

009-001-002-00 2019 Est. T.C.V. THOMSEN ALLEN C & BETTY J
 Property Class: 401 6731 W NORTHSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE 10K					10000	100		10,000
315 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	144	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

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

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 768 18,486 11,092
 Totals: 18,486 11,092

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 9,761

2019 Est. T.C.V. 009-001-002-00				=	20,711
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/1998 for 130,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,000	10,000	10,000	7,190	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	172	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,400	10,400	10,400	7,362	7,362	7,362

009-001-003-00 2019 Est. T.C.V. T J'S TRUCKING INC
 Property Class: 401 W NORTSHORE DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

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

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

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

Garages

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

Base Cost	624	13,772	8,952
Door Opener	1	327	213
Totals:		14,099	9,165

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 8,065

2019 Est. T.C.V. 009-001-003-00 = 17,015

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
8,600	8,600	8,600	8,474	2.40	
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	26	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,500	8,500	8,500	8,677	8,500	0

009-002-001-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP J 450/FF	2640.00	968.95	1.0000	1.0000	450	100		1,188,000
2640 Actual Front Feet, 58.72 Total Acres							Total Est. Land Value =	1,188,000

2019 Est. T.C.V. 009-002-001-00 = 1,188,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
594,000	594,000	594,000	338,516	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,116	2,116	0	6,914	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
594,000	594,000	594,000	346,640	346,640	0			

009-002-001-92 2019 Est. T.C.V. HALL ROB
 Property Class: 401 248 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	100.02	287.44	0.8579	1.0000	1200	100		102,964
100 Actual Front Feet, 0.66 Total Acres Total Est. Land Value =								102,964

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	1092	50	3,390
Total Estimated Land Improvements True Cash Value =				3,390

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2018

(11) Heating System: Forced Heat & Cool
 Ground Area = 1884 SF Floor Area = 1884 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,884		
Total:				219,603	217,405

Other Additions/Adjustments

Exterior

Stone Veneer	104	2,996	2,966
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Basement, Outside Entrance, Above Grade	2	2,838	2,810
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Plumbing

Average Fixture(s)	1	1,120	1,109
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3 Fixture Bath	1	3,525	3,490
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Porches

CCP (1 Story)	80	1,750	1,732
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Balcony

Wood Balcony	128	3,958	3,918
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Garages

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

Base Cost	936	26,676	26,409
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Common Wall: 1.5 Wall	1	-3,057	-3,026
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Door Opener	2	830	822
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Water/Sewer

Public Sewer	1	1,134	1,123
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Water Well, 100 Feet	1	4,407	4,363
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Recreation Room	1884	27,638	27,362
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Totals:		293,418	290,483
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Notes:

ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 377,628
 90% Completed => Est. True Cash Value 2019 = 339,865

2019 Est. T.C.V. 009-002-001-92 = 446,219

Est. TCV/Total Floor Area = 236.85, Most recent sale 04/27/2018 for 125,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	1,210	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
223,100	0	171,600	51,500	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
223,100	223,100	223,100	172,839	223,100	223,100

009-002-002-00 2019 Est. T.C.V. WEBSTER DALE A & SHARON
 Property Class: 401 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)					
Door Opener			1	415	320
Base Cost			1536	28,124	21,655
Totals:				28,539	21,975

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 19,338

2019 Est. T.C.V. 009-002-002-00 = 25,338

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,700	11,700	11,700	10,237	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	245	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,700	12,700	12,700	10,482	10,482	0	

009-002-002-25 2019 Est. T.C.V. CORRIGAN TERRY D & MICHELLE L
 Property Class: 401 W REDMAN DR
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)					
Door Opener			2	736	626
Base Cost			1120	18,357	15,603

Porches

CCP (1 Story)			24	858	729
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Totals: 19,951 16,958

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 14,923

2019 Est. T.C.V. 009-002-002-25 = 20,923

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,900	10,900	10,900	9,532	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	228	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	9,760	9,760	9,760	

009-002-002-50	2019 Est. T.C.V.	ELENBAAS LYNN J & LUANNE TURST
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

 2019 Est. T.C.V. 009-002-002-50 = 24,600

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,300	12,300	12,300	12,300	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,300	12,300	12,300	12,595	12,300	0	

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 26,943
 Replacement Cost/Floor Area= 19.12 Est. TCV/Floor Area= 16.52

Total Estimated True Cash Value of Commercial/Industrial Buildings = 26,943

2019 Est. T.C.V. 009-002-003-00 = 477,754
 Est. TCV/Total Floor Area = 94.59, Most recent sale 01/01/2003 for 93,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,800	210,800	210,800	167,378	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	28,100	0	4,017	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
238,900	238,900	238,900	171,395	171,395	171,395	

009-002-003-36 2019 Est. T.C.V. VERBERKMOES DANIEL D & DAWN TRUST
 Property Class: 402 S CAROLYN AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 8.RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA					7000	100		7,000
73 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	7,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2018

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

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

Plumbing

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

Class: C Exterior: Pole (Unfinished)

Door Opener	1	415	411
Base Cost	1280	23,437	23,203

Totals: 20,327 20,124

Notes:

ECF (409 - RURAL SUBS) 0.880 => TCV: 17,709

2019 Est. T.C.V. 009-002-003-36 = 24,709

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,200	10,200	10,200	10,200	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	244	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,400	12,400	12,400	10,444	10,444	0

009-002-003-37	2019 Est. T.C.V.	FAUGHT MICHAEL
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-002-003-37 = 6,000

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,000	3,000	3,000	3,000	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	3,072	3,000	3,000			

009-002-003-38	2019 Est. T.C.V.	RHODE ROY & MARY ANN
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
N OF LK MI SUB	290,681	1,500	0.35	Acres	75000	100		26,250
			0.35	Total Acres			Total Est. Land Value =	26,250

2019 Est. T.C.V. 009-002-003-38 = 26,250

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,100	13,100	13,100	2,339	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	56	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,100	13,100	13,100	2,395	2,395	0	

009-002-003-50	2019 Est. T.C.V.	MIC LIMITED
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800		11.52	Acres		2800	100		32,259
		11.52	Total Acres				Total Est. Land Value =	32,259

2019 Est. T.C.V. 009-002-003-50 = 32,259

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,500	16,500	16,500	5,642	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	220	620	0	-85	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,100	16,100	16,100	5,777	5,777	0	

009-002-003-65	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-002-003-65 = 26,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,000	13,000	13,000	11,116	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	266	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,000	13,000	13,000	11,382	11,382	0	

009-002-003-85	2019 Est. T.C.V.	MILLER JUDITH A TRUST
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-002-003-85 = 15,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	4,710	2.40			
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	113	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	4,823	4,823	0		

009-002-003-87	2019 Est. T.C.V.	VEURINK RUTH M TRUST
Property Class: 401		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-002-003-87 = 8,000

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,000	4,000	4,000	4,000	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,000	4,000	4,000	4,096	4,000	0		

009-002-003-89	2019 Est. T.C.V.	ROGERS CORY L & RACHEL R TRUST
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-002-003-89 = 3,990

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	2,000	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	2,048	2,000	2,000	

009-002-003-95 2019 Est. T.C.V. MORRIS EDWARD H JR
 Property Class: 401 7149 W WHITE BIRCH AVE
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK LOT 125/FF	312.88	236.68	1.0000	1.0000	125	100		39,110
313 Actual Front Feet, 1.70 Total Acres Total Est. Land Value =								39,110

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

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

Plumbing					
Average Fixture(s)			1	933	700

Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			784	18,753	14,065

Fireplaces					
Wood Stove			1	1,630	1,222

Totals: 21,316 15,987

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 14,069

2019 Est. T.C.V. 009-002-003-95 = 53,179

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,300	26,300	26,300	9,998	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	239	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,600	26,600	26,600	10,237	10,237	10,237	

009-002-004-00	2019 Est. T.C.V.	HINDY GERARD T & MOLLIE M
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * DOCKING ONLY

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

2019 Est. T.C.V. 009-002-004-00 = 10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/11/2018 for 20,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
5,000	5,000	5,000	5,000	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
5,000	5,000	5,000	5,120	5,000	0			

009-002-005-00	2019 Est. T.C.V.	PRAY JOSEPH E
Property Class: 402		S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	298.001463	21.0000	1.0000	1.0000	100	100		29,800
298 Actual Front Feet, 10.01 Total Acres							Total Est. Land Value =	29,800

2019 Est. T.C.V. 009-002-005-00 = 29,800

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
14,900	14,900	14,900	5,612	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	134	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
14,900	14,900	14,900	5,746	5,746	0		

009-002-006-00	2019 Est. T.C.V.	LAKE MISSAUKEE ISLAND ASSOC
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE 10K					10000	100	ACCESS POINT ONLY	10,000
150 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	10,000

2019 Est. T.C.V. 009-002-006-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	323	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	7	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	330	330	0	

009-002-006-50	2019 Est. T.C.V.	LAKE MISSAUKEE ISLAND ASSOC
Property Class: 402		W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * TRIANGULAR SHAPE

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

2019 Est. T.C.V. 009-002-006-50 = 10,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	215	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	5	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,000	5,000	5,000	220	220	0	

009-002-007-00	2019 Est. T.C.V.	LAKE MISSAUKEE ISLAND ASSOC
Property Class: 402		ISLAND IN LAKE MISSAUKEE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

2019 Est. T.C.V. 009-002-007-00 = 10,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
5,000	5,000	5,000	544	2.40	
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	13	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	557	557	0

009-002-008-00	2019 Est. T.C.V.	PIEKACZ KENNETH & WEBER LISA
Property Class: 402		S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

2019 Est. T.C.V. 009-002-008-00	=	8,000			
Est. TCV/Total Floor Area =	0.00				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
4,000	4,000	4,000	706	2.40	
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	16	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	722	722	0

009-002-009-00	2019 Est. T.C.V.	PAULITE PAUL
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 1100/FF	4.00	10.00	2.0000	0.5858	1100	100		5,155
4 Actual Front Feet, 0.00 Total Acres Total Est. Land Value =								5,155

2019 Est. T.C.V. 009-002-009-00 = 5,155

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/24/2012 for 1

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,000	4,000	4,000	1,566	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,400	0	0	37	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,600	2,600	2,600	1,603	1,603	0		

009-003-001-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-003-001-00 = 1,534,000

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
767,000	767,000	767,000	491,998	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	11,807	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
767,000	767,000	767,000	503,805	503,805	0	

009-003-001-91	2019 Est. T.C.V.	SILVER MICHAL & BONNIE
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-003-001-91 = 12,000

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	6,000	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	6,144	6,000	0			

009-003-001-92	2019 Est. T.C.V.	HELMSTADTER DONALD
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-003-001-92 = 18,000

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
9,000	9,000	9,000	9,000	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
9,000	9,000	9,000	9,216	9,000	0		

009-003-001-93	2019 Est. T.C.V.	SKAGGS MATTHEW D & STACY D &
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-003-001-93 = 18,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/06/2018 for 192,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
9,000	9,000	9,000	9,000	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
9,000	9,000	9,000	9,216	9,000	0		

009-003-001-94	2019 Est. T.C.V.	LANTERMAN BRENT R & SUSANNE M
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-003-001-94 = 18,000

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,000	9,000	9,000	9,000	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
9,000	9,000	9,000	9,216	9,000	0			

009-003-001-95	2019 Est. T.C.V.	ESAU STEVEN & PICARD ROBERTA
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-003-001-95 = 25,000

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,500	12,500	12,500	3,573	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	85	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,500	12,500	12,500	3,658	3,658	0			

009-003-001-96	2019 Est. T.C.V.	BLACKHURST SCOTT D & CHRISTINE M
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-003-001-96 = 12,000

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	6,000	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
6,000	6,000	6,000	6,144	6,000	0			

009-003-001-98	2019 Est. T.C.V.	ROBINSON BARRY C
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-003-001-98 = 18,000

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,000	9,000	9,000	9,000	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
9,000	9,000	9,000	9,216	9,000	0			

009-003-001-99	2019 Est. T.C.V.	BERRY DIANNE A
Property Class: 402		S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-003-001-99 = 25,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/13/2018 for 219,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
12,500	12,500	12,500	3,138	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	9,362	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
12,500	12,500	12,500	3,213	12,500	0			

009-004-001-38	2019 Est. T.C.V.	QUINT WILLIAM & ELEANOR
Property Class: 402		ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-001-38 = 8,800

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
4,400	4,400	4,400	4,400	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
4,400	4,400	4,400	4,505	4,400	4,400		

009-004-001-40	2019 Est. T.C.V.	BREWSTER CAROL
Property Class: 401		9566 ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

Cost Est. for Res. Bldg: 1	Single Family	HUD		Cls D	Blt 1991
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1104 SF Floor Area = 1104 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,104		
			Total:	83,485	75,712

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	583
3 Fixture Bath	1	2,463	1,847

Water/Sewer

1000 Gal Septic	1	3,235	2,426
Water Well, 100 Feet	1	4,178	3,133

Deck

Treated Wood	336	4,220	3,165
Treated Wood	46	1,237	928

Built-Ins

Appliance Allow.	1	1,243	932
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Totals:	100,839	75,627
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Notes: PATRIOT 1993.

ECF (402R - CROOKED LAKE RESIDENTIAL) 0.700 => TCV:	52,939
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2019 Est. T.C.V. 009-004-001-40	=	140,939
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Est. TCV/Total Floor Area = 127.66

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,900	59,900	59,900	59,900	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,600	0	0	1,437	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,500	70,500	70,500	61,337	61,337	61,337	

009-004-001-44	2019 Est. T.C.V.	REID COLLEEN K
Property Class: 402		ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			5.300	Acres	2,700	100		14,310
		5.30	Total Acres		Total Est.		Land Value =	14,310

2019 Est. T.C.V. 009-004-001-44 = 14,310

Est. TCV/Total Floor Area = 12.96

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,200	7,200	7,200	3,722	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	89	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	3,811	3,811	0	

009-004-001-48	2019 Est. T.C.V.	BREWSTER CAROL
Property Class: 402		ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-001-48 = 5,000

Est. TCV/Total Floor Area = 4.53

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,560	2,500	0	

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 = 58,362
 Replacement Cost/Floor Area= 19.01 Est. TCV/Floor Area= 20.26

Total Estimated True Cash Value of Commercial/Industrial Buildings = 58,362

2019 Est. T.C.V. 009-004-001-50 = 520,249
 Est. TCV/Total Floor Area = 98.72

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
236,000	236,000	236,000	210,171	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	24,100	0	5,044	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
260,100	260,100	260,100	215,215	215,215	215,215	

009-004-001-58	2019 Est. T.C.V.	MENDEZ EDWARD J & KATHY M
Property Class: 401		9707 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.48	30	94	746
Total Estimated Land Improvements True Cash Value =				746

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	137,894	124,104

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	840
3 Fixture Bath	1	2,929	2,636

Water/Sewer

1000 Gal Septic	1	3,453	3,108
Water Well, 100 Feet	1	4,280	3,852

Porches

WCP (1 Story)	80	2,906	2,615
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Built-Ins

Appliance Allow.	1	1,467	1,320
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Deck

Treated Wood	20	679	611
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Totals: 154,541 139,086

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 69,543

2019 Est. T.C.V. 009-004-001-58 = 75,289

Est. TCV/Total Floor Area = 56.02, Most recent sale 11/17/2014 for 74,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,300	36,300	36,300	36,300	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	871	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,600	37,600	37,600	37,171	37,171	37,171	

009-004-001-68	2019 Est. T.C.V.	HUDSON ROBERT B & DENISE S
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-001-68 = 5,000

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
2,500	2,500	2,500	2,351	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	56	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
2,500	2,500	2,500	2,407	2,407	0			

009-004-001-70	2019 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP E 400/FF	220.132355	60	1.0000	1.0000	400	100		88,052
220 Actual Front Feet, 11.90 Total Acres				Total Acres	Total Est. Land Value =			88,052

2019 Est. T.C.V. 009-004-001-70 = 88,052

Est. TCV/Total Floor Area = 65.13

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,000	44,000	44,000	28,005	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	672	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,000	44,000	44,000	28,677	28,677	0	

009-004-001-78	2019 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 401		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-001-78 = 5,000

Est. TCV/Total Floor Area = 3.70

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,560	2,500	0	

009-004-001-80 2019 Est. T.C.V. DERRICKSON CHRISTOPHER &
 Property Class: 401 9631 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1296 SF Floor Area = 1296 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,296		
			Total:	111,963	95,168

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	793
3 Fixture Bath	1	2,929	2,490

Water/Sewer

1000 Gal Septic	1	3,453	2,935
Water Well, 100 Feet	1	4,280	3,638

Porches

WGEP (1 Story)	79	5,712	4,855
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Deck

Treated Wood	32	1,043	887
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Built-Ins

Appliance Allow.	1	1,467	1,247
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Carports

Aluminum	364	3,709	3,153
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Totals: 135,489 115,166

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 57,583

2019 Est. T.C.V. 009-004-001-80 = 62,583

Est. TCV/Total Floor Area = 48.29, Most recent sale 03/10/2006 for 41,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,300	30,300	30,300	21,623	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	518	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,300	31,300	31,300	22,141	22,141	22,141

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

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 14.22

Adjusted Square Foot Cost for Upper Floors = 14.22

Total Floor Area: 735 Base Cost New of Upper Floors = 10,452

Reproduction/Replacement Cost = 10,452

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 5,644

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 2 = 7,337

Replacement Cost/Floor Area= 14.22 Est. TCV/Floor Area= 9.98

Total Estimated True Cash Value of Commercial/Industrial Buildings = 15,114

2019 Est. T.C.V. 009-004-001-82 = 291,340

Est. TCV/Total Floor Area = 92.81

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
130,300	130,300	130,300	117,336	2.40

2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,400	0	0	2,816	0

2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,700	145,700	145,700	120,152	120,152	120,152

009-004-002-00	2019 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 703		W COOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-002-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-004-003-00	2019 Est. T.C.V.	LAKE TOWNSHIP OAK GROVE CEMETERY
Property Class: 703		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-003-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-004-004-00 2019 Est. T.C.V. BRICKER SUSAN & CHARLES JR TRUST
 Property Class: 401 9845 W WALNUT ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	825	0	0
D/W/P: 4in Concrete	4.92	80	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1344 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	137,894	89,632

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	606
3 Fixture Bath	1	2,929	1,904
2 Fixture Bath	1	1,970	1,280

Water/Sewer

1000 Gal Septic	1	3,453	2,244
Water Well, 100 Feet	1	4,280	2,782

Porches

WGEP (1 Story)	240	11,890	7,728
CCP (1 Story)	54	1,123	730
CCP (1 Story)	20	715	465

Deck

Treated Wood	512	5,683	3,694
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Garages

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

Base Cost	720	19,778	12,856
Common Wall: 1 Wall	1	-1,906	-1,239

Built-Ins

Appliance Allow.	1	1,467	954
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Fireplaces

Interior 1 Story	2	7,133	4,636
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Breezeways

Frame Wall	160	7,280	4,732
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Recreation Room	1100	15,466	10,053
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Totals:	220,088	143,057
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Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 185,974

2019 Est. T.C.V. 009-004-004-00 = 275,924

Est. TCV/Total Floor Area = 205.30, Most recent sale 10/07/2016 for 347,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,100	130,100	130,100	129,667	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,900	0	0	3,112	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
138,000	138,000	138,000	132,779	132,779	132,779	

009-004-004-10	2019 Est. T.C.V.	COLLINS SALLY
Property Class: 401		9770 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1	Single Family	1.5S	Cls CD	Blt 1995
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(11) Heating System: Forced Air w/ Ducts
 Ground Area = 768 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	768		
			Total:	92,112	75,532

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	765
3 Fixture Bath	1	2,929	2,402

Water/Sewer

1000 Gal Septic	1	3,453	2,831
Water Well, 100 Feet	1	4,280	3,510

Deck

Treated Wood	192	2,986	2,449	
Treated Wood	384	4,712	4,665	*99% Good
Pine w/Roof (Deck Portion)	16	434	356	
Pine w/Roof (Roof portion)	16	251	206	

Built-Ins

Appliance Allow.	1	1,467	1,203
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Totals:	113,557	93,919
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Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:	122,095
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2019 Est. T.C.V. 009-004-004-10	=	174,149
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Est. TCV/Total Floor Area = 151.17

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,600	80,600	80,600	37,012	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	888	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,100	87,100	87,100	37,900	37,900	37,900	

009-004-004-15 2019 Est. T.C.V. COLLINS THOMAS J & CINDY M
 Property Class: 401 9768 W ANDERSON TRL
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.51	80	85	1,667
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				2,637

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1512 SF Floor Area = 1512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,512		
			Total:	156,460	150,198

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,942	1,864
Plumbing			
Average Fixture(s)	1	1,120	1,075
3 Fixture Bath	1	3,525	3,384
Water/Sewer			
1000 Gal Septic	1	3,691	3,543
Water Well, 100 Feet	1	4,407	4,231
Porches			
WCP (1 Story)	36	1,929	1,852
Deck			
Treated Wood	454	5,375	5,160
Built-Ins			
Appliance Allow.	1	2,099	2,015
		Totals:	180,548 173,322

Notes:

ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 225,319

2019 Est. T.C.V. 009-004-004-15				=	257,636
Est. TCV/Total Floor Area = 170.39, Most recent sale 12/13/2007 for 58,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
114,300	114,300	114,300	89,060	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,500	0	0	2,137	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,800	128,800	128,800	91,197	91,197	0

009-004-004-20	2019 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 401		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-004-20 = 19,656

Est. TCV/Total Floor Area = 13.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,800	9,800	9,800	4,389	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	105	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,800	9,800	9,800	4,494	4,494	0	

009-004-004-25	2019 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-004-25 = 14,307

Est. TCV/Total Floor Area = 9.46

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,200	7,200	7,200	3,284	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	78	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,200	7,200	7,200	3,362	3,362	0		

009-004-004-29	2019 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-004-29 = 6,178

Est. TCV/Total Floor Area = 4.09

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,100	3,100	3,100	834	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	20	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,100	3,100	3,100	854	854	0	

009-004-004-30	2019 Est. T.C.V.	BRAVATA DANIEL J
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			2.340	Acres	5,128	100		12,000
		2.34	Total Acres		Total Est.	Land Value =		12,000

2019 Est. T.C.V. 009-004-004-30 = 12,000

Est. TCV/Total Floor Area = 7.94

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	5,383	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	129	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	5,512	5,512	0	

009-004-004-34	2019 Est. T.C.V.	BRAVATA THOMAS E JR
Property Class: 401		9898 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			2.330	Acres	5,150	100		12,000
		2.33	Total	Acres			Total Est. Land Value =	12,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1980

(11) Heating System: Wall Furnace
Ground Area = 900 SF Floor Area = 900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	900		
			Total:	43,593	15,258
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			174	1,500	525
Plumbing					
Average Fixture(s)			1	731	256
Water/Sewer					
1000 Gal Septic			1	3,691	1,292
Water Well, 100 Feet			1	4,407	1,542
Built-Ins					
Appliance Allow.			1	2,099	735
Totals:				56,021	19,608

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 9,804

2019 Est. T.C.V. 009-004-004-34 = 22,774

Est. TCv/Total Floor Area = 25.30

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	10,500	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	252	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,400	11,400	11,400	10,752	10,752	10,752	

009-004-004-36	2019 Est. T.C.V.	MCCASLIN CINDY
Property Class: 401		735 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	936		
Total:				77,843	87,295

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	840	
Water/Sewer					
1000 Gal Septic		1	3,453	3,108	
Water Well, 100 Feet		1	4,280	3,852	
Deck					
Treated Wood		100	1,890	1,701	
Built-Ins					
Appliance Allow.		1	1,467	1,320	
Totals:				89,866	80,880

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 40,440

2019 Est. T.C.V. 009-004-004-36 = 49,407

Est. TCV/Total Floor Area = 52.79

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
24,000	24,000	24,000	17,425	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	418	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,700	24,700	24,700	17,843	17,843	17,843

Appliance Allow.	1	1,243	1,044
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Totals:	106,336	89,322
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Notes: 9911 CROOKED LAKE

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 44,661

Ag. Bld 1 0, 4 Wall Barn, Free-Stall Class:D,Pole Quality:Low Cost
 Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	9.64	400	3,856
Default Walls	6.12	400	2,448

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 2,837
 ECF (424 - JENNINGS RESIDENTIAL) 0.980 => TCV of Bldg: 1 = 2,780

Total Estimated True Cash Value of Agricultural Buildings = 2,780

2019 Est. T.C.V. 009-004-004-39 = 169,446

Est. TCV/Total Floor Area = 50.04

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,400	79,400	79,400	61,832	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	1,483	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,700	84,700	84,700	63,315	63,315	0	

009-004-004-40	2019 Est. T.C.V.	WILDER CHARLES G SR & MARY E
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			6.630	Acres	2,700	100		17,901
		6.63	Total Acres		Total Est.		Land Value =	17,901

2019 Est. T.C.V. 009-004-004-40 = 17,901

Est. TCV/Total Floor Area = 5.29

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,000	9,000	9,000	2,787	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	66	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,000	9,000	9,000	2,853	2,853	0	

009-004-004-48 2019 Est. T.C.V. FULLER RAYMOND
 Property Class: 402 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	606	10,102	9,092
No Concrete Floor	606	-2,563	-2,307

Totals: 7,539 6,785

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 3,393

2019 Est. T.C.V. 009-004-004-48 = 8,393

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
4,500	4,500	4,500	1,566	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	37	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,200	4,200	4,200	1,603	1,603	0	

009-004-004-50	2019 Est. T.C.V.	QUINT WILLIAM & ELEANOR
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-004-50 = 19,420

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,700	9,700	9,700	4,281	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	102	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	4,383	4,383	4,383	

009-004-004-58 2019 Est. T.C.V. NARVA GREGORY B
 Property Class: 401 9837 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.92	96	50	956
Wood Frame	18.33	140	50	1,283
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,209

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1456 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	123,776	105,211

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	793
3 Fixture Bath	1	2,929	2,490

Water/Sewer

1000 Gal Septic	1	3,453	2,935
Water Well, 100 Feet	1	4,280	3,638

Deck

Treated Wood w/Roof (Deck Portion)	80	1,679	1,427
Treated Wood w/Roof (Roof portion)	80	1,044	887
Treated Wood	80	1,679	1,427
Treated Wood	9	305	259
Treated Wood	21	713	606

Built-Ins

Appliance Allow.	1	1,467	1,247
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Garages

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

Base Cost	1280	31,104	26,438
Totals:		173,362	147,358

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 73,679

2019 Est. T.C.V. 009-004-004-58				=	81,888
Est. TCV/Total Floor Area = 56.24, Most recent sale 08/04/2015 for 53,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,700	36,700	36,700	32,403	2.40	
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	4,200	0	0	0	777
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,900	40,900	40,900	33,180	33,180	33,180

009-004-004-60	2019 Est. T.C.V.	POSTEMA ROGER E SR TRUST
Property Class: 402		W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-004-60 = 18,940

Est. TCV/Total Floor Area = 13.01

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,500	9,500	9,500	3,797	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	91	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	3,888	3,888	0	

009-004-004-68 2019 Est. T.C.V. NELSON JULIUS G & MARILYN R
 Property Class: 401 9799 W CROOKED LAKE PARK RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	1500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2002

(11) Heating System: Forced Air w/o Ducts
 Ground Area = 1352 SF Floor Area = 1352 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	131,325	118,193

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	3,322
Water Well, 100 Feet	1	4,407	3,966

Deck

Treated Wood	240	3,545	3,190
Treated Wood	20	693	624
Treated Wood	20	693	624

Garages

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

Base Cost	768	23,002	20,702
Door Opener	1	415	373

Built-Ins

Appliance Allow.	1	2,099	1,889
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Totals: 174,515 157,063

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.400 => TCV: 62,825

2019 Est. T.C.V. 009-004-004-68 = 68,795

Est. TCV/Total Floor Area = 50.88, Most recent sale 09/01/2004 for 93,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
27,700	27,700	27,700	24,850	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	596	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,400	34,400	34,400	25,446	25,446	25,446

009-004-004-70	2019 Est. T.C.V.	EDWARDS BENJAMIN I & JANE A
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-004-70 = 18,960

Est. TCV/Total Floor Area = 14.02

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,500	9,500	9,500	4,219	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	101	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	4,320	4,320	4,320	

009-004-004-78	2019 Est. T.C.V.	EDWARDS BENJAMIN I & JANE A
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-004-78 = 3,960

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,000	2,000	2,000	893	2.40			
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	21	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,000	2,000	2,000	914	914	914		

009-004-004-79	2019 Est. T.C.V.	EDWARDS BENJAMIN I & JANE A
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-004-79 = 3,960

Est. TCV/Total Floor Area = 2.93

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,000	2,000	2,000	893	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	21	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,000	2,000	2,000	914	914	914	

009-004-005-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-005-00 = 469,500

Est. TCV/Total Floor Area = 347.26

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
234,800	234,800	234,800	234,800	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
234,800	234,800	234,800	240,435	234,800	0	

009-004-006-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CARPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-004-006-00 = 1,171,000

Est. TCV/Total Floor Area = 866.12

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
585,500	585,500	585,500	418,001	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	10,032	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
585,500	585,500	585,500	428,033	428,033	0	

009-005-001-00	2019 Est. T.C.V.	BAIRD BONNIE
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

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

2019 Est. T.C.V. 009-005-001-00 = 5,160

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

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
2,600	2,600	2,600	2,600	2.40			
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
2,600	2,600	2,600	2,662	2,600	0		

009-005-002-00	2019 Est. T.C.V.	VANUSKIRK JOHN & JOY
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

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

2019 Est. T.C.V. 009-005-002-00 = 2,000

Est. TCV/Total Floor Area = 1.48

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,000	1,000	1,000	987	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	13	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,000	1,000	1,000	1,010	1,000	0	

009-005-004-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-005-004-00 = 151,344

Est. TCV/Total Floor Area = 111.94

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,700	75,700	75,700	45,843	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,100	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,700	75,700	75,700	46,943	46,943	0	

009-005-005-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-005-005-00 = 192,000

Est. TCV/Total Floor Area = 142.01

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,000	96,000	96,000	51,953	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,246	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,000	96,000	96,000	53,199	53,199	0	

009-005-006-00 2019 Est. T.C.V. ROSTED DOUGLAS R
 Property Class: 401 137 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table JEN .JENNINGS

* Factors *

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

Land Improvement Cost Estimates

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

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

(11) Heating System: Space Heater
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
1 Story	Siding	Basement	384		
			Total:	96,820	62,934

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778		506	

Water/Sewer

1000 Gal Septic	1	3,235	2,103
Water Well, 100 Feet	1	4,178	2,716

Porches

WCP (1 Story)	144	3,921	2,549
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Garages

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

Base Cost	720	15,430	10,029
No Concrete Floor	720	-3,046	-1,980

Built-Ins

Appliance Allow.	1	1,243	808
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Totals: 121,200 78,781

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCv: 39,391

2019 Est. T.C.V. 009-005-006-00 = 41,341

Est. TCv/Total Floor Area = 35.89

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	10,201	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	244	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,700	20,700	20,700	10,445	10,445	10,445	

009-005-007-00 2019 Est. T.C.V. TRIBLEY ANTHONY JAMES & JANELLE RAE
 Property Class: 401 119 S CRAPO ST
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.09	264	71	954
Total Estimated Land Improvements True Cash Value =				954

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1242 SF Floor Area = 1242 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,242		
Total:				125,420	81,524

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,108	720
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Water/Sewer

1000 Gal Septic	1	3,653	2,374
Water Well, 100 Feet	1	4,490	2,918

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 576 16,733 10,876

Built-Ins

Appliance Allow.	1	2,138	1,390
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Fireplaces

Exterior 1 Story	1	5,035	3,273
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Porches

CCP (1 Story)	16	623	405
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Totals: 159,200 103,480

Notes:

ECF (424 - JENNINGS RESIDENTIAL) 0.500 => TCV: 51,740

2019 Est. T.C.V. 009-005-007-00 = 58,694

Est. TCV/Total Floor Area = 47.26, Most recent sale 05/23/2000 for 0

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
25,200	25,200	25,200	23,723	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,100	0	569	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,300	29,300	29,300	24,292	24,292	24,292	

009-005-008-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S ASPEN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-005-008-00 = 93,564

Est. TCV/Total Floor Area = 75.33

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
46,800	46,800	46,800	28,308	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	679	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,800	46,800	46,800	28,987	28,987	0	

009-005-009-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-005-009-00 = 22,180

Est. TCV/Total Floor Area = 17.86

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,100	11,100	11,100	7,384	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	177	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	7,561	7,561	0	

009-006-001-00	2019 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 702		OLD RR RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-006-001-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-006-002-00	2019 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 702		X W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-006-002-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-006-003-00	2019 Est. T.C.V.	JEWELL HAROLD B REV LIVING TRUST
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-006-003-00 = 96,000

Est. TCV/Total Floor Area = 77.29

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,000	48,000	48,000	26,121	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	626	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,000	48,000	48,000	26,747	26,747	0	

009-007-001-00 2019 Est. T.C.V. CALVERT TODD R
 Property Class: 401 11745 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7.ROUND LAKE

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1176 SF Floor Area = 1176 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
			Total:	132,820	112,898

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 1,120 952

Water/Sewer
 1000 Gal Septic 1 3,691 3,137
 Water Well, 100 Feet 1 4,407 3,746

Deck

Pine w/Roof (Deck Portion)	100	1,547	1,315
Pine w/Roof (Roof portion)	100	1,386	1,178
Treated Wood	448	5,331	4,531

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 672 20,993 17,844
 Common Wall: 1 Wall 1 -2,038 -1,732
 Door Opener 1 415 353

Built-Ins

Appliance Allow. 1 2,099 1,784

Fireplaces

Wood Stove 1 1,936 1,646

Totals: 173,707 147,652

Notes:

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV: 191,948

2019 Est. T.C.V. 009-007-001-00 = 257,253

Est. TCV/Total Floor Area = 218.75, Most recent sale 04/24/2015 for 224,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,900	110,900	110,900	108,993	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,700	0	0	2,615	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,600	128,600	128,600	111,608	111,608	0	

Plumbing			
Average Fixture(s)	1	933	560
Built-Ins			
Appliance Allow.	1	1,467	880
	Totals:	44,507	26,705

Notes:

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV: 34,717

2019 Est. T.C.V. 009-007-001-80				=	227,538
Est. TCV/Total Floor Area = 119.01					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
99,600	99,600	99,600	66,233	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,200	0	0	1,589	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,800	113,800	113,800	67,822	67,822	67,822

009-007-002-00	2019 Est. T.C.V.	AKR LLC
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

 2019 Est. T.C.V. 009-007-002-00 = 66,220

Est. TCV/Total Floor Area = 34.63

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
33,100	33,100	33,100	27,381	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	657	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,100	33,100	33,100	28,038	28,038	0	

009-007-002-40	2019 Est. T.C.V.	BEILHARZ DOUGLAS & EDWARD
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

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

2019 Est. T.C.V. 009-007-002-40 = 37,240

Est. TCV/Total Floor Area = 19.48

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,600	18,600	18,600	7,930	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	190	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,600	18,600	18,600	8,120	8,120	0	

009-007-002-65 2019 Est. T.C.V. WEBSTER BARRY
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7.ROUND LAKE

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.67	64	71	1,076
Total Estimated Land Improvements True Cash Value =				1,076

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

(11) Heating System: Space Heater
 Ground Area = 700 SF Floor Area = 700 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	700		
Total:				66,950	36,824

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933	513		
Water/Sewer					
1000 Gal Septic	1	3,453	1,899		
Water Well, 50 Feet	1	1,962	1,079		
Porches					
CGEP (1 Story)	224	9,090	4,999		
Built-Ins					
Appliance Allow.	1	1,467	807		
Totals:				83,855	46,121

Notes:

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV: 59,957

2019 Est. T.C.V. 009-007-002-65				=	145,294
Est. TCV/Total Floor Area = 207.56					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
68,400	68,400	68,400	39,098	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	938	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,600	72,600	72,600	40,036	40,036	0

009-007-002-85 2019 Est. T.C.V. FILE ROBERT S & VICKI S
 Property Class: 401 11871 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7.ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	210.00	0.00	1.0000	1.0000	280	100		58,800
RES 7 RATE 1900/A			10.01 Acres		1900	100		19,019
210 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								77,819

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.49	144	50	1,475
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				3,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1941

(11) Heating System: Space Heater
 Ground Area = 1430 SF Floor Area = 1430 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	1,430		
			Total:	155,129	100,827

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,120	728		
Water/Sewer					
1000 Gal Septic	1	3,691	2,399		
Water Well, 100 Feet	1	4,407	2,865		
Porches					
CCP (1 Story)	272	5,165	3,357		
CCP (1 Story)	84	1,828	1,188		
Built-Ins					
Appliance Allow.	1	2,099	1,364		
Totals:				173,439	112,728

Notes:

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV: 146,546

2019 Est. T.C.V. 009-007-002-85				=	228,265	
Est. TCV/Total Floor Area = 159.63, Most recent sale 08/03/2007 for 125,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,700	102,700	102,700	48,706	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,400	0	0	0	1,168	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,100	114,100	114,100	49,874	49,874	0	

009-007-002-90 2019 Est. T.C.V. COX CHARLES T & ALICE TRUSTEES
 Property Class: 401 11817 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7.ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	210.00	0.00	1.0000	1.0000	280	100		58,800
RES 7 RATE 1900/A			10.01 Acres		1900	100		19,019
210 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								77,819

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	708	50	1,656
Wood Frame	18.21	144	50	1,311
Total Estimated Land Improvements True Cash Value =				2,967

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1939

(11) Heating System: Space Heater
 Ground Area = 594 SF Floor Area = 594 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	594		
Total:				58,166	46,533

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		933	746
Water/Sewer					
1000 Gal Septic		1		3,453	2,762
Water Well, 50 Feet		1		1,962	1,570
Built-Ins					
Appliance Allow.		1		1,467	1,174
Fireplaces					
Exterior 1 Story		1		4,331	3,465
Totals:				70,312	56,250

Notes:

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV: 73,125

2019 Est. T.C.V. 009-007-002-90 = 153,911

Est. TCV/Total Floor Area = 259.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
71,800	71,800	71,800	40,835	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,200	0	980	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,000	77,000	77,000	41,815	41,815	0	

009-007-003-00 2019 Est. T.C.V. BURNS THOMAS & EVELYN L
 Property Class: 401 11903 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7.ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	200.00	0.00	1.0000	1.0000	280	100		56,000
RES 7 RATE 1900/A			10.01 Acres		1900	100		19,019
200 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								75,019

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	260	0	0
Wood Frame	21.88	100	95	2,079
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,029

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1943

(11) Heating System: Space Heater
 Ground Area = 1446 SF Floor Area = 1446 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	631		
1 Story	Siding	Crawl Space	815		
			Total:	141,495	99,960

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,120		728
Water/Sewer					
1000 Gal Septic		1	3,691		2,399
Water Well, 50 Feet		1	2,038		1,325
Porches					
WCP (1 Story)		69	2,940		1,911
Deck					
Treated Wood		400	4,948		3,216
Built-Ins					
Appliance Allow.		1	2,099		1,364
Fireplaces					
Wood Stove		1	1,936		1,258
			Totals:	160,267	104,171

Notes:

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV: 135,423

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2006

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
 <<<<<< Calculator Cost Computations >>>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 160

Base Rate for Upper Floors = 20.68

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 2.64 100%
 Adjusted Square Foot Cost for Upper Floors = 23.32

Total Floor Area: 1,536	Base Cost New of Upper Floors =	35,819
	Reproduction/Replacement Cost =	35,819
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost =	29,372

ECF (408 - ROUND LAKE RESIDENTIAL) 1.000 => TCV of Bldg: 1 = 29,372
 Replacement Cost/Floor Area= 23.32 Est. TCV/Floor Area= 19.12

Total Estimated True Cash Value of Commercial/Industrial Buildings = 29,372

2019 Est. T.C.V. 009-007-003-00 = 242,843

Est. TCV/Total Floor Area = 81.44

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,600	105,600	105,600	57,392	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,800	0	0	1,377	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,400	121,400	121,400	58,769	58,769	0	

Cost Est. for Res. Bldg: 3 Single Family GRG Cls C Blt 2017

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
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Plumbing					
3	Fixture Bath		1	-3,525	-3,490

Garages

Class: C Exterior: Pole (Unfinished)					
	Door Opener		2	830	822
	Base Cost		2112	38,671	38,284

			Totals:	35,976	35,616
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Notes:

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV:				46,301
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2019 Est. T.C.V. 009-007-003-50	=	450,114
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Est. TCV/Total Floor Area = 215.88

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
188,900	188,900	188,900	141,577	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	36,200	0	0	3,397	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
225,100	225,100	225,100	144,974	144,974	144,974

009-007-003-95 2019 Est. T.C.V. PARFITT CHRIS & MIGDA C & PARFITT C
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7.ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 280/FF	200.00	0.00	1.0000	1.0000	280	100		56,000
RES 7 RATE 1500/A			10.15 Acres		1500	100		15,225
200 Actual Front Feet, 10.15 Total Acres Total Est. Land Value =								71,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	120	95	534
Total Estimated Land Improvements True Cash Value =				534

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1938

(11) Heating System: Space Heater
 Ground Area = 240 SF Floor Area = 240 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	240		
Total:				17,609	9,014

Other Additions/Adjustments

Built-Ins			
Appliance Allow.	1	1,467	807
Totals:		19,076	10,491

Notes:

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCV: 13,638

2019 Est. T.C.V. 009-007-003-95				=	85,397
Est. TCV/Total Floor Area = 355.82, Most recent sale 01/29/2016 for 55,000					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,800	41,800	41,800	41,800	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	900	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,700	42,700	42,700	42,803	42,700	0

009-007-004-15	2019 Est. T.C.V.	AKR LLC
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7.ROUND LAKE

		* Factors *	433' X APROX 1953'			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
RES 7 RATE 1900/A		19.42 Acres			1900 100	
		19.42 Total Acres			Total Est. Land Value =	
						Value
						36,898
						36,898

2019 Est. T.C.V. 009-007-004-15 = 36,898

Est. TCV/Total Floor Area = 55.91

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
18,400	18,400	18,400	18,400	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,400	18,400	18,400	18,841	18,400	0	

ECF (408 - ROUND LAKE RESIDENTIAL) 1.000 => TCV of Bldg: 1 = 12,900
 Replacement Cost/Floor Area= 13.11 Est. TCV/Floor Area= 10.75

Total Estimated True Cash Value of Commercial/Industrial Buildings = 12,900

2019 Est. T.C.V. 009-007-004-70 = 304,016

Est. TCV/Total Floor Area = 104.26, Most recent sale 03/01/1997 for 60,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
130,700	130,700	130,700	93,344	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,300	0	0	2,240	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,000	152,000	152,000	95,584	95,584	95,584	

009-007-007-00	2019 Est. T.C.V.	CORRION JULIAN L & RITA F
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	78.00	Acres	2000	100			156,000
		78.00	Total Acres				Total Est. Land Value =	156,000

2019 Est. T.C.V. 009-007-007-00 = 156,000

Est. TCV/Total Floor Area = 134.48

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
78,000	78,000	78,000	28,755	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	690	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,000	78,000	78,000	29,445	29,445	0	

009-007-008-00	2019 Est. T.C.V.	AKR LLC
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$2000		32.22	Acres		2000	100		64,440
		32.22	Total Acres				Total Est. Land Value =	64,440

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 2000
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(11) Heating System: Space Heater
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,152		
			Total:	95,463	85,916

Other Additions/Adjustments

Plumbing					
	Average Fixture(s)		1	933	840
Water/Sewer					
	1000 Gal Septic		1	3,453	3,108
	Water Well, 100 Feet		1	4,280	3,852
Porches					
	CCP (1 Story)		384	6,486	5,837
Built-Ins					
	Appliance Allow.		1	1,467	1,320
			Totals:	112,082	100,873

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 =>	TCV:	88,768
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2019 Est. T.C.V. 009-007-008-00	=	153,208			
Est. TCV/Total Floor Area = 132.99					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,400	72,400	72,400	58,021	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	1,392	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,600	76,600	76,600	59,413	59,413	0

Total Floor Area: 2,410	Base Cost New of Upper Floors =	45,333
	Reproduction/Replacement Cost =	45,333
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	
	Total Depreciated Cost =	37,173
ECF (416 RESIDENTIAL RURAL/ NON SUB)	0.900 => TCV of Bldg: 1 =	33,456
Replacement Cost/Floor Area= 18.81	Est. TCV/Floor Area= 13.88	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 33,456

2019 Est. T.C.V. 009-007-009-00	=	294,377
Est. TCV/Total Floor Area = 66.87, Most recent sale 07/30/2012 for 115,000		
2018 Assessed	MBOR	S.E.V.
146,800	146,800	146,800
		Base for Cap
		117,553
		C.P.I.
		2.40
2019	New Eq. Adjustment	Loss
	0	400
		0
2019 Assessed	MBOR	S.E.V.
147,200	147,200	147,200
		Capped
		120,374
		->Taxable<-
		120,374
		PRE/MBT
		120,374

009-007-009-42	2019 Est. T.C.V.	THOMAS BERNARD JR & ELAINE
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.80	Acres		2000	100		21,600
		10.80	Total Acres				Total Est. Land Value =	21,600

2019 Est. T.C.V. 009-007-009-42 = 21,600

Est. TCV/Total Floor Area = 28.13

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,800	10,800	10,800	9,115	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	218	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,800	10,800	10,800	9,333	9,333	0	

009-007-009-50	2019 Est. T.C.V.	CARLSTROM KEREY &
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	70.00	Acres		2000	100		140,000
Residentia LTDACCESS@	\$1200	10.00	Acres		1200	100		12,000
	80.00	Total Acres			Total Est.		Land Value =	152,000

2019 Est. T.C.V. 009-007-009-50 = 152,000

Est. TCV/Total Floor Area = 197.92

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,000	80,000	80,000	24,718	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,000	0	0	593	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,000	76,000	76,000	25,311	25,311	0	

009-007-010-00	2019 Est. T.C.V.	NEAR MARK & JUDY
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7.ROUND LAKE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value	
			Front	Depth					
MINOR RD TYPE	35.00	487.70	0.9417	1.0000	40	100		1,318	
MINOR RD TYPE	100.00	434.73	0.9417	1.0000	40	100		3,767	
135 Actual Front Feet, 1.39 Total Acres								Total Est. Land Value =	5,085

2019 Est. T.C.V. 009-007-010-00 = 5,085

Est. TCV/Total Floor Area = 6.62, Most recent sale 07/27/2018 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,500	2,500	2,500	2,500	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,500	2,500	2,500	2,560	2,500	0	

009-007-010-35	2019 Est. T.C.V.	TARCHALA JOHN & LINDA TRUST
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7.ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C	152.00	363.95	1.0000	1.0000	100	100		15,200
152 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value = 15,200

2019 Est. T.C.V. 009-007-010-35 = 15,200

Est. TCV/Total Floor Area = 19.79

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,600	7,600	7,600	7,600	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,600	7,600	7,600	7,782	7,600	7,600		

009-007-010-90 2019 Est. T.C.V. HOUGHTON CARL O & SANDY
 Property Class: 401 1883 S SEELEY RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 7.ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A SITE 45					45000	100		45,000
204 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.49	144	50	1,475
Wood Frame	26.62	64	50	852
Total Estimated Land Improvements True Cash Value =				2,327

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 960 SF Floor Area = 1200 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	960		
Total:				113,324	90,659

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	896
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Water/Sewer

1000 Gal Septic	1	3,691	2,953
Water Well, 100 Feet	1	4,407	3,526

Porches

WPP	331	4,230	3,384
WPP	68	1,892	1,514

Garages

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

Base Cost	566	18,610	14,888
Door Opener	1	415	332

Built-Ins

Appliance Allow.	1	2,099	1,679
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Totals: 149,788 119,831

Notes:

ECF (408 - ROUND LAKE RESIDENTIAL) 1.300 => TCv: 155,780

2019 Est. T.C.V. 009-007-010-90 = 203,107

Est. TCv/Total Floor Area = 169.26

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,100	87,100	87,100	45,311	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,500	0	0	1,087	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,600	101,600	101,600	46,398	46,398	46,398	

009-008-001-00 2019 Est. T.C.V. HELMER BRIAN &
 Property Class: 401 1394 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	74.72	Acres	2000	100			149,450
Residentia ROW @ ZERO		0.28	Acres	0	100			0
		75.00	Total Acres				Total Est. Land Value =	149,450

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.79	352	0	0
D/W/P: 3.5 Concrete	4.68	160	0	0
Wood Frame	15.24	528	50	4,023
Wood Frame	15.24	816	50	6,218
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				20,241

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1977

(11) Heating System: Forced Warm Air
 Ground Area = 1410 SF Floor Area = 1410 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
Addition	Siding	Crawl	500		
			Total:	61,216	21,425

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	652		228	

Water/Sewer

1000 Gal Septic	1	3,453		1,209	
Water Well, 100 Feet	1	4,280		1,498	

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost		600	11,592		4,057
Block Foundation		144	1,489		521

Built-Ins

Appliance Allow.	1	1,467		513	
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Deck

w/Roof (Roof portion)		1960	20,364		7,127
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Totals: 104,513 36,578

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 18,289

2019 Est. T.C.V. 009-008-001-00 = 187,980

Est. TCV/Total Floor Area = 133.32

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
86,300	86,300	86,300	46,397	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	1,113	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,000	94,000	94,000	47,510	47,510	47,510	

Built-Ins			
Appliance Allow.	1	1,243	435
	Totals:	66,536	23,286

Notes: 1270 S LA CHANCE RD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 11,643

2019 Est. T.C.V. 009-008-002-00				=	84,955
Est. TCV/Total Floor Area = 37.93					
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
41,100	41,100	41,100	36,983	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	0	887	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,500	42,500	42,500	37,870	37,870	29,539

009-008-004-00 2019 Est. T.C.V. MAHON JASON M & JENIFER M
 Property Class: 401 1204 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	26.67	Acres	2000	100		53,340
26.67 Total Acres Total Est. Land Value =								53,340

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1272 SF Floor Area = 1272 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,272		
Total:				98,323	54,076

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1		770		423

Water/Sewer					
1000 Gal Septic	1		3,201		1,761
Water Well, 100 Feet	1		4,256		2,341

Porches					
CCP (1 Story)	64		1,192		656

Garages

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

Base Cost	378	12,376	6,807
Common Wall: 1 Wall	1	-2,087	-1,148

Built-Ins

Appliance Allow.	1	1,266	696
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Fireplaces

Interior 1 Story	1	3,192	1,756
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Totals: 122,489 67,368

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 59,284

2019 Est. T.C.V. 009-008-004-00 = 112,624

Est. TCv/Total Floor Area = 88.54, Most recent sale 11/26/2012 for 30,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	41,168	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	988	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,300	56,300	56,300	42,156	42,156	0	

009-008-004-35	2019 Est. T.C.V.	MAHON JASON M & JENNIFER
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
 * Factors * 439 X 2649

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	26.70	Acres	2000	100		53,400
26.70 Total Acres Total Est. Land Value =								53,400

2019 Est. T.C.V. 009-008-004-35 = 53,400
 Est. TCV/Total Floor Area = 41.98, Most recent sale 02/11/2011 for 50,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
26,700	26,700	26,700	21,330	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	511	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,700	26,700	26,700	21,841	21,841	0	

009-008-004-70	2019 Est. T.C.V.	MAHON JASON M & JENNIFER
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$2000	26.67	Acres	2000	100		53,340
			26.67	Total Acres			Total Est. Land Value =	53,340

2019 Est. T.C.V. 009-008-004-70 = 53,340

Est. TCV/Total Floor Area = 41.93, Most recent sale 08/19/2005 for 8,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
26,700	26,700	26,700	21,330	2.40				
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	511	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
26,700	26,700	26,700	21,841	21,841	0			

009-008-005-00 2019 Est. T.C.V. MUNN GORDON & SHARON
 Property Class: 401 10630 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	80.00	Acres	2000	100			160,000
80.00 Total Acres Total Est. Land Value =								160,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.36	240	89	3,494
Total Estimated Land Improvements True Cash Value =				3,494

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1456 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
Total:				123,776	108,922

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	821
3 Fixture Bath	1	2,929	2,578

Water/Sewer

1000 Gal Septic	1	3,453	3,039
Water Well, 100 Feet	1	4,280	3,766

Porches

WGEP (1 Story)	192	10,189	9,170	*90% Good
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 672 18,823 16,564

Built-Ins

Appliance Allow.	1	1,467	1,291
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Fireplaces

Wood Stove	1	1,630	1,434
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Totals: 167,480 147,585

Notes: 56X26 CENTURY MHD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCv: 88,551

2019 Est. T.C.V. 009-008-005-00 = 252,045

Est. TCv/Total Floor Area = 173.11, Most recent sale 01/01/2000 for 100,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
122,500	122,500	122,500	83,193	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	1,996	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
126,000	126,000	126,000	85,189	85,189	0	

009-008-006-00	2019 Est. T.C.V.	CORRION ROBERT R & RHEA B
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	80.00	Acres		2000	100		160,000
		80.00	Total Acres				Total Est. Land Value =	160,000

2019 Est. T.C.V. 009-008-006-00 = 160,000

Est. TCV/Total Floor Area = 109.89

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,000	80,000	80,000	23,307	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	559	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,000	80,000	80,000	23,866	23,866	0	

009-008-007-00	2019 Est. T.C.V.	MAHON JEROME P SR & ALICE F
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2000	80.00	Acres	2000	100			160,000
		80.00	Total Acres				Total Est. Land Value =	160,000

2019 Est. T.C.V. 009-008-007-00 = 160,000

Est. TCV/Total Floor Area = 109.89

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
80,000	80,000	80,000	23,307	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	559	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,000	80,000	80,000	23,866	23,866	0	

009-008-008-00	2019 Est. T.C.V.	THOMAS BERNARD JR & ELAINE
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	43.65	Acres	1200	100			52,380
		43.65	Total Acres				Total Est. Land Value =	52,380

2019 Est. T.C.V. 009-008-008-00 = 52,380

Est. TCV/Total Floor Area = 35.98

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,700	43,700	43,700	23,103	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-17,500	0	0	554	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,200	26,200	26,200	23,657	23,657	0	

009-008-008-50 2019 Est. T.C.V. THOMPSON JAMY & STINE SCOTT
 Property Class: 401 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia LTDACCESS@	\$1200	45.65	Acres	1200	100			54,780
45.65 Total Acres Total Est. Land Value =								54,780

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2001

(11) Heating System: Wall/Floor Furnace
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

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

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			576	17,821	14,257
Totals:				17,821	14,257

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 12,546

2019 Est. T.C.V. 009-008-008-50	=	67,326
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/13/2018 for 70,000		
2018 Assessed MBOR S.E.V. Base for Cap C.P.I.		
52,500 52,500 52,500 29,685 2.40		
2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -18,800 0 0 4,015 0		
2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
33,700 33,700 33,700 30,397 33,700 0		

009-008-009-00 2019 Est. T.C.V. BLOOM CHAWNELL
 Property Class: 401 1754 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>10@\$2000		20.00	Acres	2000	100			40,000
		20.00	Total Acres				Total Est. Land Value =	40,000

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D Blt 1961

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 572 SF Floor Area = 572 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Block	Slab	572		
			Total:	53,543	29,448

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	770	423
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Water/Sewer

1000 Gal Septic	1	3,201	1,761
Water Well, 50 Feet	1	1,931	1,062

Garages

Class: D Exterior: Block Foundation: 42 Inch (Unfinished)				
Base Cost	364	12,121	6,667	
Storage Over Garage	500	3,975	2,186	
Common Wall: 1 Wall	1	-2,087	-1,148	
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost	1152	25,056	13,781	

Built-Ins

Appliance Allow.	1	1,266	696
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Fireplaces

Exterior 1 Story	1	3,841	2,113
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Totals: 103,617 56,989

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 50,150

2019 Est. T.C.V. 009-008-009-00 = 90,150

Est. TCV/Total Floor Area = 157.60, Most recent sale 04/29/2014 for 77,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,400	43,400	43,400	41,020	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	984	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,100	45,100	45,100	42,004	42,004	42,004	

009-008-009-50 2019 Est. T.C.V. ODREN RONALD G ETAL
 Property Class: 401 1990 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres	2000	100			80,000
40.00 Total Acres Total Est. Land Value =								80,000

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

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

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost			2400	39,336	37,369
Totals:				39,336	37,369

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 32,885

2019 Est. T.C.V. 009-008-009-50 = 112,885

Est. TCV/Total Floor Area = 0.00

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,200	55,200	55,200	42,341	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	1,016	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,400	56,400	56,400	43,357	43,357	0	

009-008-010-00 2019 Est. T.C.V. SPECK MARK & MELINDA
 Property Class: 401 10371 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			8.48 Acres		2000	100		16,960
			8.48 Total Acres				Total Est. Land Value =	16,960

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1680 SF Floor Area = 1680 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	400		
1 Story	Siding	Piers	1,280		
			Total:	118,468	112,933

Other Additions/Adjustments

Plumbing
 3 Fixture Bath 1 2,463 1,970

Water/Sewer
 1000 Gal Septic 1 3,235 2,588
 Water Well, 100 Feet 1 4,178 3,342

Garages

Class: D Exterior: Pole (Unfinished)
 Base Cost 900 13,815 11,052
 Totals: 142,159 113,727

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 68,236

2019 Est. T.C.V. 009-008-010-00 = 86,146
 Est. TCV/Total Floor Area = 51.28, Most recent sale 12/17/2015 for 25,000
 2018 Assessed MBOR S.E.V. Base for Cap C.P.I.
 37,400 37,400 37,400 32,450 2.40
 2019 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 5,700 0 0 778 0
 2019 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 43,100 43,100 43,100 33,228 33,228 0

009-008-010-05 2019 Est. T.C.V. BAILEY DENNIS L
 Property Class: 401 10300 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	316.00	232.96	1.0000	1.0000	40	100		12,640
316 Actual Front Feet, 1.69 Total Acres Total Est. Land Value =								12,640

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.60	790	0	0
Wood Frame	19.43	80	50	777
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,727

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

(11) Heating System: Forced Hot Water
 Ground Area = 1792 SF Floor Area = 1792 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,792		
			Total:	137,534	103,149

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	778	583	
3 Fixture Bath		1	2,463	1,847	
Water/Sewer					
1000 Gal Septic		1	3,235	2,426	
Water Well, 100 Feet		1	4,178	3,133	
Porches					
WPP		351	3,489	2,617	
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	14,688	11,016	
Door Opener		1	327	245	
Built-Ins					
Appliance Allow.		1	1,243	932	
Breezeways					
Frame Wall		105	4,221	3,166	
				Totals:	172,156 129,114

Notes: DOUBLE WIDE

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 77,468

2019 Est. T.C.V. 009-008-010-05		=	91,835
Est. TCV/Total Floor Area = 51.25, Most recent sale 06/01/2000 for 7,400			
2018 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
40,500	40,500	40,500	34,923 2.40
2019	New Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	5,400	0	0 838 0
2019 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
45,900	45,900	45,900	35,761 35,761 35,761

009-008-010-15 2019 Est. T.C.V. CORSON PATRICIA
 Property Class: 401 10265 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	351	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1404 SF Floor Area = 1404 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,404		
			Total:	119,963	107,966

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	840
3 Fixture Bath	1	2,929	2,636

Water/Sewer

1000 Gal Septic	1	3,453	3,108
Water Well, 100 Feet	1	4,280	3,852

Garages

Class: CD Exterior: Pole (Unfinished)
 Base Cost 960 16,512 14,861

Built-Ins

Appliance Allow. 1 1,467 1,320

Fireplaces

Direct-Vented Gas 1 1,630 1,467

Totals: 151,167 136,050

Notes: 2015-02587 AFFMAN CROWN REGIS 1997 USED, S/N Y9744993ABW HUD LABEL RAD972457 RAD972458

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCv: 54,420

2019 Est. T.C.V. 009-008-010-15 = 63,370

Est. TCv/Total Floor Area = 45.14, Most recent sale 07/29/2015 for 63,750

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,400	34,400	34,400	29,772	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,700	0	0	714	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,700	31,700	31,700	30,486	30,486	30,486	

009-008-010-20 2019 Est. T.C.V. SCARBROUGH TODD M & ELLEN R
 Property Class: 401 10441 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
400 Actual Front Feet, 3.92 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	19.87	28	0	0
Wood Frame	15.69	336	50	2,636
Total Estimated Land Improvements True Cash Value =				2,636

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1608 SF Floor Area = 2088 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,128		
2 Story	Siding	Crawl Space	480		
			Total:	177,126	141,701

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 933 746

Water/Sewer
 1000 Gal Septic 1 3,453 2,762
 Water Well, 100 Feet 1 4,280 3,424

Deck
 Treated Wood 35 1,102 882

Garages
 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 320 11,514 9,211
 Common Wall: 1 Wall 1 -1,906 -1,525

Built-Ins
 Appliance Allow. 1 1,467 1,174

Totals: 197,969 158,375

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 139,370

2019 Est. T.C.V. 009-008-010-20 = 150,006

Est. TCV/Total Floor Area = 71.84

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
66,200	66,200	66,200	56,574	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,800	0	1,357	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,000	75,000	75,000	57,931	57,931	57,931	

009-008-010-30 2019 Est. T.C.V. HALL ANGEL M
 Property Class: 401 10252 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
200 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.88	100	75	1,641
Total Estimated Land Improvements True Cash Value =				1,641

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1992

(11) Heating System: Forced Warm Air
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1280		
			Total:	52,872	21,148

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	196	1,690	676
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Plumbing

Average Fixture(s)	1	731	292
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Water/Sewer

1000 Gal Septic	1	3,691	1,476
Water Well, 100 Feet	1	4,407	1,763

Deck

Treated Wood w/Roof (Deck Portion)	160	2,714	1,683	*62% Good
Treated Wood w/Roof (Roof portion)	160	2,117	1,313	

Built-Ins

Appliance Allow.	1	2,099	840
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Totals: 70,321 29,191

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 14,596

2019 Est. T.C.V. 009-008-010-30 = 22,237

Est. TCV/Total Floor Area = 17.37, Most recent sale 05/19/2011 for 23,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,100	9,100	9,100	9,100	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	218	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	9,318	9,318	9,318	

009-008-010-40 2019 Est. T.C.V. HELMER MARION
 Property Class: 401 10370 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
140 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Forced Warm Air
 Ground Area = 968 SF Floor Area = 968 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	560		
Addition	Siding	Slab	408		
			Total:	41,037	14,363

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 568 199

Water/Sewer
 1000 Gal Septic 1 3,235 1,132
 Water Well, 100 Feet 1 4,178 1,462

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 480 11,381 3,983
 Block Foundation 560 5,516 1,931

Built-Ins

Appliance Allow. 1 1,243 435

Deck

w/Roof (Roof portion) 1040 9,807 3,432
 w/Roof (Roof portion) 144 1,598 559

Totals: 78,563 27,496

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 13,748

2019 Est. T.C.V. 009-008-010-40 = 19,748

Est. TCV/Total Floor Area = 20.40

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,400	9,400	9,400	8,678	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	208	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	8,886	8,886	8,886	

009-008-010-47 2019 Est. T.C.V. DAVIDSON GENEVA & BUDD LEON
 Property Class: 401 10340 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	60.00	233.01	1.0000	1.0000	40	100		2,400
60 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								2,400

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1985

(11) Heating System: Wall Furnace
 Ground Area = 720 SF Floor Area = 720 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	35,565	15,648

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	731	322

Water/Sewer					
1000 Gal Septic			1	3,691	1,624
Water Well, 100 Feet			1	4,407	1,939

Deck						
Treated Wood w/Roof (Deck Portion)			96	1,901	855	*45% Good
Treated Wood w/Roof (Roof portion)			96	1,339	603	

Built-Ins					
Appliance Allow.			1	2,099	924

Totals: 49,733 21,915

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 10,958

2019 Est. T.C.V. 009-008-010-47 = 13,358

Est. TCV/Total Floor Area = 18.55, Most recent sale 10/04/2016 for 25,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,000	5,000	5,000	5,000	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	120	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,700	6,700	6,700	5,120	5,120	5,120	

009-008-010-50	2019 Est. T.C.V.	KING LARRY WELLS
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			16.42 Acres		2000	100		32,840
			16.42 Total Acres				Total Est. Land Value =	32,840

2019 Est. T.C.V. 009-008-010-50 = 32,840

Est. TCV/Total Floor Area = 45.61, Most recent sale 09/01/1998 for 6,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
16,400	16,400	16,400	8,478	2.40			
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	203	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
16,400	16,400	16,400	8,681	8,681	0		

009-008-010-58	2019 Est. T.C.V.	HUGHSTON JUDY
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> RURAL SITES 15K					15000	100		15,000
391 Actual Front Feet, 2.09 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-008-010-58 = 15,000

Est. TCV/Total Floor Area = 20.83

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	6,499	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	155	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	6,654	6,654	0	

009-008-010-59 2019 Est. T.C.V. FREDELL CHARLES
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
196 Actual Front Feet, 1.05 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)					
Base Cost			840	16,607	14,946
Totals:				16,607	14,946

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 13,152

2019 Est. T.C.V. 009-008-010-59				=	21,527
Est. TCV/Total Floor Area =	0.00				
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,100	10,100	10,100	2,618	2.40	
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	62	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,800	10,800	10,800	2,680	2,680	2,680

009-008-010-60 2019 Est. T.C.V. GEERS DAVID SCOTT
 Property Class: 401 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
200 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	5.29	631	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-3,525	-3,490
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		576	12,684	12,557
	Door Opener		1	415	411
Totals:				9,574	9,478

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 8,341

2019 Est. T.C.V. 009-008-010-60	=	14,291				
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/12/2017 for 75,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,700	6,700	6,700	6,700	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	0	160	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,100	7,100	7,100	6,860	6,860	6,860	

009-008-010-70 2019 Est. T.C.V. GEERS DAVID SCOTT
 Property Class: 401 10464 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
200 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								5,000

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1148 SF Floor Area = 1148 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,064		
1 Story	Siding	Piers	84		
			Total:	93,066	91,995

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	933		746	
3 Fixture Bath	1	2,929		2,343	
Water/Sewer					
1000 Gal Septic	1	3,453		2,762	
Water Well, 100 Feet	1	4,280		3,424	
Deck					
Treated Wood		184	2,907		2,326
Treated Wood		21	713		570
Built-Ins					
Appliance Allow.	1	1,467		1,174	
Totals:				109,748	87,798

Notes: HUD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 35,119

2019 Est. T.C.V. 009-008-010-70					=	41,069
Est. TCV/Total Floor Area = 35.77, Most recent sale 12/12/2017 for 75,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
22,000	22,000	22,000	20,482	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	18	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,500	20,500	20,500	20,973	20,500	20,500	

009-008-010-80 2019 Est. T.C.V. HALL KELLY JO
 Property Class: 401 10390 W ROUND LAKE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> SITE	6000				6000	100		6,000
200 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	536	0	0
D/W/P: 3.5 Concrete	5.00	225	0	0
Wood Frame	24.78	78	50	966

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,916

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1296 SF Floor Area = 1296 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,296		
Total:				121,114	102,952

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	3,137
Water Well, 100 Feet	1	4,407	3,746

Deck

Treated Wood w/Roof (Deck Portion)	144	2,533	2,153
Treated Wood w/Roof (Roof portion)	144	1,930	1,640

Garages

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

Base Cost	576	18,824	16,000
Door Opener	2	830	705

Built-Ins

Appliance Allow.	1	2,099	1,784
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Fireplaces

Direct-Vented Gas	1	2,293	1,949
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Totals: 162,366 138,014

Notes: MANUFACTUED NATIONAL STANDARDS - HUD

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.400 => TCV: 55,206

2019 Est. T.C.V. 009-008-010-80 = 63,122

Est. TCV/Total Floor Area = 48.71, Most recent sale 09/24/2015 for 63,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,200	34,200	34,200	31,214	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,600	0	0	386	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,600	31,600	31,600	31,963	31,600	31,600	

009-009-001-10	2019 Est. T.C.V.	ROHLINGER & ROHLINGER & WINN& RYAN
Property Class: 402		1169 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000		62.76 Acres		2000	100		125,520
Residentia LTDACCESS@	\$1200		8.00 Acres		1200	100	WETLAND AREA	9,600
Residentia ROW @ ZERO			0.26 Acres		0	100	ROW 768'X15'	0
			71.02 Total Acres				Total Est. Land Value =	135,120

 2019 Est. T.C.V. 009-009-001-10 = 135,120

Est. TCV/Total Floor Area = 187.67

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,600	67,600	67,600	49,828	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,195	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,600	67,600	67,600	51,023	51,023	51,023	

009-009-002-00 2019 Est. T.C.V. ROHLINGER CAROL G LE
 Property Class: 401 1181 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$2800			3.01 Acres		2800	100		8,431
			3.01 Total Acres				Total Est. Land Value =	8,431

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1970

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1280 SF Floor Area = 1280 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,280		
			Total:	98,825	59,294

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1		770	462
Water/Sewer					
1000 Gal Septic		1		3,201	1,921
Water Well, 100 Feet		1		4,256	2,554
Porches					
CCP (1 Story)		100		1,768	1,061
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost		576		9,613	5,768
Built-Ins					
Appliance Allow.		1		1,266	760
Deck					
w/Roof (Roof portion)		288		2,837	1,702
		Totals:		122,536	73,522

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 64,699

2019 Est. T.C.V. 009-009-002-00 = 74,080

Est. TCV/Total Floor Area = 57.88

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,800	32,800	32,800	25,403	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	609	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,000	37,000	37,000	26,012	26,012	26,012	

009-009-003-00 2019 Est. T.C.V. GALLOUP GAIL
 Property Class: 401 1305 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	39.50	Acres	2000	100			79,000
39.50 Total Acres Total Est. Land Value =								79,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	672	71	2,386
Total Estimated Land Improvements True Cash Value =				2,386

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Hot Water
 Ground Area = 1456 SF Floor Area = 1456 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
Total:				155,598	101,129

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	728
3 Fixture Bath	1	3,525	2,291

Water/Sewer

1000 Gal Septic	1	3,691	2,399
Water Well, 100 Feet	1	4,407	2,865

Porches

CSEP (1 Story)	280	8,268	5,374
CCP (1 Story)	104	2,209	1,436

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	728	22,189	14,423
Common Wall: 1 Wall	1	-2,038	-1,325
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1008	28,234	18,352

Built-Ins

Appliance Allow.	1	2,099	1,364
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Fireplaces

Interior 1 Story	1	4,051	2,633
Recreation Room	700	10,269	6,675

Totals: 243,622 158,344

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 139,343

2019 Est. T.C.V. 009-009-003-00 = 220,729

Est. TCV/Total Floor Area = 151.60

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
105,000	105,000	105,000	76,351	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	1,832	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,400	110,400	110,400	78,183	78,183	78,183	

009-009-004-00 2019 Est. T.C.V. HANSON BRADLEY E & APRIL J
 Property Class: 401 1381 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								8,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	4.92	300	0	0
Wood Frame	21.80	80	71	1,238
Total Estimated Land Improvements True Cash Value =				1,238

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
Total:				95,676	65,058

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	634
2 Fixture Bath	1	1,970	1,340

Water/Sewer

1000 Gal Septic	1	3,453	2,348
Water Well, 100 Feet	1	4,280	2,910

Porches

CCP (1 Story)	48	1,014	690
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Garages

Class: CD Exterior: Pole (Unfinished)
 Base Cost 832 14,710 10,003

Built-Ins

Appliance Allow.	1	1,467	998
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Deck

w/Roof (Roof portion)	31	472	321
w/Roof (Roof portion)	96	1,221	830

Totals: 125,196 85,132

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 74,916

2019 Est. T.C.V. 009-009-004-00 = 84,154

Est. TCv/Total Floor Area = 77.92

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
38,100	38,100	38,100	30,930	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,000	0	0	742	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,100	42,100	42,100	31,672	31,672	31,672	

009-009-006-00 2019 Est. T.C.V. WARREN ROBERT E
 Property Class: 401 1407 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	82.00	2656.10	1.0000	1.0000	100	100		8,200
82 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								8,200

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

(11) Heating System: No Heating/Cooling
 Ground Area = 448 SF Floor Area = 448 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	448		
Total:				41,337	29,187

Other Additions/Adjustments

Totals: 41,337 22,736

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 20,008

2019 Est. T.C.V. 009-009-006-00 = 28,208

Est. TCV/Total Floor Area = 62.96

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	8,585	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	206	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,100	14,100	14,100	8,791	8,791	8,791	

009-009-009-00 2019 Est. T.C.V. RICHARDS BRIAN
 Property Class: 401 1471 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	400.00	1.0000	1.0000	40	100		6,600
165 Actual Front Feet, 1.51 Total Acres Total Est. Land Value =								6,600

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1974

(11) Heating System: Forced Warm Air
 Ground Area = 780 SF Floor Area = 780 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	780		
			Total:	34,620	12,116
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			154	1,294	453
Plumbing					
Average Fixture(s)			1	652	228
Water/Sewer					
1000 Gal Septic			1	3,453	1,209
Water Well, 100 Feet			1	4,280	1,498
Porches					
WGEP (1 Story)			128	6,240	2,184
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			768	13,862	4,852
Built-Ins					
Appliance Allow.			1	1,467	513
Deck					
w/Roof (Roof portion)			938	9,746	3,411
				Totals:	26,464

Notes: 1974 SKYLINE

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV: 13,232

2019 Est. T.C.V. 009-009-009-00				=	19,832	
Est. TCV/Total Floor Area = 25.43, Most recent sale 04/18/2013 for 18,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,200	9,200	9,200	8,781	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700		0	0	210	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,900	9,900	9,900	8,991	8,991	0	

009-009-009-20 2019 Est. T.C.V. BALDWIN DANIEL ETAL
 Property Class: 401 1465 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	165.00	1240.00	1.0000	1.0000	40	100		6,600
40/FF	165.00	998.72	1.0000	1.0000	40	100		6,600
330 Actual Front Feet, 8.48 Total Acres Total Est. Land Value =								13,200

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1160 SF Floor Area = 1160 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,160		
Total:				102,704	82,155

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	622
2 Fixture Bath	1	1,633	1,306

Water/Sewer

1000 Gal Septic	1	3,235	2,588
Water Well, 100 Feet	1	4,178	3,342

Deck

Treated Wood	26	887	710
Treated Wood	36	1,098	878

Built-Ins

Appliance Allow.	1	1,243	994
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Totals: 115,756 92,595

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 55,557

2019 Est. T.C.V. 009-009-009-20 = 68,757

Est. TCV/Total Floor Area = 59.27, Most recent sale 10/01/1998 for 7,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
29,500	29,500	29,500	25,239	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	605	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,400	34,400	34,400	25,844	25,844	25,844	

009-009-010-00 2019 Est. T.C.V. HAYNES STEVEN A & CHARLOTTE J
 Property Class: 401 1675 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			11.58 Acres		2000	100		23,160
			11.58 Total Acres				Total Est. Land Value =	23,160

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 832 SF Floor Area = 1248 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	832		
			Total:	113,932	96,842

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade			1	1,639	1,393
Plumbing					
Average Fixture(s)			1	933	793
Water/Sewer					
1000 Gal Septic			1	3,453	2,935
Water Well, 50 Feet			1	1,962	1,668
Balcony					
Wood Balcony, Roof			208	7,840	6,664
Built-Ins					
Appliance Allow.			1	1,467	1,247
			Totals:	131,226	111,542

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 98,157

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 2004

(11) Heating System: Space Heater
 Ground Area = 320 SF Floor Area = 320 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	320		
			Total:	21,837	17,478

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,120	952
Built-Ins					
Appliance Allow.			1	1,467	1,247
			Totals:	24,424	20,759

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 18,268

2019 Est. T.C.V. 009-009-010-00 = 139,585

Est. TCV/Total Floor Area = 89.02, Most recent sale 01/01/1999 for 35,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
68,200	68,200	68,200	50,167	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,600	0	1,204	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,800	69,800	69,800	51,371	51,371	43,665	

009-009-010-90	2019 Est. T.C.V.	FAIRBROTHER JAMES P & KAREN TRUST
Property Class: 401		1691 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.57	1200	0	0
Wood Frame	15.86	312	50	2,474
Wood Frame	16.53	216	50	1,785

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value =	5,209

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1056 SF Floor Area = 1056 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	107,234	79,353

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	690
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Water/Sewer

1000 Gal Septic	1	3,453	2,555
Water Well, 100 Feet	1	4,280	3,167

Porches

WGEP (1 Story)	36	3,640	2,694
WCP (1 Story)	100	3,249	2,404

Deck

Treated Wood	100	1,890	1,399
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Garages

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

Base Cost	416	11,985	8,869
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Built-Ins

Appliance Allow.	1	1,467	1,086
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Carports

Comp.Shingle	312	3,544	2,623
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Totals:	141,675	104,840
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 92,259

2019 Est. T.C.V. 009-009-010-90 = 117,468

Est. TCV/Total Floor Area = 111.24

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,800	54,800	54,800	45,979	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	1,103	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,700	58,700	58,700	47,082	47,082	47,082	

009-009-013-00 2019 Est. T.C.V. HUBBARD GEORGE TOM JR
 Property Class: 401 1563 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	214.50	214.50	1.0000	1.0000	40	100		8,580
215 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =								8,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.43	80	71	1,103
Wood Frame	17.76	96	95	1,620
Total Estimated Land Improvements True Cash Value =				2,723

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1953

(11) Heating System: Space Heater
 Ground Area = 640 SF Floor Area = 640 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	640		
Total:				54,320	35,307

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	778	506		
Water/Sewer					
1000 Gal Septic	1	3,235	2,103		
Water Well, 100 Feet	1	4,178	2,716		
Deck					
Treated Wood	196	2,962	1,925		
Built-Ins					
Appliance Allow.	1	1,243	808		
Porches					
CCP (1 Story)	8	268	174		
Totals:				66,984	43,539

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 38,314

2019 Est. T.C.V. 009-009-013-00				=	49,617	
Est. TCV/Total Floor Area = 77.53, Most recent sale 09/29/2010 for 11,000						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,600	20,600	20,600	16,553	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	397	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,800	24,800	24,800	16,950	16,950	16,950	

009-009-014-00 2019 Est. T.C.V. GUNNERSON MATTHEW
 Property Class: 401 1571 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	214.50	429.00	1.0000	1.0000	40	100		8,580
Residentia 3 - 7 @\$2800			2.11 Acres		2800	100		5,914
215 Actual Front Feet, 4.22 Total Acres Total Est. Land Value =								14,494

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	1.72	3000	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1354 SF Floor Area = 2057 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,354		
1 Story	Siding	Overhang	26		
Total:				189,767	161,302

Other Additions/Adjustments

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

Water/Sewer				
1000 Gal Septic	1	3,691	3,137	
Water Well, 100 Feet	1	4,407	3,746	

Porches				
WPP	112	2,373	2,017	
WPP	180	3,269	2,779	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	18,824	16,000	
Common Wall: 1 Wall	1	-2,038	-1,732	
Door Opener	1	415	353	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	18,824	16,000	
Class: C Exterior: Pole (Unfinished)				
Base Cost	2244	41,088	34,925	

Built-Ins				
Appliance Allow.	1	2,099	1,784	

Breezeways				
Frame Wall	48	2,507	2,131	

Carports				
Comp.Shingle	900	11,187	9,509	

Totals: 301,058 255,899

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 225,191

2019 Est. T.C.V. 009-009-014-00 = 242,060

Est. TCV/Total Floor Area = 117.68, Most recent sale 07/12/2007 for 135,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
111,200	111,200	111,200	95,198	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,800	0	0	2,284	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,000	121,000	121,000	97,482	97,482	97,482	

009-009-016-00 2019 Est. T.C.V. OUDMAN TRISHA L
 Property Class: 401 1771 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	299.80	646.57	1.0000	1.0000	40	100		11,992
300 Actual Front Feet, 4.45 Total Acres Total Est. Land Value =								11,992

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	139	95	663
Wood Frame	15.23	184	95	2,662
Total Estimated Land Improvements True Cash Value =				3,325

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1220 SF Floor Area = 1220 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	884		
1 Story	Siding	Crawl Space	336		
			Total:	102,142	90,898

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	778	692
3 Fixture Bath	1	2,463	2,192

Water/Sewer

1000 Gal Septic	1	3,235	2,879
Water Well, 100 Feet	1	4,178	3,718

Porches

CCP (1 Story)	126	2,210	1,967
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Deck

Treated Wood	90	1,753	1,560
Treated Wood	20	666	593
Treated Wood	20	666	593

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 919 18,738 16,677

Built-Ins

Appliance Allow.	1	1,243	1,106
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Fireplaces

Wood Stove	1	1,350	1,201
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Totals: 139,422 124,076

Notes: HOLLY PARK # 1HP991079

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 74,446

2019 Est. T.C.V. 009-009-016-00 = 89,763

Est. TCV/Total Floor Area = 73.58, Most recent sale 03/29/2011 for 63,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,800	39,800	39,800	33,583	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	805	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,900	44,900	44,900	34,388	34,388	34,388	

009-009-016-20 2019 Est. T.C.V. OUDMAN TRISHA L
 Property Class: 401 S LACHANCE RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	90.00	218.00	1.0000	1.0000	40	100		3,600
90 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								3,600

 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.10	64	66	891
Total Estimated Land Improvements True Cash Value =				891

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

(11) Heating System: No Heating/Cooling
 Ground Area = 512 SF Floor Area = 512 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	512		
Total:				45,789	25,183

Other Additions/Adjustments

Water/Sewer				
1000 Gal Septic	1	3,235	1,779	
Totals:		49,024	26,962	

Notes: GUEST COTTAGE

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 23,727

 2019 Est. T.C.V. 009-009-016-20 = 28,218

Est. TCV/Total Floor Area = 55.11

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
11,700	11,700	11,700	4,476	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	107	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,100	14,100	14,100	4,583	4,583	0	

009-009-016-25	2019 Est. T.C.V.	GUBBINS GENE & ELLEN & GUBBINS S JT
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	299.80	741.01	1.0000	1.0000	40	100		11,992
300 Actual Front Feet, 5.10 Total Acres Total Est. Land Value =								11,992

2019 Est. T.C.V. 009-009-016-25 = 11,992

Est. TCV/Total Floor Area = 23.42, Most recent sale 07/12/2013 for 13,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,000	6,000	6,000	6,000	2.40		
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	6,144	6,000	6,000	

009-009-016-50	2019 Est. T.C.V.	POLLOCK VERN
Property Class: 401		1845 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			10.000	Acres	2,100	100		21,000
		10.00	Total	Acres	Total	Est.	Land Value =	21,000

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1008 SF Floor Area = 1008 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	90,121	76,603

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	933	793	

Water/Sewer					
1000 Gal Septic		1	3,453	2,935	
Water Well, 100 Feet		1	4,280	3,638	

Garages

Class: CD Exterior: Pole (Unfinished)					
Base Cost		960	16,512	14,035	

Built-Ins

Appliance Allow.		1	1,467	1,247	
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Fireplaces

Wood Stove		1	1,630	1,385	
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Deck

Treated Wood		18	611	519	
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Totals:			119,007	101,155	
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 89,016

2019 Est. T.C.V. 009-009-016-50 = 110,016

Est. TCV/Total Floor Area = 109.14, Most recent sale 05/02/2012 for 52,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
50,600	50,600	50,600	42,555	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	1,021	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,000	55,000	55,000	43,576	43,576	0

009-009-017-00 2019 Est. T.C.V. GUBBINS GENE D III & ELLEN L
 Property Class: 401 9820 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	658.25	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.99 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	4500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1988

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1456 SF Floor Area = 1872 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	832			
1 Story	Siding	Crawl Space	624			*92% Good
			Total:	182,591	147,619	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	840
2 Fixture Bath	1	2,359	1,769

Water/Sewer

1000 Gal Septic	1	3,691	2,768
Water Well, 100 Feet	1	4,407	3,305

Porches

WGEP (1 Story)	128	8,658	7,965	*92% Good
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Deck

Pine w/Roof (Deck Portion)	256	2,949	2,212	
Pine w/Roof (Roof portion)	256	3,116	2,337	
Treated Wood	256	3,694	3,398	*92% Good

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	960	18,451	13,838
No Concrete Floor	960	-4,838	-3,629

Class: CD Exterior: Pole (Unfinished)

Base Cost	1600	26,224	19,668
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Built-Ins

Appliance Allow.	1	2,099	1,574
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Fireplaces

Exterior 1 Story	1	4,942	3,706
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Totals: 259,463 207,371

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 182,486

2019 Est. T.C.V. 009-009-017-00 = 198,061

Est. TCV/Total Floor Area = 105.80

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
89,300	89,300	89,300	72,527	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,700	0	1,740	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,000	99,000	99,000	74,267	74,267	74,267	

009-009-017-30 2019 Est. T.C.V. SILVERS JOSEPH P
 Property Class: 401 9900 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			10.000	Acres	2,100	100		21,000
		10.00	Total	Acres	Total	Est.	Land Value =	21,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	5.02	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1984

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1120 SF Floor Area = 1400 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,120		
			Total:	103,886	77,912

Other Additions/Adjustments

Plumbing
 Average Fixture(s) 1 778 583

Water/Sewer
 1000 Gal Septic 1 3,235 2,426
 Water Well, 100 Feet 1 4,178 3,133

Porches
 CGEP (1 Story) 200 7,448 5,586

Deck
 Treated Wood 170 2,701 2,026

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 576 14,688 11,016
 No Concrete Floor 720 -3,046 -2,285
 Class: D Exterior: Pole (Unfinished)
 Base Cost 720 11,578 8,683

Built-Ins

Appliance Allow. 1 1,243 932

Breezeways

Frame Wall 240 9,648 7,236

Totals: 156,337 117,249

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 103,179

2019 Est. T.C.V. 009-009-017-30 = 125,129

Est. TCV/Total Floor Area = 89.38, Most recent sale 10/01/1995 for 52,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
56,700	56,700	56,700	31,843	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,900	0	764	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,600	62,600	62,600	32,607	32,607	32,607	

009-009-018-00 2019 Est. T.C.V. PANASIEWICZ WILLIAM & KAREN TRUST
 Property Class: 401 9780 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	658.00	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 4.99 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.35	672	0	0
D/W/P: 3.5 Concrete	5.00	65	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1152 SF Floor Area = 1152 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	123,972	80,570

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	2,399
Water Well, 100 Feet	1	4,407	2,865

Deck

Treated Wood	256	3,694	2,401
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Garages

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

Base Cost	576	18,824	12,236
Common Wall: 1 Wall	1	-2,038	-1,325
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1120	18,357	11,932

Built-Ins

Appliance Allow.	1	2,099	1,364
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Totals: 176,485 114,703

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCv: 100,939

2019 Est. T.C.V. 009-009-018-00 = 116,514

Est. TCv/Total Floor Area = 101.14, Most recent sale 11/01/1995 for 77,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,000	54,000	54,000	45,035	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	1,080	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,300	58,300	58,300	46,115	46,115	0	

009-009-019-00 2019 Est. T.C.V. ODELL LAURA
 Property Class: 401 9710 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	330.00	659.34	1.0000	1.0000	40	100		13,200
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								13,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	168	0	0
D/W/P: Asphalt Paving	2.19	3500	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

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

(11) Heating System: Forced Heat & Cool
 Ground Area = 1464 SF Floor Area = 1464 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,464		
			Total:	148,229	103,759

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,453	2,417
Water Well, 100 Feet	1	4,280	2,996

Porches

CCP (1 Story)	180	3,325	2,327
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Deck

Treated Wood	120	2,185	1,529
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Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	16,877	11,814	
Common Wall: 1 Wall	1	-1,906	-1,334	
Class: CD Exterior: Pole (Unfinished)				
Base Cost	960	16,512	11,558	

Built-Ins

Appliance Allow.	1	1,467	1,027
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Totals: 198,284 138,796

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 122,140

2019 Est. T.C.V. 009-009-019-00 = 137,715

Est. TCV/Total Floor Area = 94.07, Most recent sale 05/25/2017 for 135,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
64,200	64,200	64,200	64,200	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	1,540	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,900	68,900	68,900	65,740	65,740	65,740

009-009-019-25	2019 Est. T.C.V.	FARRIS PATRICK & MINA
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SALES & EQ RATE			9.980	Acres	2,103	100		20,986
		9.98	Total Acres				Total Est. Land Value =	20,986

2019 Est. T.C.V. 009-009-019-25 = 20,986

Est. TCV/Total Floor Area = 15.61, Most recent sale 07/31/2009 for 25,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,500	10,500	10,500	10,500	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500	10,752	10,500	0	

009-009-019-75	2019 Est. T.C.V.	SHETENHELM LARRY E & KATHLEEN R
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000			9.73 Acres		2000	100		19,460
Residentia ROAD @ ZERO			0.25 Acres		0	100		0
			9.98 Total Acres				Total Est. Land Value =	19,460

2019 Est. T.C.V. 009-009-019-75 = 19,460

Est. TCV/Total Floor Area = 8.45, Most recent sale 11/20/2009 for 22,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,700	9,700	9,700	9,393	2.40		
2019 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	225	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,700	9,700	9,700	9,618	9,618	0	

009-009-020-00 2019 Est. T.C.V. WHITAKER BOBBY
 Property Class: 401 9440 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	30.00	Acres	2000	100			60,000
30.00 Total Acres Total Est. Land Value =								60,000

 Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.89	120	50	1,133
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,083

 Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 896 SF Floor Area = 1344 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	896		
			Total:	105,679	95,112

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,475
Plumbing			
Average Fixture(s)	1	933	840
Water/Sewer			
1000 Gal Septic	1	3,453	3,108
Water Well, 100 Feet	1	4,280	3,852
Porches			
WCP (1 Story)	384	8,506	7,655
WCP (1 Story)	448	9,910	8,919
WPP	492	5,520	4,968
Built-Ins			
Appliance Allow.	1	1,467	1,320
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1440	23,602	21,242
Totals:			164,989 148,491

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 130,672

 Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 1995

(11) Heating System: Space Heater
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

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

Porches					
CCP (1 Story)	40	881	749		
Garages					
Class: CD Exterior: Pole (Finished)					
Base Cost	576	14,826	12,602		
Fireplaces					
Wood Stove	1	1,630	1,385		
Totals:			17,337	14,736	

Parcel Number: 009-009-020-00

Page: 2

Notes: GRG WORKSHOP

 ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 12,968

2019 Est. T.C.V. 009-009-020-00				=	205,723	
Est. TCV/Total Floor Area = 153.07						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,400	99,400	99,400	76,142	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	1,827	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,900	102,900	102,900	77,969	77,969	77,969	

009-009-020-70	2019 Est. T.C.V.	JENEMA JUDY
Property Class: 401		9428 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.00	200	0	0
Wood Frame	17.45	360	50	3,141
Wood Frame	18.97	192	50	1,821

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
			Total Estimated Land Improvements True Cash Value =	7,337

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

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1612 SF Floor Area = 1612 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	832		
1 Story	Siding	Basement	780		
			Total:	168,663	118,063

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,691	2,584
Water Well, 100 Feet	1	4,407	3,085

Deck

Treated Wood	128	2,344	1,641
w/Roof (Roof portion)	180	2,338	1,637
w/Roof (Roof portion)	200	2,558	1,791

Garages

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

Basement Garage: 2 Car	1	2,756	1,929
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Built-Ins

Appliance Allow.	1	2,099	1,469
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Fireplaces

Interior 1 Story	1	4,051	2,836
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Totals:	197,552	138,286
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 121,692

2019 Est. T.C.V. 009-009-020-70	=	149,029
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Est. TCV/Total Floor Area = 92.45, Most recent sale 09/12/2017 for 175,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,700	67,700	67,700	67,700	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,800	0	1,624	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
74,500	74,500	74,500	69,324	69,324	69,324	

009-009-022-00 2019 Est. T.C.V. DADO ANDREW W & SANDRA L TRUST
 Property Class: 401 9410 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	94.25	264.00	1.0000	1.0000	100	100		9,425
94 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								9,425

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	11.79	80	0	0
D/W/P: 4in Concrete	4.92	265	0	0
Wood Frame	19.45	100	50	972

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,922

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 896 SF Floor Area = 896 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	896		
Total:				93,547	56,128

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	933	560
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Water/Sewer

1000 Gal Septic	1	3,453	2,072
Water Well, 100 Feet	1	4,280	2,568

Garages

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

Base Cost	576	16,877	10,126
Common Wall: 1 Wall	1	-1,906	-1,144

Built-Ins

Appliance Allow.	1	1,467	880
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Totals: 118,651 71,190

Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 62,647

2019 Est. T.C.V. 009-009-022-00 = 73,994

Est. TCV/Total Floor Area = 82.58

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,500	34,500	34,500	25,929	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	622	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,000	37,000	37,000	26,551	26,551	26,551	

009-009-023-00	2019 Est. T.C.V.	WATSON JUSTIN
Property Class: 401		9400 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	74.00	264.00	1.0000	1.0000	100	100		7,400
74 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 7,400

Cost Est. for Res. Bldg: 1	Single Family	1.25S		Cls C	Blt 1974
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(11) Heating System: Forced Heat & Cool
 Ground Area = 816 SF Floor Area = 984 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	672		
1 Story	Siding	Crawl Space	144		
			Total:	111,511	78,056

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,120	784
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Water/Sewer

1000 Gal Septic	1	3,691	2,584
Water Well, 100 Feet	1	4,407	3,085

Deck

Treated Wood	32	1,066	746
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Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	15,567	10,897
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Built-Ins

Appliance Allow.	1	2,099	1,469
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Totals:	139,461	97,621
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Notes: 2014 MLS WHO DOESN'T LOVE NEW? THAT'S EXACTLY WHAT YOU'LL GET WITH THIS RECENTLY REMODELED HOME. , THIS PROPERTY

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:	85,906
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2019 Est. T.C.V. 009-009-023-00	=	93,306
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Est. TCV/Total Floor Area = 94.82, Most recent sale 11/14/2014 for 89,900

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,100	43,100	43,100	38,333	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	919	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,700	46,700	46,700	39,252	39,252	39,252	

009-009-027-00 2019 Est. T.C.V. LIZOTTE ROBERT GILLES
 Property Class: 401 9366 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H \$75/FF	158.00	264.00	1.0000	1.0000	75	100		11,850
158 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								11,850

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	15.69	336	95	5,008
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				7,508

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1983

(11) Heating System: Forced Heat & Cool
 Ground Area = 1080 SF Floor Area = 1080 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	100,990	70,691

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	3,453	2,417
Water Well, 100 Feet	1	4,280	2,996

Deck

Treated Wood	264	3,688	2,582
Treated Wood	80	1,679	1,175

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	576	11,267	7,887
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Built-Ins

Appliance Allow.	1	1,467	1,027
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Totals: 130,686 91,478

Notes: REDMAN

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.600 => TCV: 54,887

2019 Est. T.C.V. 009-009-027-00 = 74,245

Est. TCV/Total Floor Area = 68.75, Most recent sale 10/21/2005 for 84,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,100	34,100	34,100	19,540	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	468	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,100	37,100	37,100	20,008	20,008	20,008	

009-009-028-00	2019 Est. T.C.V.	RUPPEL DANNY R
Property Class: 401		9350 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	576	0	0
D/W/P: Asphalt Paving	2.19	900	0	0
Wood Frame	17.76	160	50	1,421
Wood Frame	16.56	212	50	1,755

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,551

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = 1200 SF Floor Area = 1395 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	780		
1 Story	Siding	Crawl Space	420		
			Total:	125,959	88,171

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	1,639	1,147
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Plumbing

Average Fixture(s)	1	933	653
2 Fixture Bath	1	1,970	1,379

Water/Sewer

1000 Gal Septic	1	3,453	2,417
Water Well, 100 Feet	1	4,280	2,996

Porches

WGEP (1 Story)	192	10,189	7,132
WGEP (1 Story)	100	6,703	4,692

Deck

Treated Wood	168	2,740	1,918
Treated Wood	516	5,717	4,002

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		576	15,022	10,515
Common Wall: 1 Wall		1	-1,552	-1,086
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		560	16,565	11,595
Class: CD Exterior: Pole (Unfinished)				
Base Cost		1152	18,881	13,217

Built-Ins

Appliance Allow.	1	1,467	1,027
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Totals:		213,966	149,775
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Notes:

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:	131,802
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2019 Est. T.C.V. 009-009-028-00	=	157,353
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Est. TCV/Total Floor Area = 112.80

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
72,700	72,700	72,700	58,555	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,000	0	0	1,405	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,700	78,700	78,700	59,960	59,960	59,960	

009-009-029-00 2019 Est. T.C.V. WHITMOYER DANIEL & CORRINA
 Property Class: 401 W JENNINGS RD
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$2000		10.00	Acres		2000	100		20,000
		10.00	Total Acres				Total Est. Land Value =	20,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	16.74	124	50	1,038
Wood Frame	23.60	16	50	189
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,177

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

(11) Heating System: No Heating/Cooling
 Ground Area = 0 SF Floor Area = 0 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

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

Plumbing

Average Fixture(s)	1	778	661
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Water/Sewer

1000 Gal Septic	1	3,235	2,750
Water Well, 50 Feet	1	1,895	1,611

Garages

Class: D Exterior: Pole (Finished)

Base Cost	576	12,845	10,918
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Built-Ins

Appliance Allow.	1	1,243	1,057
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Fireplaces

Wood Stove	1	1,350	1,147
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Totals: 21,346 18,144

Notes: USED AS DWELLING - NO EGRESS. (FRONT DOOR ONLY)

ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV: 15,967

2019 Est. T.C.V. 009-009-029-00 = 38,144

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/06/2015 for 42,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,400	20,400	20,400	20,011	2.40	
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	-911	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,100	19,100	19,100	20,491	19,100	0

009-009-032-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	40.00	Acres		2000	100		80,000
		40.00	Total Acres				Total Est. Land Value =	80,000

2019 Est. T.C.V. 009-009-032-00 = 80,000

Est. TCV/Total Floor Area = 57.39

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,000	32,000	32,000	16,883	2.40		
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	0	405	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	17,288	17,288	0	

009-009-033-00	2019 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	1335.00	985.86	1.0000	0.0000	40	100*		0
Residentia 1 -	2.99	@\$5500	30.08	Acres	5500	100		165,440
* denotes lines that do not contribute to the total acreage calculation.								
1335 Actual Front Feet,	30.08	Total Acres	Total Est. Land Value =					165,440

2019 Est. T.C.V. 009-009-033-00 = 165,440

Est. TCV/Total Floor Area = 118.68

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,700	82,700	82,700	39,603	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27	27	0	937	0	
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,700	82,700	82,700	40,553	40,553	0	

009-009-033-27	2019 Est. T.C.V.	TOASO RICK & DONNA
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-009-033-27 = 6,000

Est. TCV/Total Floor Area = 4.30, Most recent sale 07/09/2014 for 6,600

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,000	3,000	3,000	3,000	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	3,072	3,000	0			

009-009-033-29 2019 Est. T.C.V. CLOUSTON WILLIAM A & ELENA L
 Property Class: 402 W OAK LN
 Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F15K/SITE					15000	100		15,000
116 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	15,000

2019 Est. T.C.V. 009-009-033-29 = 15,000

Est. TCV/Total Floor Area = 10.76, Most recent sale 10/22/2010 for 14,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
6,000	6,000	6,000	3,949	2.40				
2019 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
27	1,473	0	0	121	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,500	7,500	7,500	4,043	4,043	0			

009-009-033-30	2019 Est. T.C.V.	KOETJE IVAN
Property Class: 401		1265 S HUNTERS RIDGE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NON SUB LK FRNT	165.002824	824.80	1.0000	1.0000	750	100		123,750
165 Actual Front Feet, 10.70 Total Acres								Total Est. Land Value = 123,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.79	1929	0	0
D/W/P: Asphalt Paving	2.74	10000	0	0
D/W/P: Brick on Sand	16.44	484	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	2	100	20,000
Total Estimated Land Improvements True Cash Value =				20,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 1988

(11) Heating System: Forced Heat & Cool
 Ground Area = 1750 SF Floor Area = 1750 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,750		
Total:				249,546	174,682

Other Additions/Adjustments

Exterior

Brick Veneer	952	14,804	10,363
Basement, Outside Entrance, Below Grade	3	8,180	5,726

Plumbing

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

Water/Sewer

1000 Gal Septic	1	4,277	2,994
Water Well, 100 Feet	1	4,739	3,317

Deck

Treated Wood	208	3,438	2,407
Treated Wood	88	1,925	1,347
Treated Wood	41	1,300	910
w/Roof (Roof portion)	52	1,015	710

Balcony

Wood Balcony	72	2,718	1,903
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Garages

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

Base Cost	784	35,758	25,031
Common Wall: 1 Wall	1	-2,365	-1,655
Door Opener	1	518	363

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

Door Opener	2	1,037	726
Base Cost	1392	57,782	40,447

Built-Ins

Appliance Allow.	1	3,016	2,111
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Fireplaces

Interior 1 Story	1	5,248	3,674
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Porches

CCP (1 Story)	15	687	481
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Basement Living Area	816	33,179	23,225
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Totals:		438,820	307,174
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Notes:

2019 Est. T.C.V. 009-009-033-30				=	543,076	
Est. TCV/Total Floor Area = 310.33						
2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
266,500	266,500	266,500	183,589	2.40		
2019	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	4,406	0
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
271,500	271,500	271,500	187,995	187,995	0	

009-009-033-80	2019 Est. T.C.V.	ICK PROPERTIES LLC
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	1288.00	113.00	1.0000	0.0000	100	100*		0
Residentia 3 - 7 @\$2800			84.13 Acres		2800	100		235,564
* denotes lines that do not contribute to the total acreage calculation.								
1288 Actual Front Feet, 84.13 Total Acres	Total Est. Land Value =							235,564

2019 Est. T.C.V. 009-009-033-80 = 235,564

Est. TCV/Total Floor Area = 134.61, Most recent sale 05/01/1996 for 10,000

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,800	117,800	117,800	72,391	2.40		
2019 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,737	0		
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,800	117,800	117,800	74,128	74,128	0	

009-009-033-85	2019 Est. T.C.V.	KOETJE PROPERTIES PARTNERSHIP LLC
Property Class: 402		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> Back Lots	600				6000	100		6,000
274 Actual Front Feet, 1.34 Total Acres							Total Est. Land Value =	6,000

2019 Est. T.C.V. 009-009-033-85 = 6,000

Est. TCV/Total Floor Area = 3.43, Most recent sale 10/13/2015 for 1,500

2018 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,000	3,000	3,000	3,000	2.40				
2019 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2019 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,000	3,000	3,000	3,072	3,000	0			

