2018 Est. T.C.V. REDMAN ROBERT L & SHAWN A
 Property Class: 402 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
90 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	9,000

2018 Est. T.C.V. 009-430-014-00 = 9,000

Est. TCV/Total Floor Area = 7.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	1,982	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	41	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	2,023	2,023	2,023	

009-430-015-00 2018 Est. T.C.V. REINKE FREDERICK C
 Property Class: 401 1746 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE					9000	100		9,000
100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	94	721
Shed: Wood Frame	7.13	1.00	288	94	1,930
Total Estimated Land Improvements True Cash Value =					2,651

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.06	-7.60	0.66	1456	55,503

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100

(14) Water/Sewer

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: Wood Stove	950.00	1	950

(16) Porches

CCP (1 Story), Standard	24.21	128	3,099
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(17) Garages

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

Base Cost	17.65	576	10,166
Common Wall: 1 Wall	-1175.00	1	-1,175
Automatic Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 103,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 72,537
 ECF (430 LAKE ESTATES) 0.750 => TCV of Bldg: 1 = 54,403

2018 Est. T.C.V. 009-430-015-00 = 66,054

Est. TCV/Total Floor Area = 45.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
31,200	31,200	31,200	27,425	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	575	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,000	33,000	33,000	28,000	28,000	28,000	

009-430-018-00 2018 Est. T.C.V. MCNEILLY EDWIN L TRUSTEE
 Property Class: 401 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
66 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								9,000

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

(17) Garages

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

Base Cost	12.02	768	9,231
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 13,257

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 12,594
 ECF (430 LAKE ESTATES) 0.980 => TCV of Bldg: 1 = 12,342

2018 Est. T.C.V. 009-430-018-00 = 21,342

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/1997 for 11,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,200	10,200	10,200	7,602	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	159	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,700	10,700	10,700	7,761	7,761	0	

009-430-020-00 2018 Est. T.C.V. SCHULTZ DERRICK S & ROSE MARIE
 Property Class: 401 6216 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE					9000	100		9,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	16.41	1.00	10	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1020 SF Floor Area = 1020 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.32	-10.22	0.00	1020	61,302

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	7.43	153	1,137
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(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 = 104,231

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 72,962
 ECF (430 LAKE ESTATES) 0.980 => TCV of Bldg: 1 = 71,503

2018 Est. T.C.V. 009-430-020-00 = 81,473

Est. TCV/Total Floor Area = 79.88, Most recent sale 08/23/2004 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
37,800	37,800	37,800	27,706	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	581	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,700	40,700	40,700	28,287	28,287	0	0

009-430-021-00	2018 Est. T.C.V.	SCHULTZ DERRICK S & ROSE M
Property Class: 402		W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	9,000

2018 Est. T.C.V. 009-430-021-00 = 9,000

Est. TCV/Total Floor Area = 8.82, Most recent sale 08/17/2015 for 2,536

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
4,500	4,500	4,500	4,500	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			
4,500	4,500	4,500	4,594	4,500	0			

009-430-023-00	2018 Est. T.C.V.	PSAROS GREGORY & SHELLY
Property Class: 402		W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE		\$9000			9000	100		9,000
100 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	9,000

2018 Est. T.C.V. 009-430-023-00 = 9,000

Est. TCV/Total Floor Area = 8.93, Most recent sale 12/16/2011 for 39,950

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	4,500	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	
4,500	4,500	4,500	4,594	4,500	4,500	

009-430-026-00 2018 Est. T.C.V. STILLMAN ALAN F & LINDA
 Property Class: 401 6060 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> SITE \$9000 9000 100 9,000
 116 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 9,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 D/W/P: Asphalt Paving 1.42 1.00 1248 67 1,187
 Residential Local Cost Land Improvements
 Description Rate CountyMult. Size %Good Cash Value
 LAND IMPROVE 2500 2500.00 1.00 1.0 100 2,500
 Total Estimated Land Improvements True Cash Value = 3,687

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Hot Water
 Ground Area = Size for Rates = 1344 SF Floor Area = 1344 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 45.71 -7.77 1.51 1344 53,021

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 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: Direct-Vented Gas 725.00 1 725

(16) Deck/Balcony
 Treated Wood,Standard 12.95 25 324
 Treated Wood,Standard 7.70 96 739

(17) Garages
 Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 20.05 480 9,624
 Automatic Doors 375.00 1 375

County Multiplier = 1.38 => Cost New = 98,746

Notes: SCHULTZ HOMES

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 74,059
 ECF (430 LAKE ESTATES) 0.750 => TCV of Bldg: 1 = 55,544

2018 Est. T.C.V. 009-430-026-00 = 68,231

Est. TCV/Total Floor Area = 50.77, Most recent sale 10/01/2012 for 58,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,300	32,300	32,300	29,045	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,800	0	609	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,100	34,100	34,100	29,654	29,654	0	

009-430-027-00 2018 Est. T.C.V. DUVALL NORMA J
 Property Class: 401 6050 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	66				9000	100		9,000
66 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	672	71	1,641
Total Estimated Land Improvements True Cash Value =					1,641

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

(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	67.78	0.00	0.00	960	65,069

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
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(16) Porches

CCP (1 Story), Standard	35.60	60	2,136
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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 => Cost New = 118,405

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 82,883
 ECF (430 LAKE ESTATES) 0.980 => TCV of Bldg: 1 = 81,226

2018 Est. T.C.V. 009-430-027-00 = 91,867

Est. TCV/Total Floor Area = 95.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
42,600	42,600	42,600	34,390	2.10	0	0	0	722	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
45,900	45,900	45,900	35,112	35,112	35,112				

009-430-028-00 2018 Est. T.C.V. GARVIE THOMAS & DEBORAH
 Property Class: 401 1693 S KATHLEEN DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
66 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.00	3100	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 BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1325 SF Floor Area = 1325 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.83	-7.80	2.59	1104	44,844
1	Story Siding	Crawl Space	45.83	-7.80	2.59	221	8,977

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath 1650.00 1 1,650

(14) Water/Sewer

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

(16) Porches

WCP (1 Story), Standard 20.67 180 3,721
WCP (1 Story), Standard 21.77 156 3,396
CCP (1 Story), Standard 17.30 372 6,436
WPP, Standard 15.87 64 1,016

(16) Deck/Balcony

Treated Wood, Standard 6.30 240 1,512

(17) Garages

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

Base Cost 16.37 672 11,001
Automatic Doors 350.00 2 700

County Multiplier = 1.38 =>

Cost New = 119,493

Notes: 1989 FAIRMONT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,645
ECF (430 LAKE ESTATES) 0.750 => TCV of Bldg: 1 = 62,734

2018 Est. T.C.V. 009-430-028-00 = 72,109

Est. TCV/Total Floor Area = 54.42, Most recent sale 09/18/2017 for 55,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
34,000	34,000	34,000	23,720	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100	0	0	12,380	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,100	36,100	36,100	24,218	36,100	36,100

009-430-029-00 2018 Est. T.C.V. EMOND WILFRED & PATSY
 Property Class: 401 1707 S KATHLEEN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
93 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.48	1.00	225	71	1,515
Total Estimated Land Improvements True Cash Value =					1,515

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1224 SF Floor Area = 1224 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.82	-9.27	0.00	1224	67,993

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) Deck/Balcony

Treated Wood,Standard	7.39	160	1,182
Treated Wood,Standard	14.15	25	354

County Multiplier = 1.38 => Cost New = 113,631

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 68,179

Separately Depreciated Items:

Square footage # 1 is depreciated at 46 %Good...	Base Cost Was =	67,993
County Multiplier = 1.38 =>	Cost New =	93,831
Phy/Ab.Phy/Func/Econ/Comb.%Good=-14/100/100/100/-14.0,	Depr.Cost =	-13,136
ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 =		49,538

2018 Est. T.C.V. 009-430-029-00 = 58,053

Est. TCV/Total Floor Area = 47.43

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,000	29,000	29,000	24,264	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	509	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	24,773	24,773	0	

009-430-031-00 2018 Est. T.C.V. ANDRASH STEPHEN & PATRICIA
 Property Class: 201 1748 S MOREY RD
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M-55/66	\$300	94.00	183.00	1.0000	0.0000	300	100*	0
COMMERCIAL	\$1.5/SQFT		0.40 Acres		65340	100		25,809
* denotes lines that do not contribute to the total acreage calculation.								
94 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								25,809

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
PAVING	1.00	1.00	5000.0	88	100	4,400
Total Estimated Land Improvements True Cash Value =						4,400

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

(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	69.21	-10.17	0.00	864	51,011

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

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

(16) Porches

CPP, Standard	18.25	63	1,150
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(17) Carports

Aluminum	7.70	378	2,911
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(17) Garages

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

Base Cost	15.95	720	11,484
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 100,312

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 60,187
 ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 54,169

2018 Est. T.C.V. 009-430-031-00 = 84,378

Est. TCV/Total Floor Area = 97.66, Most recent sale 10/01/1995 for 25,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,900	42,900	42,900	22,839	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	479	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,200	42,200	42,200	23,318	23,318	0	

009-430-032-00	2018 Est. T.C.V.	STANLEY LAURA
Property Class: 401		6068 W JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
132 Actual Front Feet, 0.36 Total Acres								Total Est. Land Value = 7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	192	0	0
D/W/P: Asphalt Paving	1.42	1.00	1200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Total Estimated Land Improvements True Cash Value =					970

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

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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
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(17) Garages

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

Base Cost	21.35	384	8,198
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 86,909

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0,	Depr.Cost =	68,658
ECF (430 LAKE ESTATES)	0.980 => TCV of Bldg: 1 =	67,285

2018 Est. T.C.V. 009-430-032-00 = 75,255

Est. TCV/Total Floor Area = 74.66, Most recent sale 06/29/2010 for 57,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,900	34,900	34,900	30,085	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	631	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,600	37,600	37,600	30,716	30,716	30,716	

009-430-033-00 2018 Est. T.C.V. ROOT DEAN M
 Property Class: 401 W JAMES DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
111 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	480	0	0
Shed: Wood Frame	9.59	1.00	80	25	192
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 =					667

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

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

Ground Area = Size for Rates = 1568 SF Floor Area = 1568 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	44.49	-7.45	0.00	1568	58,079

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, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.38 => Cost New = 89,459

Notes: 1996 PATRIOT

2014 REROOF

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 76,041
 ECF (430 LAKE ESTATES) 0.750 => TCV of Bldg: 1 = 57,030

2018 Est. T.C.V. 009-430-033-00 = 64,697

Est. TCV/Total Floor Area = 41.26, Most recent sale 03/16/2005 for 4,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
30,400	30,400	30,400	26,514	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	556	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,300	32,300	32,300	27,070	27,070	0	

009-430-034-00	2018 Est. T.C.V.	HEATER WARREN J & SHARON E
Property Class: 402		JAMES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-430-034-00 = 7,000

Est. TCV/Total Floor Area = 4.46, Most recent sale 08/01/1999 for 66,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,500	3,500	3,500	2,902	2.10				
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	60	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,500	3,500	3,500	2,962	2,962	2,962			

009-430-036-00 2018 Est. T.C.V. HEATER WARREN J & SHARON E
 Property Class: 401 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	7000				7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	320	99	944
Total Estimated Land Improvements True Cash Value =					944

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2009

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	13.35	1200	16,020
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 22,556

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 21,428
 ECF (430 LAKE ESTATES) 0.980 => TCV of Bldg: 1 = 21,000

2018 Est. T.C.V. 009-430-036-00 = 28,944

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	12,429	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	261	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,500	14,500	14,500	12,690	12,690	12,690	

009-430-037-00 2018 Est. T.C.V. SHEIDLER DONALD B & JUNE A
 Property Class: 401 6172 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	80	94	224
Total Estimated Land Improvements True Cash Value =					224

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D+10 Blt 1992

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	52.24	0.00	0.72	1104	58,468

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Garages

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

Base Cost	21.35	384	8,198
Common Wall: 1 Wall	-1175.00	1	-1,175
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 97,860

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 80,245
 ECF (430 LAKE ESTATES) 0.980 => TCV of Bldg: 1 = 78,641

2018 Est. T.C.V. 009-430-037-00 = 85,865

Est. TCV/Total Floor Area = 77.78

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,700	39,700	39,700	34,159	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	717	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,900	42,900	42,900	34,876	34,876	34,876	

009-430-038-00 2018 Est. T.C.V. SHEIDLER DONALD B & JUNE A
 Property Class: 401 JAMES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	\$7000				7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,000

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

(17) Garages

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

Base Cost	15.09	384	5,795
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.10	384	-1,190

County Multiplier = 1.38 => Cost New = 6,837

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 6,495

ECF (430 LAKE ESTATES) 0.980 => TCV of Bldg: 1 = 6,365

2018 Est. T.C.V. 009-430-038-00 = 13,365

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,400	6,400	6,400	4,811	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	300	0	0	101	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,700	6,700	6,700	4,912	4,912	4,912	

009-430-040-00 2018 Est. T.C.V. WEATHERBY ROBERT L & JOAN L
 Property Class: 401 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE		\$7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,000

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

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	10.69	896	9,578
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Mechanical Doors	325.00	2	650
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Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	12.70	512	6,502
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Common Wall: 1 Wall	-731.25	1	-731
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Mechanical Doors	325.00	1	325
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County Multiplier = 1.38 => Cost New = 22,528

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 19,149

ECF (430 LAKE ESTATES) 0.980 => TCV of Bldg: 1 = 18,766

2018 Est. T.C.V. 009-430-040-00 = 25,766

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,100	12,100	12,100	10,770	2.10		

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	800	0	0	226	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,900	12,900	12,900	10,996	10,996	10,996

009-430-044-00	2018 Est. T.C.V.	HUTCHINSON CARL &
Property Class: 402		W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> SITE	\$9000				9000	100		9,000
240 Actual Front Feet, 0.83 Total Acres								Total Est. Land Value = 9,000

2018 Est. T.C.V. 009-430-044-00 = 9,000

Est. TCV/Total Floor Area = 5.36

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	1,513	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	31	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,500	4,500	4,500	1,544	1,544	0	

009-430-045-00 2018 Est. T.C.V. ROOT DEAN & SHERYL
 Property Class: 401 6066 W DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	768	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 Estimates for Res. Building: 1 Mobile Home Class: Good Quality >
 (11) Heating System: Forced Warm Air

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Siding	Comp.Shingle	48.78	0.00	0	672	32,780

Other Additions/Adjustments	Rate	Size	Cost
Expando	25.40	84	2,134
Addition/Crawl	45.75	256	11,712

(2) Skirting			
Metal/Vinyl	6.42	136	873

(9) Foundation			
Foundation Wall: Concrete	7.38	0	0

(13) Plumbing			
Average Fixture(s)	645.00	1	645

(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

(16) Porches			
WSEP (1 Story), Standard	30.23	112	3,386

(17) Garages			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.90	728	7,935
Mechanical Doors	325.00	2	650

County Multiplier = 1.38 => Cost New = 88,095

Phy/Ab.Phy/Func/Econ/Comb.%Good=	35/100/100/100/35.0,	Depr.Cost =	30,833
ECF (430 LAKE ESTATES)	0.650 => TCV of Bldg: 1 =		20,042

2018 Est. T.C.V. 009-430-045-00 = 27,992

Est. TCV/Total Floor Area = 30.16, Most recent sale 12/01/1997 for 17,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,000	14,000	14,000	12,447	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	261	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,000	14,000	14,000	12,708	12,708	0

009-430-046-00 2018 Est. T.C.V. PETERSON DAWN L
 Property Class: 401 6094 DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	840	71	1,777
Total Estimated Land Improvements True Cash Value =					1,777

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1032 SF Floor Area = 1032 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.15	-8.35	0.66	1032	41,755

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

WGEP (1 Story), Standard	25.35	304	7,706
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(16) Deck/Balcony

Treated Wood, Standard	8.34	72	600
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(17) Garages

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

Base Cost	13.39	960	12,854
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 98,550

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 64,057
 ECF (430 LAKE ESTATES) 0.980 => TCV of Bldg: 1 = 62,776

2018 Est. T.C.V. 009-430-046-00 = 71,553

Est. TCV/Total Floor Area = 69.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,200	33,200	33,200	27,657	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	580	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,800	35,800	35,800	28,237	28,237	28,237	

009-430-047-00 2018 Est. T.C.V. LERG DONALD R
 Property Class: 401 6112 W DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value B> SITE \$7000 7000 100 7,000
 100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 7,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000
 Description Rate CountyMult. Size %Good Cash Value
 D/W/P: 3.5 Concrete 3.44 1.00 286 0 0
 Shed: Wood Frame 12.07 1.00 80 94 908
 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 = 1,858

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1224 SF Floor Area = 1224 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 64.82 -9.27 0.00 1224 67,993

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, 100 Feet 2700.00 1 2,700

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

(16) Porches
 WCP (1 Story), Standard 38.16 48 1,832

County Multiplier = 1.38 => Cost New = 107,587

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,932

Separately Depreciated Items:

(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= 88/100/100/100/88.0, Depr.Cost = 1,151
 Treated Wood,Standard 7.34 168 1,233
 County Multiplier = 1.38 => Cost New = 1,702
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 1,515

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 19.04 832 15,841
 Common Wall: 1 Wall -1300.00 1 -1,300
 County Multiplier = 1.38 => Cost New = 20,067
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 14,649

Total Depreciated Cost = 87,246
 ECF (430 LAKE ESTATES) 0.980 => TCv of Bldg: 1 = 85,502

2018 Est. T.C.V. 009-430-047-00 = 94,360

Est. TCv/Total Floor Area = 77.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,700	43,700	43,700	36,088	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,500	0	757	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,200	47,200	47,200	36,845	36,845	36,845	

009-430-049-00 2018 Est. T.C.V. WILSON BILLY D & DONNA M
 Property Class: 401 6170 W DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE					3000	100		3,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	3,000

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	60	80	154
Total Estimated Land Improvements True Cash Value =					154

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1990

(11) Heating System: No Heating/Cooling

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

(17) Garages

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

Base Cost	15.30	720	11,016
Mechanical Doors	350.00	2	700

County Multiplier = 1.38 => Cost New = 16,168

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 13,743
 ECF (430 LAKE ESTATES) 0.980 => TCV of Bldg: 1 = 13,468

2018 Est. T.C.V. 009-430-049-00 = 16,622

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/1996 for 52,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
7,800	7,800	7,800	4,575	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	96	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,300	8,300	8,300	4,671	4,671	0

009-430-050-00 2018 Est. T.C.V. WILSON BILLY D & DONNA M
 Property Class: 401 6170 W DONALD DR
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	372	46	510
Shed: Wood Frame	9.17	1.00	96	45	396
Total Estimated Land Improvements True Cash Value =					906

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1974

(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	47.07	-8.11	0.66	1152	45,642

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CSEP (1 Story), Standard	21.49	288	6,189
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(17) Garages

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

Base Cost	16.90	624	10,546
Common Wall: 1/2 Wall	-575.00	1	-575
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 92,769

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 60,300
 ECF (430 LAKE ESTATES) 0.750 => TCV of Bldg: 1 = 45,225

2018 Est. T.C.V. 009-430-050-00 = 53,131

Est. TCV/Total Floor Area = 46.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,100	25,100	25,100	20,473	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	429	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,600	26,600	26,600	20,902	20,902	0	

009-430-051-00 2018 Est. T.C.V. SOLTOW JACK D TRUST
 Property Class: 401 6188 DONALD DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	100	7000			7000	100		7,000
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	1240	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 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	36.82	-0.75	-6	1440	48,760

Other Additions/Adjustments	Rate	Size	Cost
Free Standing Roof	4.57	1440	6,581

(2) Skirting			
Metal/Vinyl	5.70	168	958

(9) Foundation			
Foundation Wall: Concrete	6.92	0	0

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

(16) Porches			
WCP (1 Story), Standard	31.96	60	1,918

(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 => Cost New = 96,369

Notes: 1971 GLEN ARVIN MHD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 33,729
 ECF (430 LAKE ESTATES) 0.650 => TCV of Bldg: 1 = 21,924

2018 Est. T.C.V. 009-430-051-00 = 29,874
 Est. TCV/Total Floor Area = 20.75, Most recent sale 06/02/2005 for 45,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,900	14,900	14,900	13,156	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	276	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,900	14,900	14,900	13,432	13,432	0	

009-430-053-00	2018 Est. T.C.V.	WILSON BILLY D & DONNA M
Property Class: 402		CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE	\$3000				3000	100	1/2 OF LOT 53	3,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	3,000

2018 Est. T.C.V. 009-430-053-00 = 3,000

Est. TCV/Total Floor Area = 2.08, Most recent sale 07/01/1998 for 3,750

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
1,500	1,500	1,500	907	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	19	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
1,500	1,500	1,500	926	926	0			

009-430-053-50 2018 Est. T.C.V. REYNOLDS REBA M TRUST
 Property Class: 401 1695 BARBARA DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES
 * Factors * LOT 52 * 1/2 OF 53
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> SITE \$9000 9000 100 9,000
 150 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 9,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	1000	0	0
Shed: Wood Frame	10.75	1.00	80	95	817
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 =					1,767

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

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

Ground Area = Size for Rates = 1456 SF Floor Area = 1456 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 55.50 -7.93 -0.71 1456 68,228

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) Deck/Balcony

Treated Wood, Standard 9.15 64 586

(16) Breezeways

Frame Wall, Finished 27.25 80 2,180

County Multiplier = 1.38 => Cost New = 108,452

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 94,354

Separately Depreciated Items:

(17) Garages

Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 21.10 576 12,154
 County Multiplier = 1.38 => Cost New = 16,772
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 12,914

Total Depreciated Cost = 107,268

ECF (430 LAKE ESTATES) 0.750 => TCV of Bldg: 1 = 80,451

2018 Est. T.C.V. 009-430-053-50 = 91,218

Est. TCV/Total Floor Area = 62.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,900	42,900	42,900	37,343	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	784	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,600	45,600	45,600	38,127	38,127	38,127	

009-430-054-00	2018 Est. T.C.V.	WILSON BILLY D & DONNA M
Property Class: 402		CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
100 Actual Front Feet,	0.34	Total Acres					Total Est. Land Value =	7,000

2018 Est. T.C.V. 009-430-054-00 = 7,000

Est. TCV/Total Floor Area = 4.81

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,500	3,500	3,500	1,828	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	38	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	1,866	1,866	0	

009-430-057-00 2018 Est. T.C.V. TAYLOR CLIFFORD W & DAWN A
 Property Class: 401 6089 W CHARLES DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	\$7000				7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								7,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1809 SF Floor Area = 1809 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.44	-7.17	0.66	1809	66,806

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, 100 Feet	2425.00	1	2,425

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	6.52	198	1,291
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(17) Garages

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

Base Cost	14.48	864	12,511
Mechanical Doors	325.00	1	325

County Multiplier = 1.38 => Cost New = 120,998

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 102,849
 ECF (430 LAKE ESTATES) 0.750 => TCV of Bldg: 1 = 77,137

2018 Est. T.C.V. 009-430-057-00 = 84,137

Est. TCV/Total Floor Area = 46.51, Most recent sale 08/01/1999 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,500	39,500	39,500	34,105	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,600	0	716	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,100	42,100	42,100	34,821	34,821	34,821	

009-430-058-00 2018 Est. T.C.V. CHAMPLIN BRUCE & PATRICIA
 Property Class: 401 1696 S KATHLEEN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table R430.SUB 430 LAKE ESTATES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE					7000	100		7,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	7,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 896 SF Floor Area = 896 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.71	0.00	0.00	896	54,396

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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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

WCP (1 Story), Standard	41.46	40	1,658
CGEP (1 Story), Standard	48.71	72	3,507

(16) Deck/Balcony

Treated Wood, Standard	8.47	80	678
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County Multiplier = 1.38 => Cost New = 90,886

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 54,531
 ECF (430 LAKE ESTATES) 0.900 => TCV of Bldg: 1 = 49,078

2018 Est. T.C.V. 009-430-058-00 = 56,078

Est. TCV/Total Floor Area = 62.59, Most recent sale 05/05/2017 for 64,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
24,300	24,300	24,300	20,159	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	7,841	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	20,582	28,000	28,000	

009-440-003-00 2018 Est. T.C.V. CLINE ROBERT W & NANCY LIVING TRUST
 Property Class: 401 7207 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	62.00	221.00	0.9902	1.0000	1400	100		85,950
62 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								85,950

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	84	347
Shed: Wood Frame	11.06	1.00	120	45	597
Total Estimated Land Improvements True Cash Value =					944

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2024 SF Floor Area = 2024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.20	-8.11	1.92	2024	109,316

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) Deck/Balcony

Treated Wood, Standard	6.75	268	1,809
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 183,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 146,607

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 216,979

2018 Est. T.C.V. 009-440-003-00 = 303,873

Est. TCV/Total Floor Area = 150.13, Most recent sale 10/27/2005 for 310,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
146,100	146,100	146,100	137,791	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	2,893	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
151,900	151,900	151,900	140,684	140,684	140,684

009-440-007-00 2018 Est. T.C.V. KLOOSTERMAN LON ERIC & NANCY JOY
 Property Class: 401 7169 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	205.00	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	624	0	0
Shed: Wood Frame	12.61	1.00	64	50	404

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 =					1,354

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Average Blt 1974

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 897 SF Floor Area = 1121 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	45.35	-10.07	-3.32	897	28,668

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

(16) Porches

CGEP (1 Story), Standard	56.01	57	3,193
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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	20.15	520	10,478
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 65,368

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 42,489

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 62,884

2018 Est. T.C.V. 009-440-007-00 = 148,238

Est. TCV/Total Floor Area = 132.24, Most recent sale 03/04/2005 for 165,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,400	72,400	72,400	61,649	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	1,294	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,100	74,100	74,100	62,943	62,943	0

009-440-010-00 2018 Est. T.C.V. BORTON CRAIG S & DEANNA G
 Property Class: 401 7139 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	118.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								73,935

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 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1210 SF Floor Area = 1990 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	82.70	-9.30	2.87	860	65,592
2	Story Siding	Crawl Space	102.66	-9.30	3.83	350	34,017

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

(16) Deck/Balcony

Treated Wood, Standard	6.11	640	3,910
Wood Balcony	17.50	40	700

(17) Garages

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

Base Cost	24.01	360	8,644
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	360	1,422

County Multiplier = 1.38 => Cost New = 166,334

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 108,117
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 156,770

2018 Est. T.C.V. 009-440-010-00 = 233,080

Est. TCV/Total Floor Area = 117.13, Most recent sale 09/01/1998 for 162,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,800	113,800	113,800	90,342	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,700	0	0	1,897	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,500	116,500	116,500	92,239	92,239	92,239	

009-440-014-00 2018 Est. T.C.V. JOHNSTON DENNIS & JUDY T
 Property Class: 401 7099 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	50.00	122.00	1.0562	1.0000	1400	100		73,935
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								73,935

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	336	0	0
D/W/P: 3.5 Concrete	3.20	1.00	132	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 1.5S Cls CD Blt 1971

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 840 SF Floor Area = 1260 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	78.54	-9.18	-0.32	840	57,994

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
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches

WPP, Standard	14.36	96	1,379
WPP, Standard	8.61	336	2,893

(17) Garages

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

Base Cost	18.90	440	8,316
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 111,471

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,456
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 105,061

2018 Est. T.C.V. 009-440-014-00 = 179,471

Est. TCV/Total Floor Area = 142.44

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,900	87,900	87,900	73,283	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	0	1,538	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,700	89,700	89,700	74,821	74,821	74,821	

009-440-016-00 2018 Est. T.C.V. FRAZIER MICHAEL S & DIANE L
 Property Class: 401 7079 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	65.00	104.00	0.9763	1.0000	1400	100		88,841
65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								88,841

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	380	0	0
Fencing: Vnyl,Picket,36-48	13.31	1.00	40	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 1.5S Cls C+10 Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1435 SF Floor Area = 2022 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.55	-9.77	3.16	1175	96,280
1	Story Siding	Crawl Space	69.52	-9.77	2.11	260	16,084

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 2 Story	4650.00	1	4,650

(16) Porches

CCP (1 Story), Standard	44.00	40	1,760
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(17) Garages

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

Base Cost	20.86	696	14,519
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 194,137

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 155,309
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 = 225,198

2018 Est. T.C.V. 009-440-016-00 = 315,464

Est. TCV/Total Floor Area = 156.02, Most recent sale 07/01/2000 for 265,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
153,800	153,800	153,800	130,477	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	2,740	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,700	157,700	157,700	133,217	133,217	0

009-440-017-00 2018 Est. T.C.V. HANNON EDNA M
 Property Class: 401 7069 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP Lake City, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	130.68	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	360	71	818
Total Estimated Land Improvements True Cash Value =					818

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1967

(11) Heating System: Space Heater

Ground Area = Size for Rates = 856 SF Floor Area = 1144 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	78.18	-9.13	-4.28	576	37,308
1	Story Siding	Crawl Space	61.30	-9.13	-2.85	280	13,810

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
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Deck/Balcony

Treated Wood,Standard	5.99	504	3,019
Treated Wood,Standard	12.51	32	400
Treated Wood w/Roof,Standard	23.55	64	1,507

County Multiplier = 1.38 => Cost New = 89,857

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,914

Separately Depreciated Items:

Square footage # 2 is depreciated at 84 %Good...	Base Cost Was =	13,810
County Multiplier = 1.38 =>	Cost New =	19,057
Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0,	Depr.Cost =	4,574
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.450 => TCV of Bldg: 1 =		84,807

2018 Est. T.C.V. 009-440-017-00 = 169,625

Est. TCV/Total Floor Area = 148.27

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,900	81,900	81,900	69,019	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,900	0	1,449	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,800	84,800	84,800	70,468	70,468	0	

009-440-018-00 2018 Est. T.C.V. SMITH JAMES S & COLLEEN A
 Property Class: 401 7059 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	60.00	187.31	1.0000	1.0000	1400	100		84,000
60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								84,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	64	94	193
Shed: Wood Frame	9.75	1.00	126	95	1,168
Total Estimated Land Improvements True Cash Value =					1,361

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.91	-9.40	0.00	768	41,096

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
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Porches

WPP, Standard	29.46	20	589
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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: 18 Inch (Unfinished)

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

County Multiplier = 1.38 => Cost New = 86,061

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 60,243
 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 89,160

2018 Est. T.C.V. 009-440-018-00 = 174,521

Est. TCV/Total Floor Area = 227.24

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
84,500	84,500	84,500	74,766	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	1,570	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,300	87,300	87,300	76,336	76,336	0	

009-440-019-00 2018 Est. T.C.V. OSBORNE JOYCE E
 Property Class: 401 7049 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H 1400/FF	72.00	206.91	0.9468	1.0000	1400	100		95,435
72 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								95,435

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	612	76	1,488
D/W/P: Asphalt Paving	1.51	1.00	450	71	482
Shed: Metal Prefab	8.76	1.00	64	71	398
Total Estimated Land Improvements True Cash Value =					2,369

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 768 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	72.96	-9.40	-0.27	768	48,607

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

WGEP (1 Story), Standard	35.36	144	5,092
WGEP (1 Story), Standard	42.75	100	4,275

(17) Garages

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

Base Cost	15.75	672	10,584
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County Multiplier = 1.38 => Cost New = 102,365

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 74,726

Separately Depreciated Items:

(16) Deck/Balcony

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

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 1,806

Treated Wood,Standard	7.32	140	1,025
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County Multiplier = 1.38 => Cost New = 1,414

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 1,188

Total Depreciated Cost = 77,720

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.480 => TCV of Bldg: 1 = 115,026

2018 Est. T.C.V. 009-440-019-00 = 212,830

Est. TCV/Total Floor Area = 221.70

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,300	103,300	103,300	86,224	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	1,810	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,400	106,400	106,400	88,034	88,034	88,034	

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
189,200	189,200	189,200	155,403	155,403	155,403

009-450-005-00 2018 Est. T.C.V. STEPHAN ERIC C
 Property Class: 401 1841 S GREEN RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
GROUP A 200/FF	25.00	100.00	1.0000	1.0000	100	100	PART OF LOT 6	2,500
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								12,500

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	400	45	576
Total Estimated Land Improvements True Cash Value =					576

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 968 SF Floor Area = 968 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.75	-10.54	0.00	968	47,635

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

(17) Garages

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

Base Cost	23.60	480	11,328
Automatic Doors	375.00	1	375

County Multiplier = 1.38 => Cost New = 88,173

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,904
 ECF (409 - RURAL SUBS) 0.850 => TCV of Bldg: 1 = 44,968

2018 Est. T.C.V. 009-450-005-00 = 58,044

Est. TCV/Total Floor Area = 59.96, Most recent sale 06/29/2005 for 82,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
28,000	28,000	28,000	27,526	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	578	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,000	29,000	29,000	28,104	28,104	0	

009-450-010-00 2018 Est. T.C.V. VELDHEER DONALD J & TERESA M
 Property Class: 401 6990 S B ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 25K					25000	100		25,000
<Site Value A> GROUP A 10K					10000	100		10,000
75 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								35,000

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	43	50	74
Shed: Wood Frame	9.41	1.00	234	94	2,070
Shed: Wood Frame	9.59	1.00	212	94	1,911
Total Estimated Land Improvements True Cash Value =					4,056

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 484 SF Floor Area = 484 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	80.23	-13.81	0.00	484	32,147

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

CGEP (1 Story), Standard	46.10	96	4,426
WCP (1 Story), Standard	33.75	65	2,194

County Multiplier = 1.38 => Cost New = 66,314

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 43,104
 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.100 => TCV of Bldg: 1 = 47,415

2018 Est. T.C.V. 009-450-010-00 = 86,471

Est. TCV/Total Floor Area = 178.66, Most recent sale 11/23/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,200	41,200	41,200	23,536	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	494	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,200	43,200	43,200	24,030	24,030	0

009-450-010-20	2018 Est. T.C.V.	PAQUIN BRADLEY & KALEEN
Property Class: 401		1775 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	60.00	218.00	0.9554	1.0000	2400	100		137,584
60 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	137,584

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =					475

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

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.24	-8.54	-2.85	1104	51,722

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415
Fireplace: Exterior 1 Story 3450.00 1 3,450

(16) Deck/Balcony

Treated Wood,Standard 10.15 48 487
Treated Wood,Standard 6.49 264 1,713

County Multiplier = 1.38 => Cost New = 86,930

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,158
ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 78,237

2018 Est. T.C.V. 009-450-010-20 = 216,296

Est. TCV/Total Floor Area = 195.92, Most recent sale 09/01/1997 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,500	105,500	105,500	75,214	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	1,579	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,100	108,100	108,100	76,793	76,793	0	

009-450-010-40	2018 Est. T.C.V.	VELDHEER SANDRA LEE TRUST
Property Class: 401		1779 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	72.00	233.00	0.9129	1.0000	2400	100		157,744
72 Actual Front Feet, 0.39 Total Acres								Total Est. Land Value = 157,744

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	108	66	212
Total Estimated Land Improvements True Cash Value =					212

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 619 SF Floor Area = 619 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	70.56	-10.65	0.66	619	37,493

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Public Sewer 912.00 1 912

Well, 100 Feet 2425.00 1 2,425

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

Fireplace: Exterior 1 Story 3050.00 1 3,050

(17) Garages

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

Base Cost 24.66 288 7,102

Common Wall: 1 Wall -1175.00 1 -1,175

Mechanical Doors 325.00 1 325

County Multiplier = 1.38 =>

Cost New = 71,611

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 39,386

ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 59,079

2018 Est. T.C.V. 009-450-010-40 = 217,035

Est. TCV/Total Floor Area = 350.62, Most recent sale 08/21/2013 for 250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,500	106,500	106,500	98,368	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	2,065	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,500	108,500	108,500	100,433	100,433	0

009-450-010-60 2018 Est. T.C.V. VELDHEER SANDRA LEE TTEE
 Property Class: 401 1786 S FIRST ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F>	354	Back Lots			40000	100		40,000
65 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								40,000

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	480	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C+5 Blt 1976

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 864 SF Floor Area = 1296 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Basement 92.48 0.00 1.75 864 81,415

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Fireplace: Interior 1 Story	3250.00	1	3,250
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(16) Porches

WPP, Standard	7.82	491	3,840
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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
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.14	580	11,101
Mechanical Doors	350.00	1	350

County Multiplier = 1.38 => Cost New = 160,027

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 112,019
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 168,029

2018 Est. T.C.V. 009-450-010-60 = 210,404

Est. TCV/Total Floor Area = 162.35, Most recent sale 04/01/2003 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,600	99,600	99,600	60,070	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	1,261	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,200	105,200	105,200	61,331	61,331	61,331

009-450-011-00 2018 Est. T.C.V. LOREE JONATHAN L
 Property Class: 401 6980 W A ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	55.00	224.00	0.9765	1.0000	2400	100		128,892
55 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								128,892

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	88	0	0
Shed: Wood Frame	9.06	1.00	100	94	852

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 =					3,227

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 480 SF Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Basement	74.77	0.00	-1.89	480	34,982

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

Basement Living Finish	14.75	480	7,080
Walk out Basement Door(s)	625.00	1	625

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CCP (1 Story), Standard	56.11	20	1,122
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(16) Deck/Balcony

Treated Wood, Standard	6.50	200	1,300
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County Multiplier = 1.38 => Cost New = 73,494

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 44,096
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 66,145

2018 Est. T.C.V. 009-450-011-00 = 198,264

Est. TCV/Total Floor Area = 413.05, Most recent sale 05/20/2016 for 170,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,900	96,900	96,900	48,189	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	1,011	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,100	99,100	99,100	49,200	49,200	0	

009-450-015-00 2018 Est. T.C.V. KRONE JAMES & KRONE V & KRONE K &
 Property Class: 401 6940 W A ST
 Map #: LAKE TOWNSHIP Lake City, MI 49651

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2400/FF	58.00	280.00	0.9636	1.0000	2400	100		134,130
58 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								134,130

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.00	300	0	0
Shed: Wood Frame	9.59	1.00	80	94	721

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 =					2,146

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1108 SF Floor Area = 1108 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	47.46	-9.21	-1.89	1108	40,287

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

(16) Porches

CGEP (1 Story), Standard	36.23	128	4,637
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County Multiplier = 1.38 => Cost New = 68,429

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 47,900
 ECF (403 - LAKE MISSAUKEE AREA RES) 1.500 => TCV of Bldg: 1 = 71,851

2018 Est. T.C.V. 009-450-015-00 = 208,127

Est. TCV/Total Floor Area = 187.84

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,700	101,700	101,700	63,814	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	1,340	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,100	104,100	104,100	65,154	65,154	0	

009-450-018-00	2018 Est. T.C.V.	FOX ALLEN L & BONNIE G
Property Class: 401		W A ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 5K SITE					5000	100		5,000
55 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	5,000

2018 Est. T.C.V. 009-450-018-00 = 5,000

Est. TCV/Total Floor Area = 4.51, Most recent sale 08/25/2016 for 15,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	2,500	2.10				
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
	0	0	0	0	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,552	2,500	0			

009-450-019-00	2018 Est. T.C.V.	BOOTH ANDREA J
Property Class: 402		W B ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
 * Factors * LOT 19 & 25

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 10K					10000	100		10,000
GROUP A 200/FF	238.81	299.95	1.0000	1.0000	100	100	LOT 25	23,881
289 Actual Front Feet, 1.76 Total Acres Total Est. Land Value =								33,881

2018 Est. T.C.V. 009-450-019-00 = 33,881

Est. TCV/Total Floor Area = 30.58

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,900	15,900	15,900	4,918	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	103	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	5,021	5,021	0	

009-450-022-00	2018 Est. T.C.V.	JONES WILLIAM L & EILEEN S TRUST
Property Class: 401		W B ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	10K			10000	100		10,000
<Site Value A>	GROUP A	10K			10000	100	LOT 23	10,000
<Site Value C>	GROUP C	5K SITE			5000	100		5,000
139 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value = 25,000

2018 Est. T.C.V. 009-450-022-00 = 25,000

Est. TCV/Total Floor Area = 13.30, Most recent sale 05/24/2013 for 25,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	10,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000		0	0	220	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,500	12,500	12,500	10,720	10,720	10,720	10,720